

CITY OF MADISON

Proposed Conditional Use

Location: 1010 Ann Street

Project Name: Brube Motor Works

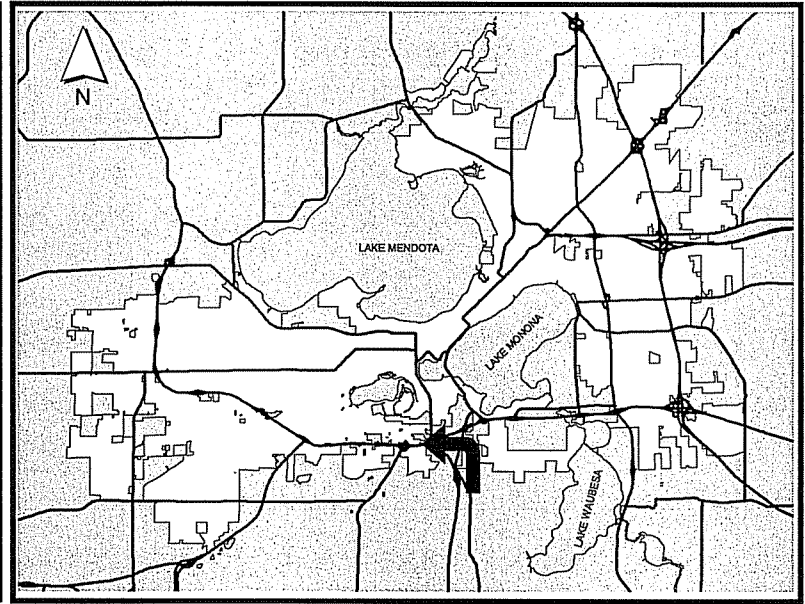
Applicant: Miguel Brube - Brube Motor Works

Existing Use: Vacant Lot - Former Gas Station

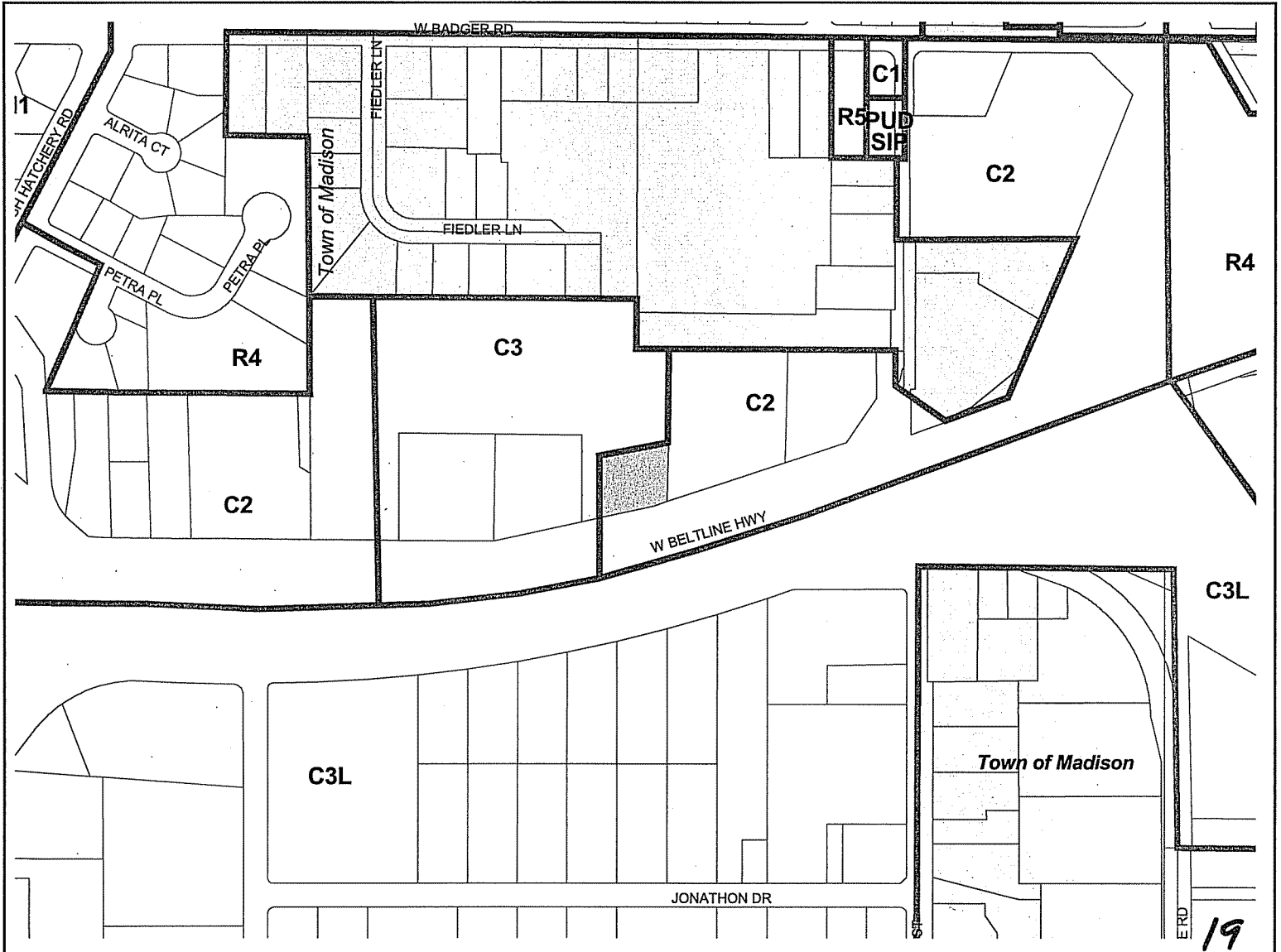
Proposed Use: Auto Sales

Public Hearing Date:

Plan Commission 18 July 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

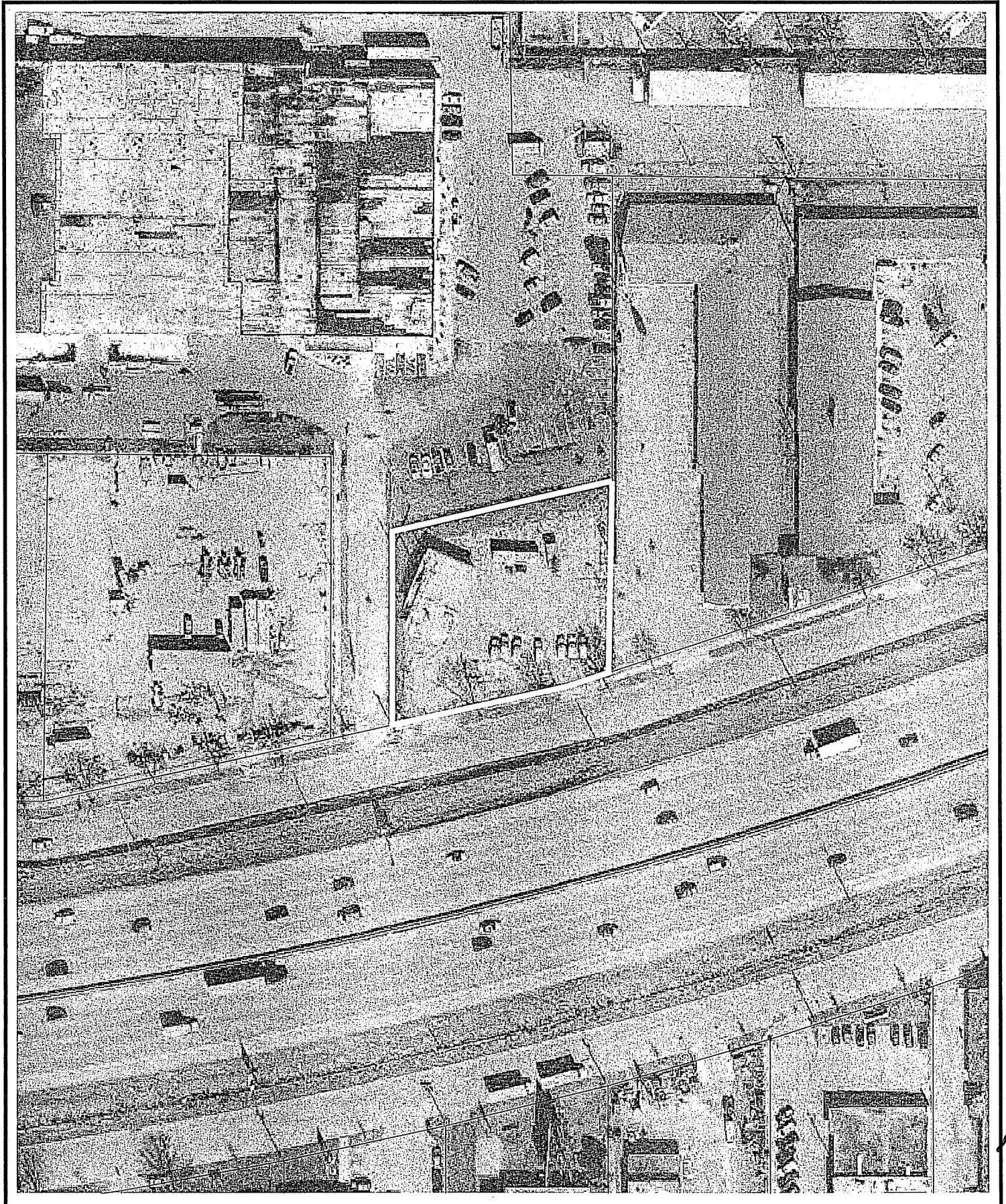


1010 Ann Street

0 100 Feet



Date of Aerial Photography - April 2000



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid 550- Receipt No. 60274
 Date Received 4/27/05
 Received By MGP
 Parcel No. 0709-353-0097-4
 Aldermanic District ~~B2~~ 14-Brewer
 GQ OK
 Zoning District C2
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued _____

1. Project Address: 1010 ANN STREET Project Area in Acres: 0.5877

Project Title (if any): BRUBE MOTOR WORKS

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MIGUEL BRUBE Company: BRUBE MOTOR WORKS
 Street Address: 2317A S. STOUTON RD City/State: MADISON WI Zip: 53716
 Telephone: (608) 222-6900 Fax: (608) 222-6916 Email: _____

Project Contact Person: MIGUEL BRUBE Company: BRUBE MOTOR WORKS
 Street Address: 2317A S. STOUTON RD City/State: MADISON, WI Zip: 53716
 Telephone: (608) 222-6900 Fax: (608) 222-6916 Email: _____

Property Owner (if not applicant): 1010 ANN STREET LLC - JAMES SHAPIRO
 Street Address: 10 N CHARTER ST City/State: MADISON, WI Zip: 53715

4. Project Information:

Provide a general description of the project and all proposed uses of the site: THE SITE WILL BE USED FOR A USED CAR DEALERSHIP SIMILAR TO THE ONE I OWN AT 2317A S. STOUTON RD

Development Schedule: Commencement 6-5-05 Completion 8-30-05 19

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)
- **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 but not limited to, including: 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.

Filing Fee: \$ 550⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of CITY OF MADISON Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

ALDER TIM BRUER - Request has been submitted

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 Counter and Planning Unit staff; note staff persons and date.

Planner RON TOWLE Date 4-26-05 | Zoning Staff RON TOWLE Date 4-26-05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name MIGUEL BRUBE Date 4-26-05

Signature [Signature] Relation to Property Owner TENANT

Authorizing Signature of Property Owner 1010 Ann Street LLC
James H. Shapiro - Sole Member
By: Robert J. Kowalski
Atty in Fact for James H. Shapiro Date 4-27-05 **19**

MADISON PROPERTY MANAGEMENT, INC.

10 North Charter Street - Madison, WI 53715

Direct Line (608) 268-4912 - Office (608) 251-8777 - Fax (608) 255-9656

jim@madisonproperty.com - www.madisonproperty.com

April 27, 2005

Madison, City of - Zoning Dept.
215 Martin Luther King Jr. Blvd.
Madison, WI 53703.000

Re: 1010 Ann St. Conditional Use Permit

Dear Zoning Department:

Attached find the pertinent information relating to a conditional use permit for 1010 Ann St.

The property was formally a gas station. The underground storage tanks have been removed. 1010 Ann Street LLC has rented the premises to Migel Brube for a used car dealership. Mr. Rrube runs an existing automobile dealership at 2317 A South Stoughton Road Madison, Wisconsin. The site is ideal for this use. It is surrounded by C2 parcels and there are several other automobile dealerships on the Beltline frontage road in either direction.

The topography of the lot is generally level. It is totally fenced and provides a good visibility for access in either direction. The existing building will have modest physical improvements made to the interior and exterior and the current repair bays will be used for detailing cars and as a show room. The exterior lot line will be improved with the installation of seven trees and maintenance of the grass area surrounding two sides of the lot perimeter.

Depending on the approval date, site work will commence on or about June 7, 2005 with the expected completion no later than June 20, 2005.

The dealership would anticipate two-four employees with hours of operation from 10 a.m. to 7 p.m.

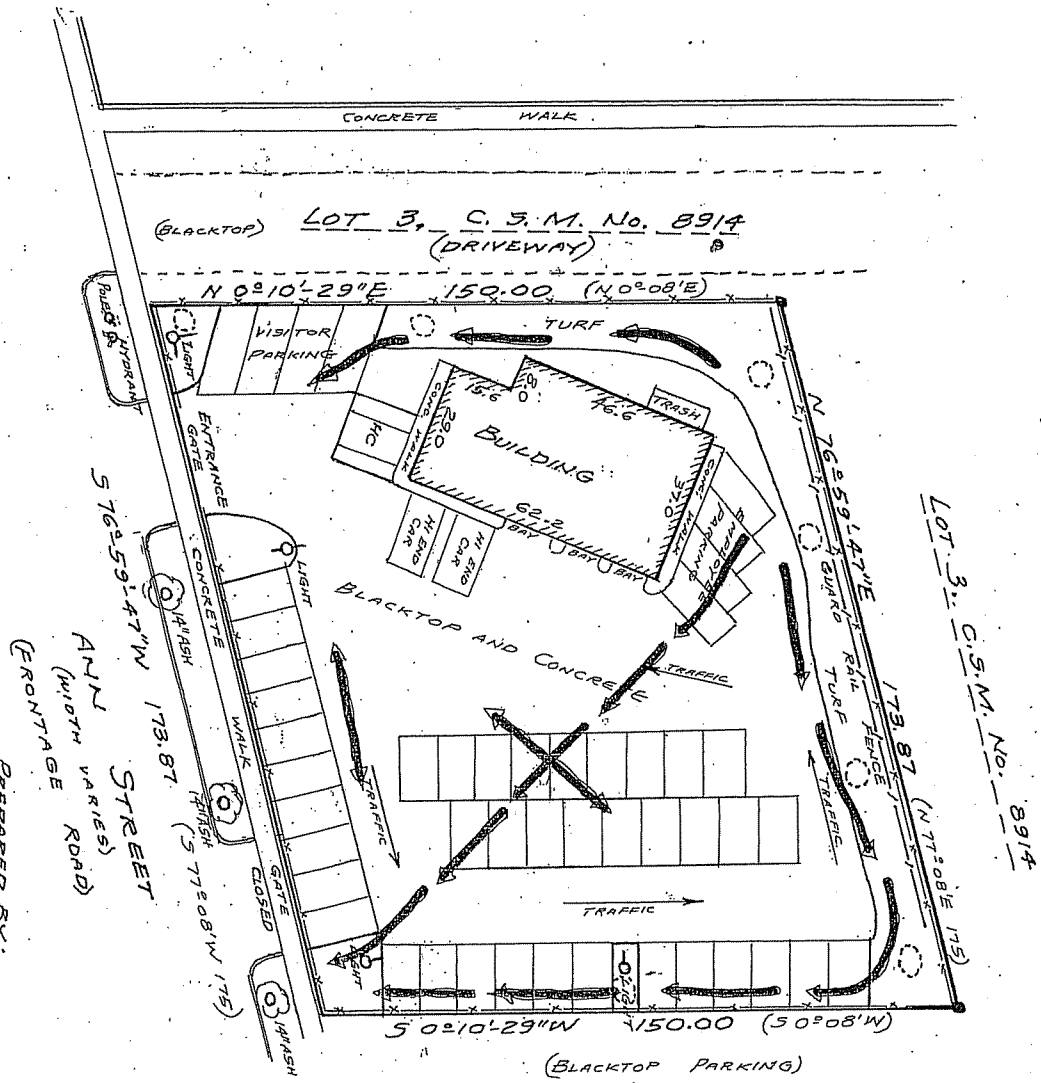
The site would anticipate 4 visitors stalls, 4 employee parking stalls, and 42 stalls for vehicles available for sale.

Sincerely,



James Stopple, CPM
President

JS/js
Enc.



PREPARED BY:
 DAVID R. CHENEY P.E./R.S.
 404 S. BROWN ST. SUITE 203
 MADISON, WI 53703
 608-287-0003

STREET
 (WIDTH VARIES)
 FRONTAGE

PARKING LOT PLAN
 1010 ANN STREET
 CITY OF MADISON, DANE CO., WI.

SCALE 1" = 30'

- LEGEND**
- DENOTES IRON STAKE FOUND
 - X— DENOTES 8 FT. CHAIN LINK FENCE
 - () DENOTES RECORDED AS PARKING SPACE SIZES
 - ⊕ DENOTES EMPLOYEE 1/2 HC 8 FT X 16 FT VEHICLES FOR SALE 9 FT X 16 FT
 - DENOTES PROPOSED 2" TREE
 - DENOTES CORNER TIE SEE CS.M. #8914
 - HC DENOTES HANDICAPPED PARKING
 - DENOTES DIRECTION OF DRAINAGE

LEGAL DESCRIPTION

SEC 35 T1N R9E PART N 1/2 SW 1/4, BEG NE COR SW 1/4 SD SEC, TH N 89 DEG 29 MIN 2 2 SEC W ALONG N LN SD 1/4 680.85 FT TO C /L PERRY ST, TH S 0 DEG 05 MIN W ALG SD C/L 785.4 FT, TH N 89 DEG 21 MIN W581.5 FT, TH S 0 DEG 08 MIN W236.75 FT TO POB, TH S 0 DEG 08 MIN W150 FT TO N LN ANN ST, TH S 77 DEG 08 MIN W175 FT, TH N 0 D EG 08 MIN W150 FT, TH N 77 DEG 08 MIN. E1 75 FT TO POB

