



# City of Madison

## Conditional Use

Location  
902 Atlas Avenue

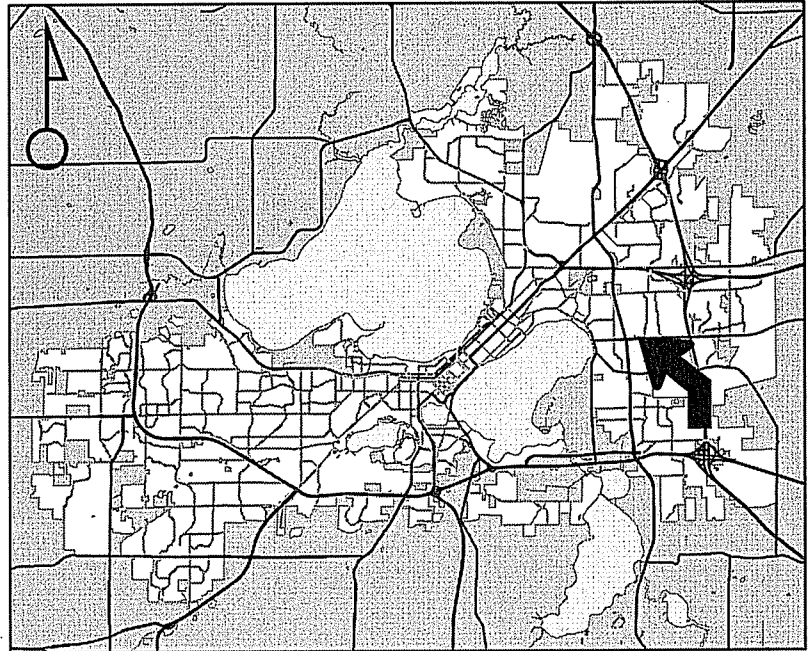
Project Name  
DB's Service Center

Applicant  
David Blatter – DB's Service Center

Existing Use  
Auto repair and auto service facility

Proposed Use  
Approve convenience store in existing  
auto repair and auto service facility

Public Hearing Date  
Plan Commission  
08 August 2016

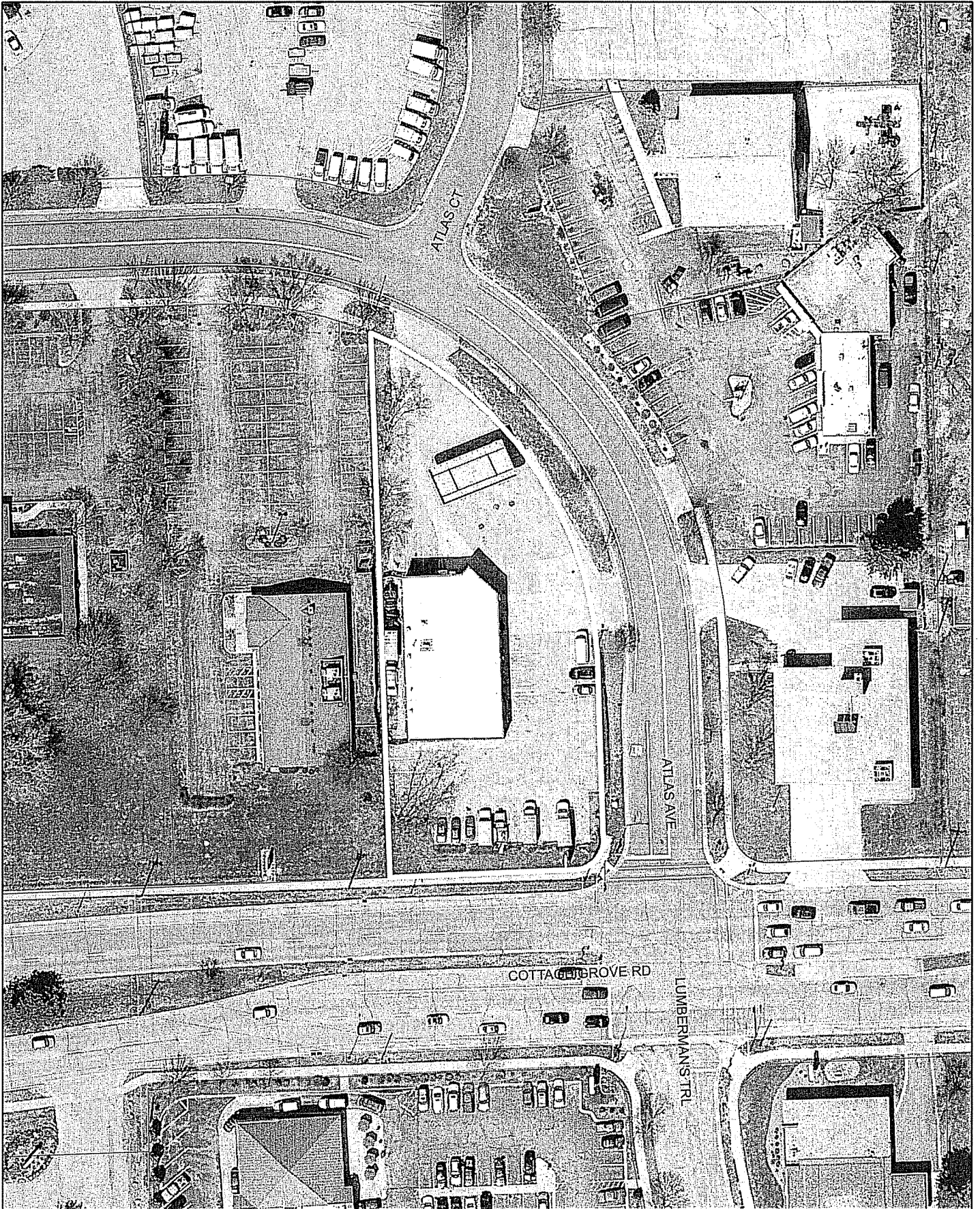


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2016





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>17885-</u>
Date Received <u>6/27/16</u>	<u>0003</u>
Received By <u>JFK</u>	
Parcel No. <u>0710-091-0201-4</u>	
Aldermanic District <u>3-Amanda Hall</u>	
Zoning District <u>CC</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 902 ATLAS AVE  
Project Title (if any): DB'S SERVICE CENTER

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: DAVID BLATTER Company: DB'S SERVICE CENTER  
Street Address: 902 ATLAS AVE City/State: MADISON, WI Zip: 53714  
Telephone: (608) 222-9422 Fax: (608) 222-6945 Email: d-blatter@yahoo.com

Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): N/A  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONDITIONAL USE PERMIT FOR A CONVENIENCE STORE AND AUTOMOTIVE REPAIR

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☐ **Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- 32 • **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

AMANDA HALL ALDER NO ASSOCIATIONS IN OUR AREA

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: JAY WENDT Date: 6-15-16 Zoning Staff: MATT TUCKER Date: 6-15-16

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

Name of Applicant David Blatter Relationship to Property Owner  
Authorizing Signature of Property Owner [Signature] Date 6/27/16

Letter Of Intent

To Whom it may Concern

D.B's is asking for a conditional use permit for a convenience store and auto repair facility. Our business started December of 1982 at 902 Atlas Avenue. We sold fuel products, snack items, tobacco products, repaired vehicles and rented moving trucks. In 1990, we built the modern fuel island and then in 1992, our current building. We sell gas, diesel, convenience store items, repair cars and trucks, as well as rent Budget trucks. We recently discovered that we do not have the proper zoning for the convenience store or automotive repair. We never knew the zoning was wrong and currently have all the proper permits for operating the convenience store and auto repair facility. We run a clean, honest business and try to be an asset to the area.

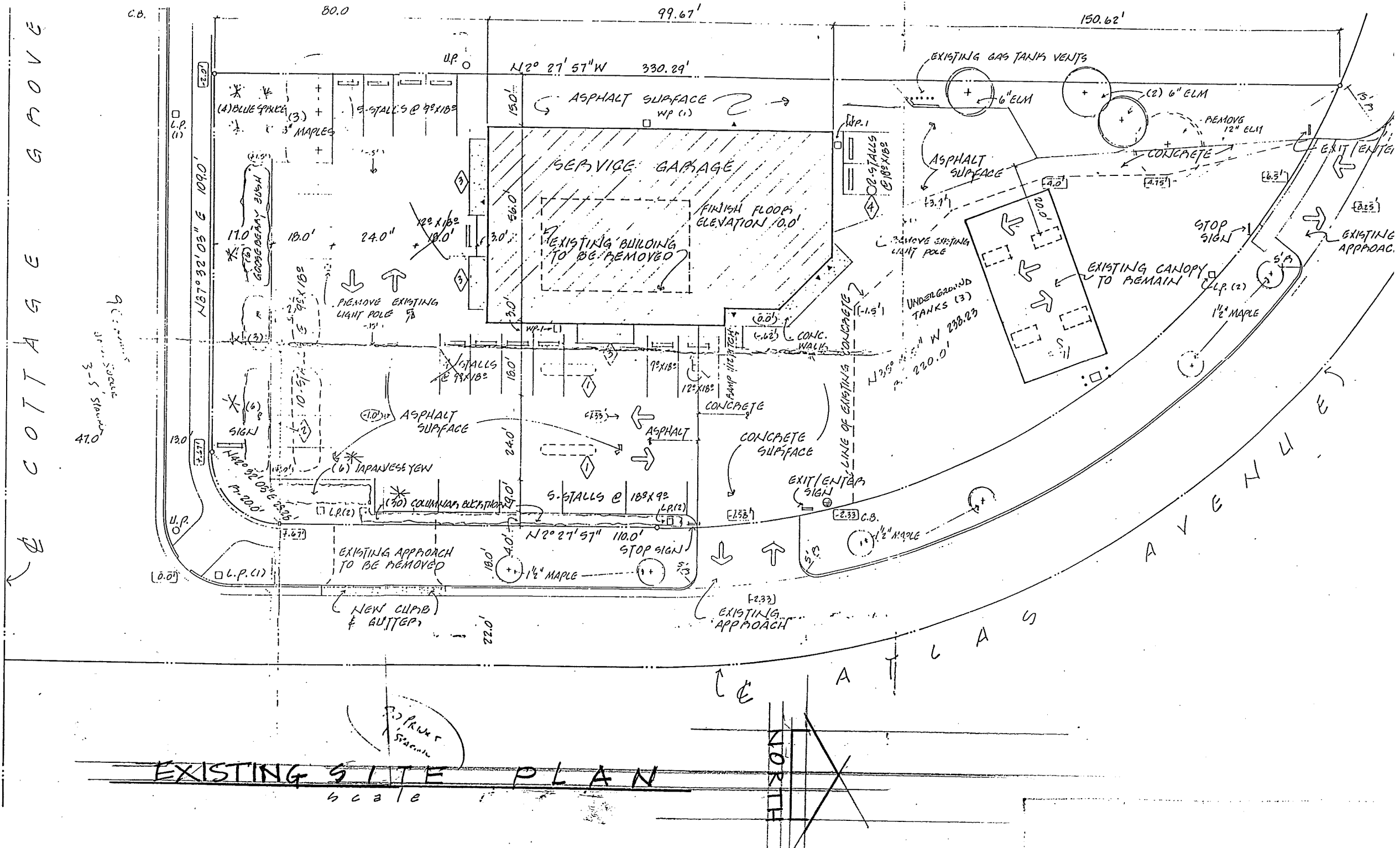
We are open 6 am to 8 pm Monday through Friday, 8 am to 5 pm Saturdays, and 9 am to 3 pm on Sunday. Our pumps are left on 24 hours a day, 7 days a week. Our fuel dispensers and intercom for our fuel island does not play music, but pumps are illuminated at night. We keep our dumpster inside the shop building area. When there is no road construction, we have 1-2 full time employees and 3-4 part time employees for the convenience store.

The convenience store area is approximately 1,115 square feet and the automotive repair shop is approximately 5,000 square feet. Now, with the old Sentry store closed, we are needed even more by residents of the area.

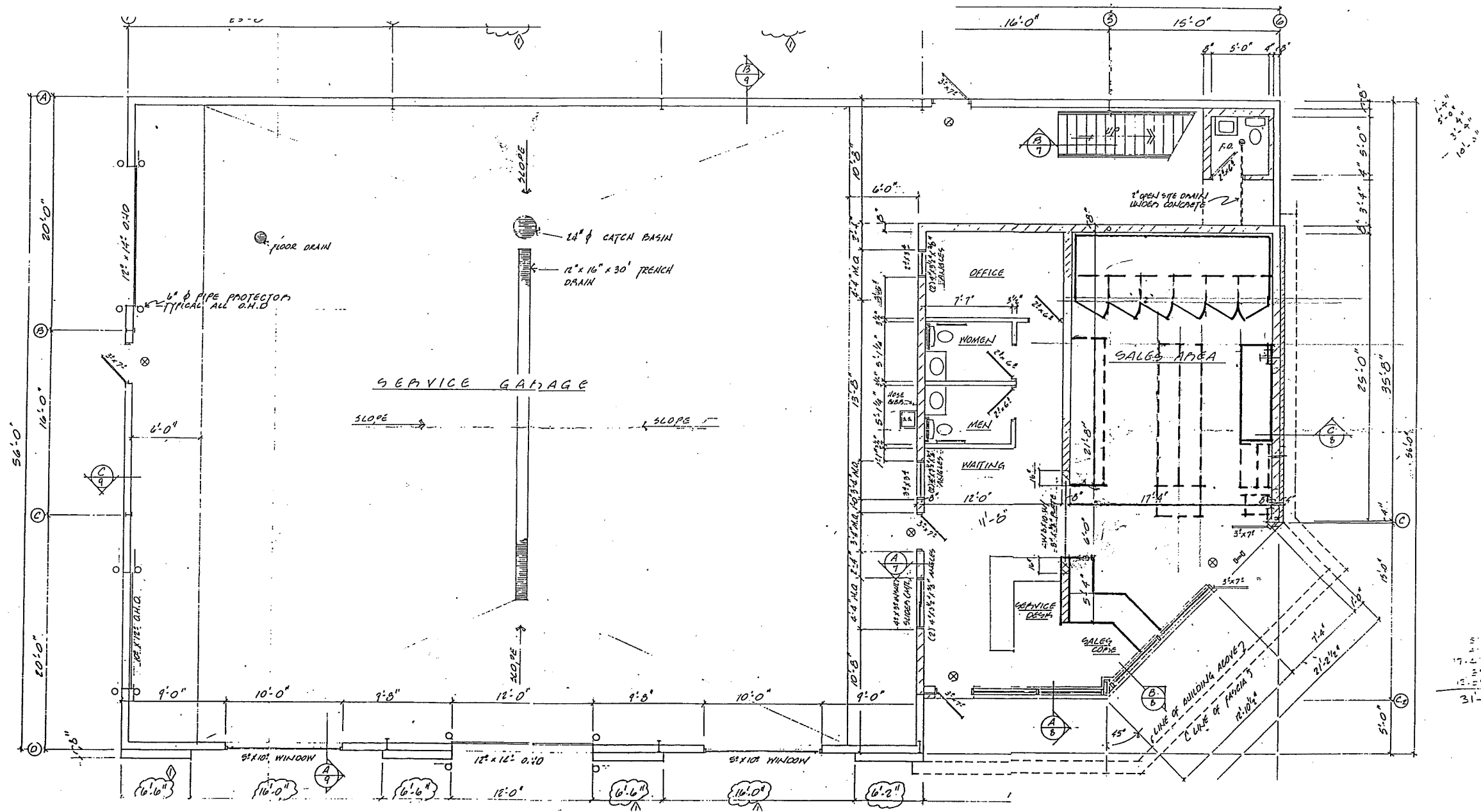
Therefore, we ask you to grant this conditional use permit so that we may continue our business just as we have since 1992.

Thank you for your consideration and support,

Dick Blatter

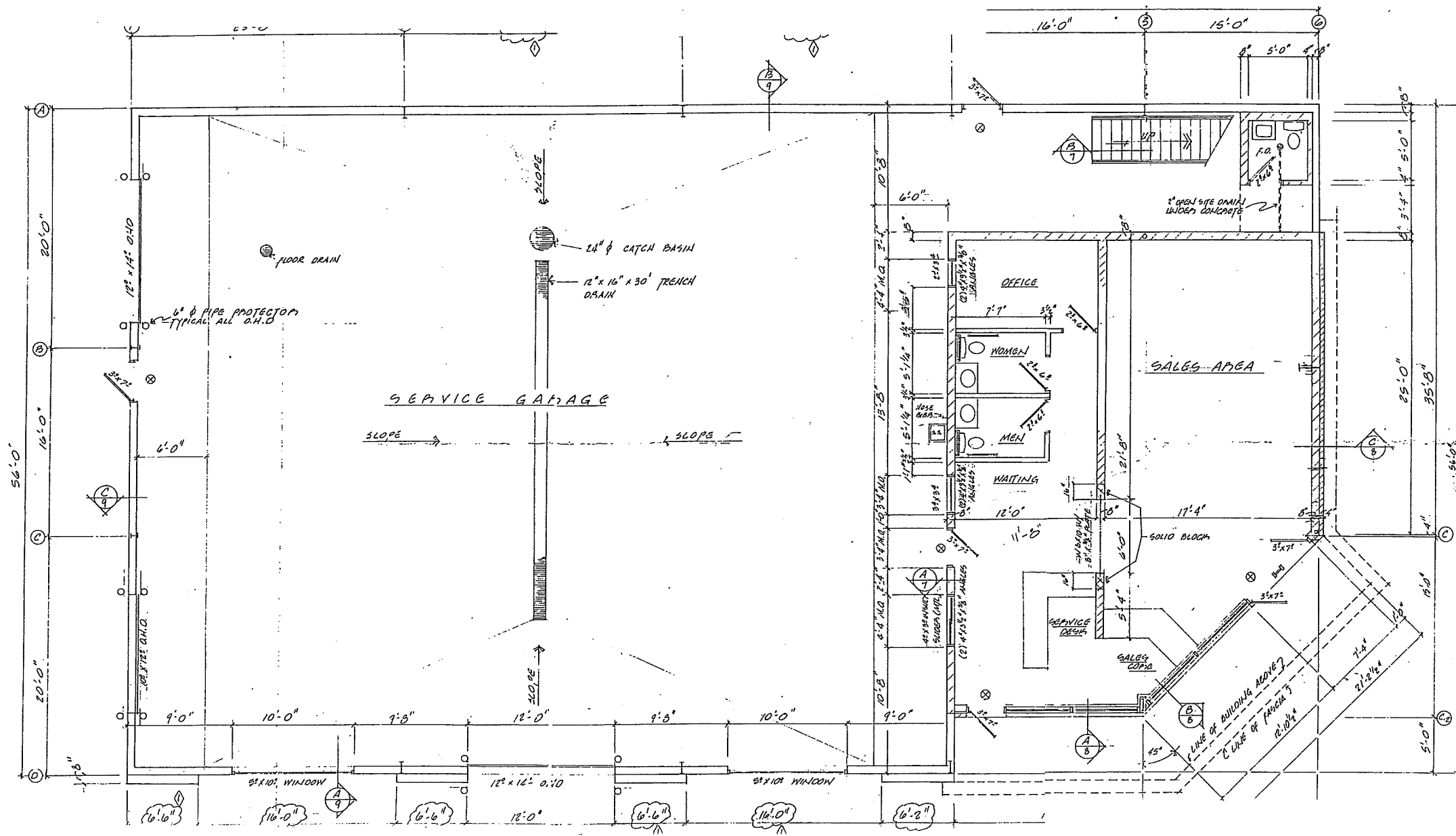






FLOOR PLAN

3/32" = 1'-0"



5'-0" x 10'-0" = 50'-0"  
5'-0" x 10'-0" = 50'-0"  
10'-0" x 10'-0" = 100'-0"

17'-0" x 14'-0" = 238'-0"  
17'-0" x 14'-0" = 238'-0"  
17'-0" x 14'-0" = 238'-0"



