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City Planning Division  
215 Martin Luther King Jr. Boulevard  
Madison, WI, 53703

Subject: Rezoning Proposal for Property near Triton Auto Spa, Madison

Dear City Planning Division,

I am writing in response to the letter dated June 27th, 2023, that we received regarding the proposed rezoning of properties near our Triton Auto Spa located on the east side of Madison. We appreciate the opportunity to provide feedback and would like to request further information regarding the purpose and details of the proposed rezoning.

Based on our research, there are several potential reasons why the city might consider rezoning properties near Triton Auto Spa:

- a. **Mixed-Use Development:** The city could be considering a mixed-use development that combines residential, commercial, and/or recreational spaces. This type of development can enhance the area's vibrancy and provide amenities for both residents and visitors.
- b. **Commercial Expansion:** The city might be planning to encourage commercial growth in the vicinity of Triton Auto Spa. This could involve attracting new businesses, expanding existing ones, or creating a designated commercial district.
- c. **Infrastructure Improvement:** Rezoning could be part of a broader plan to improve the infrastructure in the area, such as road widening, utility upgrades, or transportation enhancements. These improvements could support the existing businesses and accommodate future growth.
- d. **Zoning Compliance:** The rezoning could be aimed at ensuring that the area aligns with the city's long-term zoning goals and regulations. This could involve updating outdated zoning designations or addressing inconsistencies in the current zoning plan.

Further Steps: To gain a better understanding of the city's intentions, we would appreciate receiving more detailed information about the proposed rezoning. Specifically, we would like to know:

**a. The purpose or goals behind the proposed rezoning.**

**b. Any potential timelines for the rezoning process and public consultation opportunities.**

**c. The potential impact on existing businesses, including any restrictions or changes that may affect our operations.**

We value our involvement in the community and understanding the city's plans and how they might impact our business is of utmost importance to us.

Thank you for your attention to this matter. We kindly request your prompt response and would be happy to schedule a meeting or further discussion to provide any additional information you may require. We look forward to working together to ensure a successful outcome for both the city and the businesses in the area.

Sincerely,

Nicolas Vera-Arroyo  
Intern  
Triton Auto Spa LLC  
608-620-4348