



Location
2310 Pennsylvania Avenue

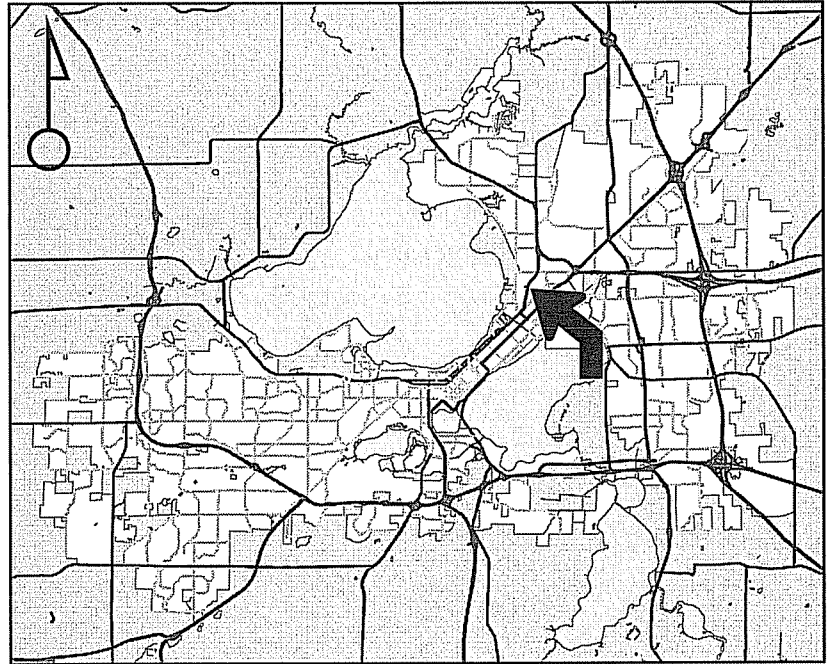
Project Name
Automobile Dealership

Applicant
My Le/Pablo S. Baker –
El Loco Enterprises, LLC

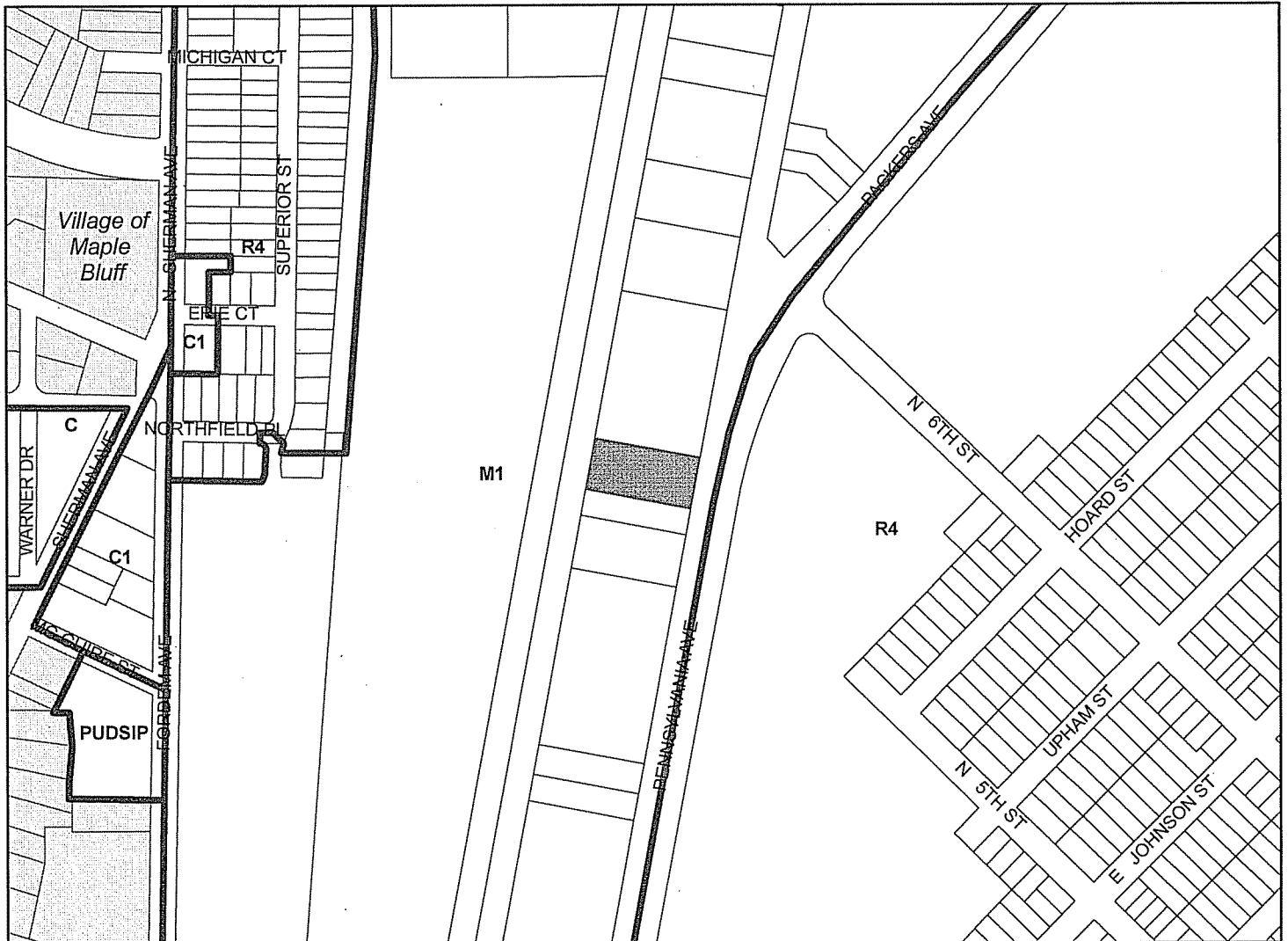
Existing Use
Auto repair shop

Proposed Use
Allow automobile sales at an auto
repair business in M1 zoning

Public Hearing Date
Plan Commission
06 June 2011

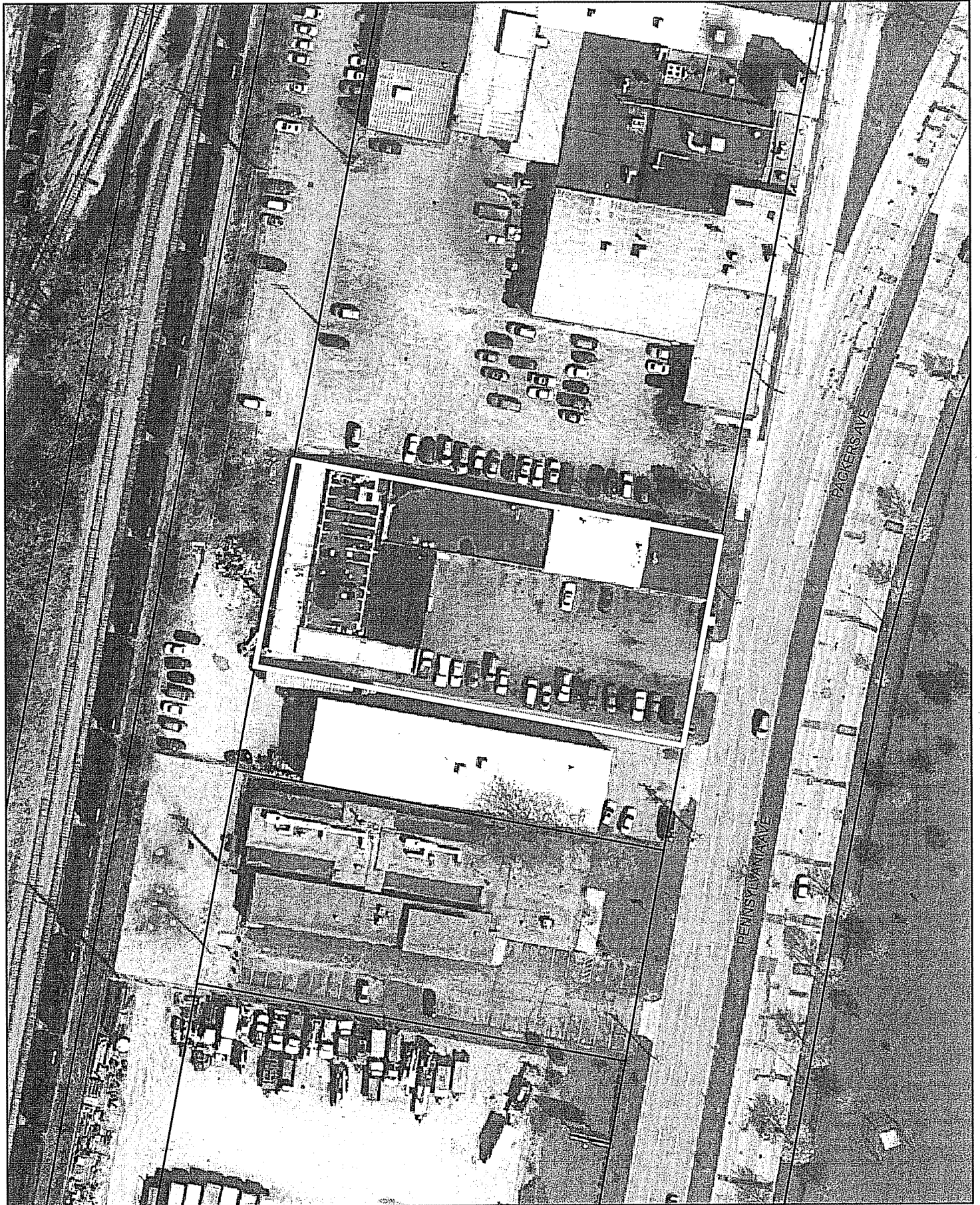


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 May 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	550- Receipt No. 110631
Date Received	4/20/11
Received By	MSG
Parcel No.	0710-062-0807-1
Aldermanic District	12 RHODES CONWAY
GQ	UDD #4
Zoning District	02 RHODES CONWAY M1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 2310 PENNSYLVANIA AVE Project Area in Acres: < 1
Project Title (if any): AUTOMOBILE DEALERSHIP

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD or PCD</u> Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MIGUEL LOZANO Company: M & J AUTO SOLUTIONS
Street Address: 2310 PENNSYLVANIA AVE City/State: MADISON WI Zip: 53704
Telephone: (608) 334 5659 Fax: (608) 299-0259 Email: MJAUTO SOLUTION @ HOTMAIL.COM

Project Contact Person: PABLO S. BAKER Company: ELLOCO ENTERPRISE LLC
Street Address: 1149 PETRA PL. #4 City/State: MADISON WI Zip: 53713
Telephone: (608) 335 8106 Fax: () Email: ELLOCOENTERPRISELLC @ GMAIL.COM

Property Owner (if not applicant): My Le
Street Address: 2310 Pennsylvania Ave City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: existing auto repair business proposes auto sales

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - 14 ~~Seven (7) copies~~ of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: Comprehensive PUM Plan, which recommends: Industrial Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: MAH Yacker Date: 3-15-11

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date 3/23/2011

To the honorable Alderperson,
Planning Division and Zoning Staff:

We are M & J Auto Solutions, located at 2310 Pennsylvania Ave. Suite E, Madison, WI 53704. We are an auto repair shop. We are located in a building that is subdivided into different suites. Besides us, there is PC.com, a computer company that operates Monday - Saturday, 10am to 6pm. The other suite is occupied by Ic, LLC, a glass company which operates Monday - Friday, 8am to 6pm. The rest of the building is vacant at this time.

The intent of this letter is to obtain a conditional use permit, which we need in order to buy and sell cars. The business hours will be 7am to 7pm, Monday - Saturday, Sundays closed. In the beginning there will be the business partners plus one full time employee. Our suite has 2400 square feet. The property has a total of 33 parking stalls, a truck loading zone and one handicap stall. We are proposing adding another handicap stall, and using four of the existing parking stalls for displaying cars for sale.

Thank you for your time reviewing our permit application;

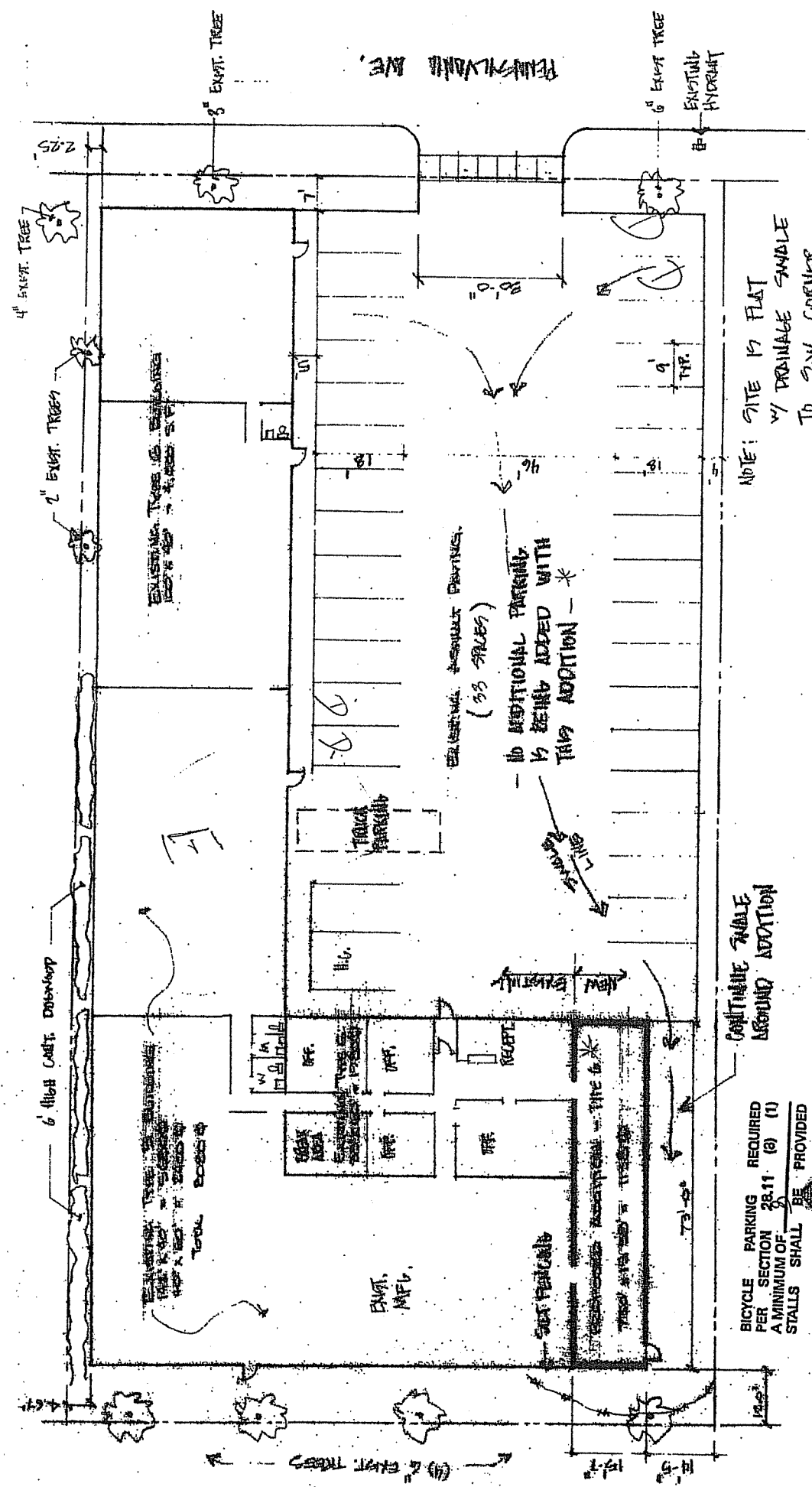
Sincerely,

M & J Auto Solutions

Pablo S. Baker

Miguel Lozano

1100 s.f. additional imperv.



BICYCLE PARKING REQUIRED PER SECTION 28.11 (3) (1) A MINIMUM OF 20 STALLS SHALL BE PROVIDED



CONTINUE TRAIL AROUND ADDITION

SITE PLAN 1-20

NOTE: SITE IS FLAT w/ DRAINAGE SWALE TO S.W. CORNER

PERMITS FOR SMALLER DRIVEWAYS (33 SPACES)
 NO ADDITIONAL PARKING IS BEING ADDED WITH THIS ADDITION - *

* STAFF NOTE - THIS IS A COPY OF A PREVIOUSLY APPROVED SITE PLAN. THE POSITION SHOWN ON THIS PLAN HAS BEEN CORRECTED.
 * ALL EXISTING & PROPOSED ENTRANCE/EXIT ARE BARRIER FREE (W.C. ACCESSIBLE)

PROGRAM CONTROL

NATIONAL PROMOTIONS, INC.

PENNSYLVANIA AVE.