



Location
1101 North Sherman Avenue

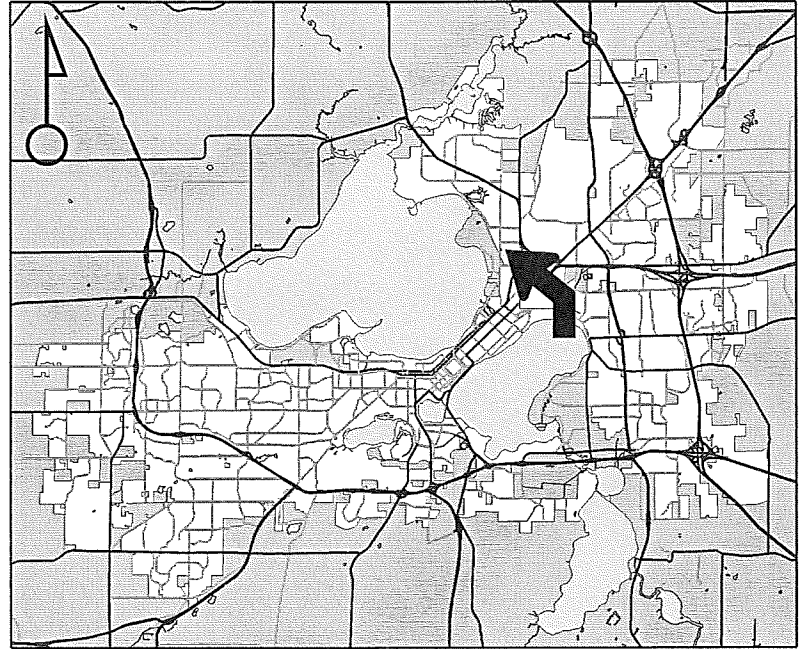
Project Name
Capitol Petroleum

Applicant
Faroq Shazad – Capitol Petroleum, LLC/
Douglas Pahl – Aro Everle Architects

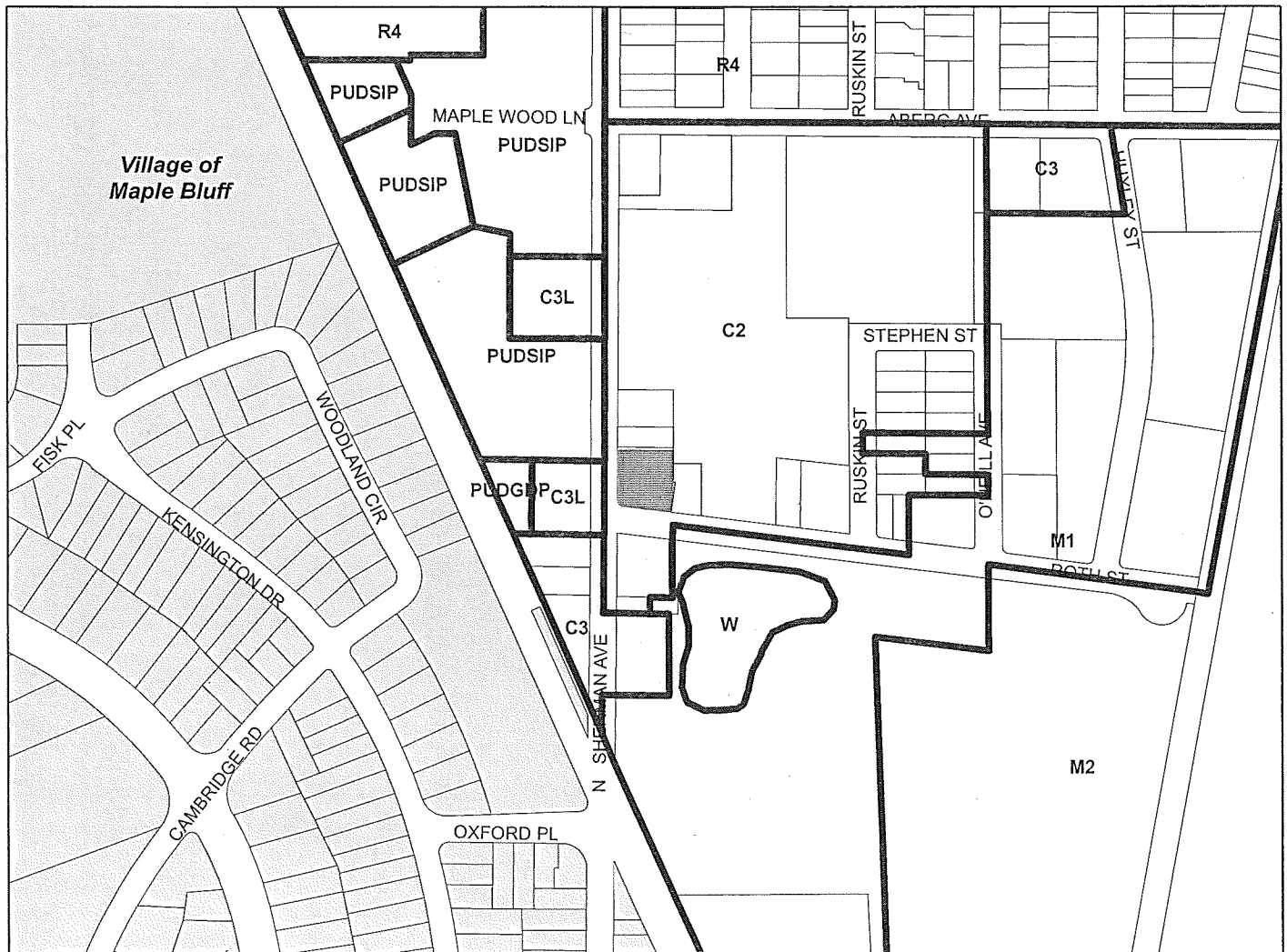
Existing Use
Vacant convenience store

Proposed Use
Demolish existing convenience store
and construct new gas station, car wash
and convenience store with restaurant
tenant space

Public Hearing Date
Plan Commission
21 November 2011

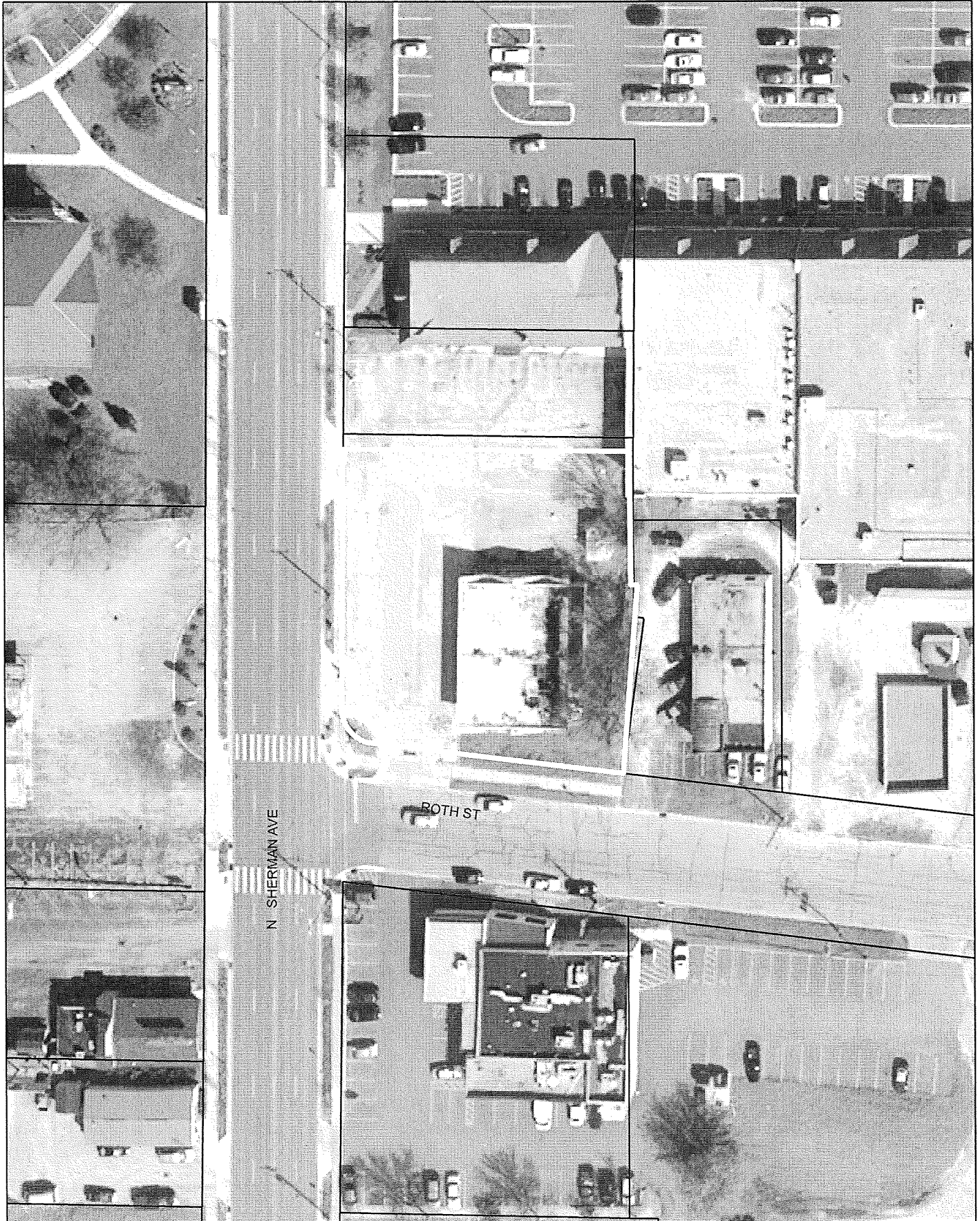


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 2011



Date of Aerial Photography : Spring 2010

TP



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 \$500⁰⁰ Receipt No. 125499
 Date Received 10/5/11
 Received By JCP
 Parcel No. 0810-313-0307-7
 Aldermanic District 12-Satya Ph.D. Con
 GQ CW/ALC/HDD/remediation way
 Zoning District C2 Site

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<u>N/A</u>
Alder Notification	Waiver	_____
Ngbrhd. Assn Not.	Waiver	_____
Date Sign Issued		<u>10/5/11</u>

1. **Project Address:** 1101 North Sherman Avenue **Project Area in Acres:** .47

Project Title (if any): Capitol Petroleum

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Farooq Shahzad Company: Capitol Petroleum LLC
 Street Address: 2702 East Washington Avenue City/State: Madison, WI Zip: 53704
 Telephone: (608) 209-0822 Fax: (608) 301-0718 Email: capitol.petroleum@gmail.com

Project Contact Person: Douglas Pahl Company: Aro Eberle Architects
 Street Address: 116 King Street, Ste 202 City/State: Madison, WI Zip: 53703
 Telephone: (608) 204-7464 Fax: () Email: pahl@aroeberle.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

New auto fuel dispensary, carwash, convenience store, and restaurant tenant space

Development Schedule: Commencement March 2012 Completion June 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (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:** \$ 1000 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.
- Zoning Text (12 copies):** must accompany 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 Northport-Warner Park-Sherman Neighborhoods Plan, which recommends: Commercial Mixed 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:
 Notice was sent to the interested parties via the city website pre-application notice


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: Timothy Parks Date: 08/31/11 Zoning Staff: Matt Tucker Date: 08/31/11
- 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 Douglas Pahl Jr Date 10/05/2011

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 10-5-11

October 4, 2011

City of Madison – Zoning Administration
215 Martin Luther King Jr. Blvd; Room LL-100
P.O. Box 2985, Madison, WI 53701-2985

RE: Conditional Use Permit – Letter of Intent for Capitol Petroleum at 1101 N. Sherman Avenue

Project Owner: Capitol Petroleum; **Architect:** Aro Eberle Architects; **Civil Engineer:** Professional Engineering LLC.

Site Information: Lot Size: .47 Acre; Building GSF: 3200; Zoning: C2

The proposed project at 1101 North Sherman Avenue is the construction of a new filling station, carwash, convenience store and restaurant/café tenant space on the lot currently occupied by the former Super America station. The project requires 2 conditional use permits, 1 for fuel dispensaries, the other for an auto laundry. The previous conditional use approval for fuel dispensaries has since expired.

Presently, the site is in a state of disrepair as well as the unoccupied c-store and shed buildings. The shed building was erected as part of a remediation project and is no longer needed. Both buildings are planned for demolition within the scope of this project.



The original fuel tanks were removed early in 2011 and the site is currently listed as “closed” by the department of commerce (record #53704-4234-01B).

Schedule: Construction is planned to commence in spring of 2012 (March-April) and last approximately 90 to 120 days.

Parks, Timothy

From: Doug Pahl [pahl@aroeberle.com]
Sent: Wednesday, November 02, 2011 10:44 AM
To: Parks, Timothy; Rhodes-Conway, Satya
Subject: RE: 1101 N. Sherman Ave

I checked in with the Owner on the two outstanding questions.

Their planned hours of operation are 6:00am to 11:00pm.

They are planning on applying for an alcohol license to sell only beer.

I'm sorry I didn't know the answer to the second question at the neighborhood meeting.

Thanks,

DOUG PAHL
Aro Eberle Architects
116 King Street, Suite 202
Madison, WI 53703

608 204-7464 office
608 772-1606 Cell

-----Original Message-----

From: Parks, Timothy [<mailto:TParks@cityofmadison.com>]
Sent: Wednesday, November 02, 2011 10:34 AM
To: 'Doug Pahl'
Subject: FW: 1101 N. Sherman Ave

Doug,

Please see below from Ald. Rhodes-Conway. I would encourage you to provide her (and myself) with the answers she seeks before the week is out.

Cheers,

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
& Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739

-----Original Message-----

From: Rhodes-Conway, Satya
Sent: Wednesday, November 02, 2011 10:27 AM
To: Parks, Timothy
Cc: Tucker, Matthew
Subject: 1101 N. Sherman Ave

Tim -

Have we gotten any further details from this applicant? It seemed to me that the only outstanding questions were 1) hours and 2) if they planned to apply for an alcohol license.

Thanks
Satya

ARO EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
AroEberle.com

October 12, 2011

City of Madison – Plan Commission

RE: Building to be Demolished Condition Assessment
Building Address: 1101 N Sherman Avenue, Madison, WI 53704

The project submitted to the City Plan Commission proposes demolition of the existing buildings located at 1101 North Sherman Avenue. The existing structure, though originally a similar use, is no longer suitable to the developer of the property and should be replaced.

The interior space is in relatively good condition (Pictures 1-5). The wall finishes are pegboard and drywall. The ceiling treatment is acoustic tile with both recessed and surface mounted fixtures. The floor is 2" ceramic tile. The former beverage counter has a standard 4" ceramic tile backsplash. The stainless steel cooler doors are salvageable.

The exterior of the building comprises 8" concrete masonry unit (CMU) walls on 3 sides and a steel storefront glazing system on the West side. Currently, there is a great deal of damage to the CMU walls as shown in photographs 9, 13 and 14 of the appended images. Extensive repair of these walls is impractical due to the fact that the walls are uninsulated and do not meet any modern criteria for energy efficiency.

The storefront system is significantly corroded at the base from continuous exposure to moisture and salt. This damage is irreparable and the entire glazing system would need to be replaced (picture 12).

The roof appurtenances and parapet are sheathed with now exposed plywood and have suffered significant moisture damage. This cladding does not have a desirable appearance and the resultant roof detailing is a maintenance concern (Picture 15)

Overall, the current building has reached the end of its useful life. The property developer has additional space and configuration needs to accommodate the planned tenant space and a carwash facility. Remodeling of this building would not serve the new function nor make economical sense.

There is also a shed on site that was put there as part of a remediation project that is no longer in use which will be removed (picture 16).

Thank you for your consideration of this demolition permit.

Sincerely,

DPALC

Aro Eberle Architects, Inc.
Douglas Pahl Jr



001.JPG



002.JPG
1 / 8



003.JPG



004.JPG
2 / 8



005.JPG



006.JPG
3 / 8



007.JPG



008.JPG
4 / 8



009.JPG



010.JPG
5 / 8



011.JPG



012.JPG
6 / 8



013.JPG



014.JPG
7 / 8



015.JPG

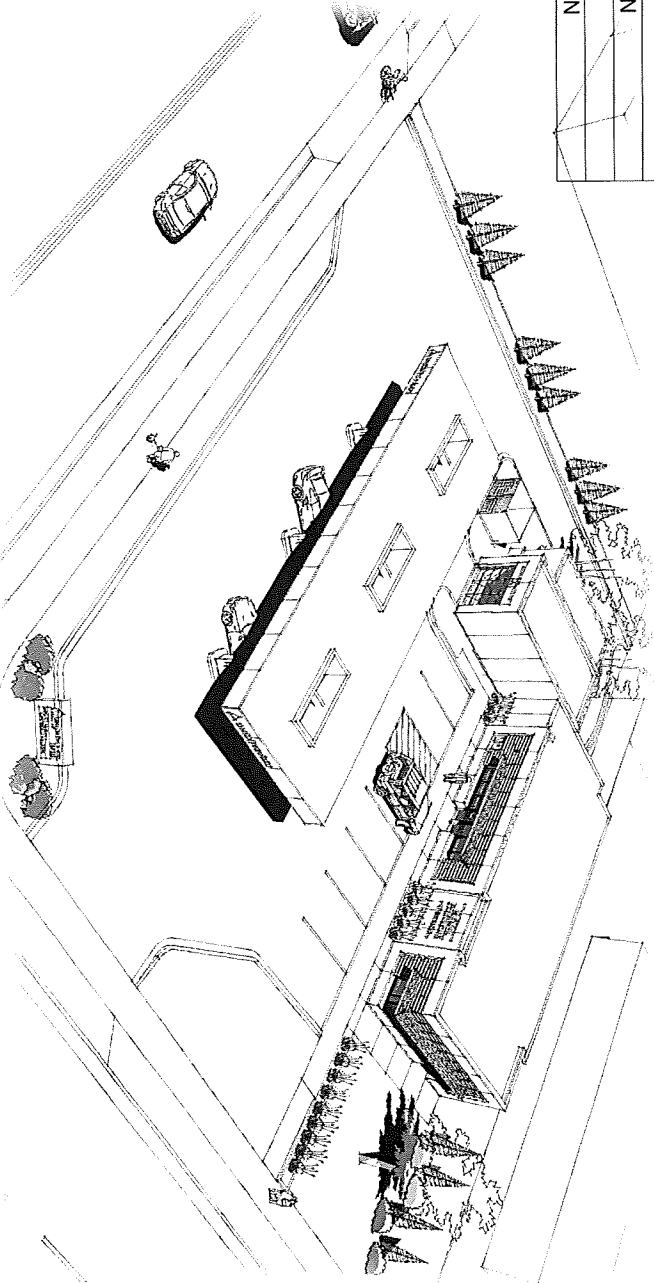


016.JPG

Sheet Number	Sheet Name
A-100	SITE / LANDSCAPING PLAN
A-101	FLOOR PLAN
A-400	EXTERIOR ELEVATIONS
A-401	EXTERIOR ELEVATIONS
C101	DEMOLITION PLAN
C102	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
E100	LIGHTING PLAN

Capitol Petroleum

1101 North Sherman Avenue, Madison, WI 53704



OWNER:

Farooq Shahzad
 2702 East Washington Avenue
 Madison, WI 53704
 608-209-0822

ARCHITECT:

ARD EBERLE ARCHITECTS
 115 King Street, Suite 202, Madison WI 53703
 608-204-7464

CONSULTANTS:

PROFESSIONAL ENGINEERING, LLC
 818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378 fax (608) 237-2129



3 AERIAL PHOTO
1 1/2" = 1'-0"

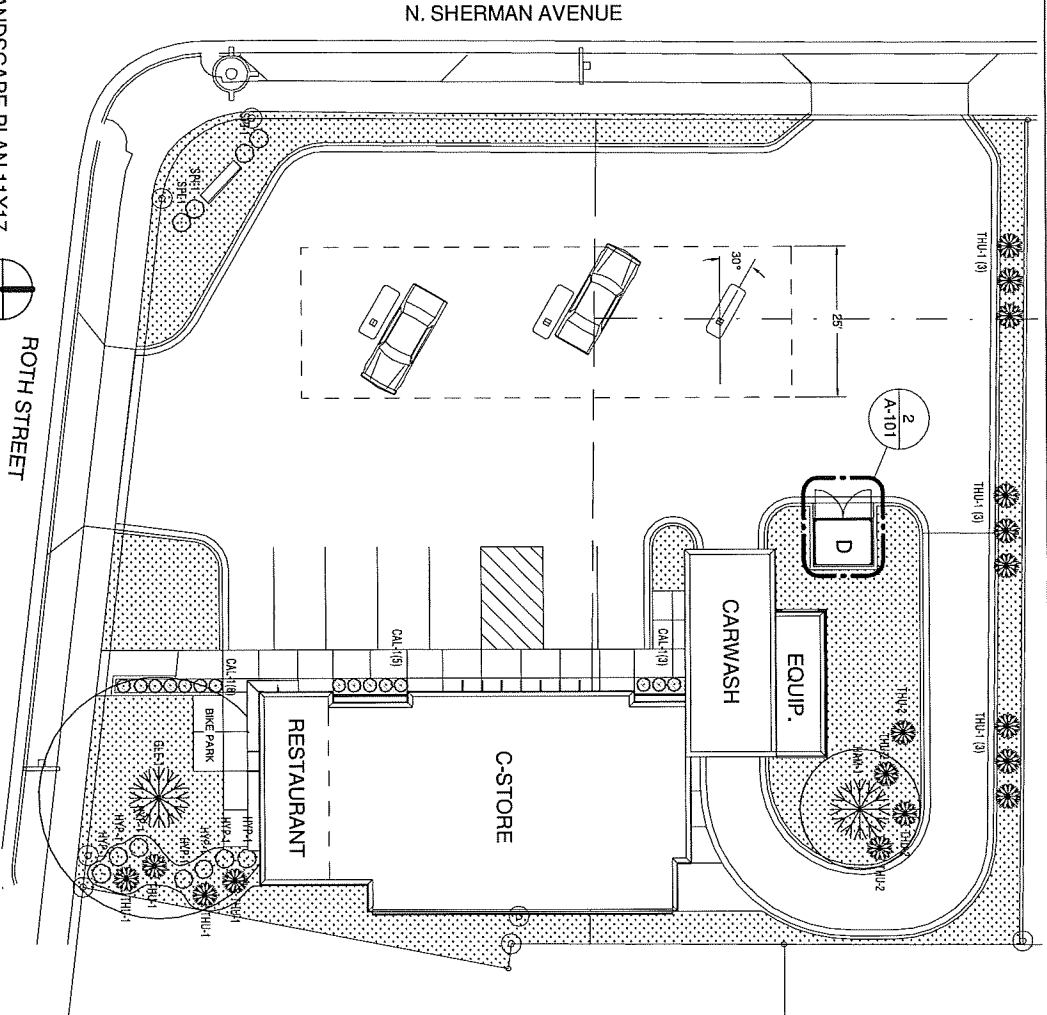
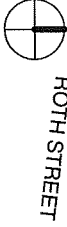
PLANTING LIST	CODE	BOTANICAL NAME - (COMMON NAME)	SIZE	ROOT	NOTES	MATURE SIZE
LARGE CANOPY TREES	TLU-1	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-1	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-2	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-3	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-4	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-5	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-6	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-7	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-8	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-9	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-10	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-11	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-12	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-13	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-14	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-15	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-16	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-17	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-18	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-19	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-20	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-21	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-22	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-23	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-24	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-25	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-26	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-27	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-28	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-29	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-30	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-31	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-32	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-33	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-34	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-35	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-36	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-37	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-38	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-39	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-40	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-41	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-42	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-43	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-44	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-45	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-46	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-47	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-48	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-49	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	
ORNA-MENTAL TREES	GL-50	QUERCUS ALBA (WHITE OAK)	2' DIA.	B&B	FILL WATERBURY SPANISH OAK, 80' H, 40' DIA	

LANDSCAPE WORKSHEET	ELEMENT	POINT	QTY	POINTS
	LARGE CANOPY TREES	35	1	35
	DECIDUOUS SHRUBS	2	11	22
	EVERGREEN SHRUBS	3	17	51
	EVERGREEN TREES	15	0	0
	SMALL TREE	15	1	15
	TOTAL POINTS EARNED:			123

ARD EBERLE ARCHITECTS

Farooq Shahzad
Capitol Petroleum

1 LANDSCAPE PLAN 11X17
1" = 20'-0"



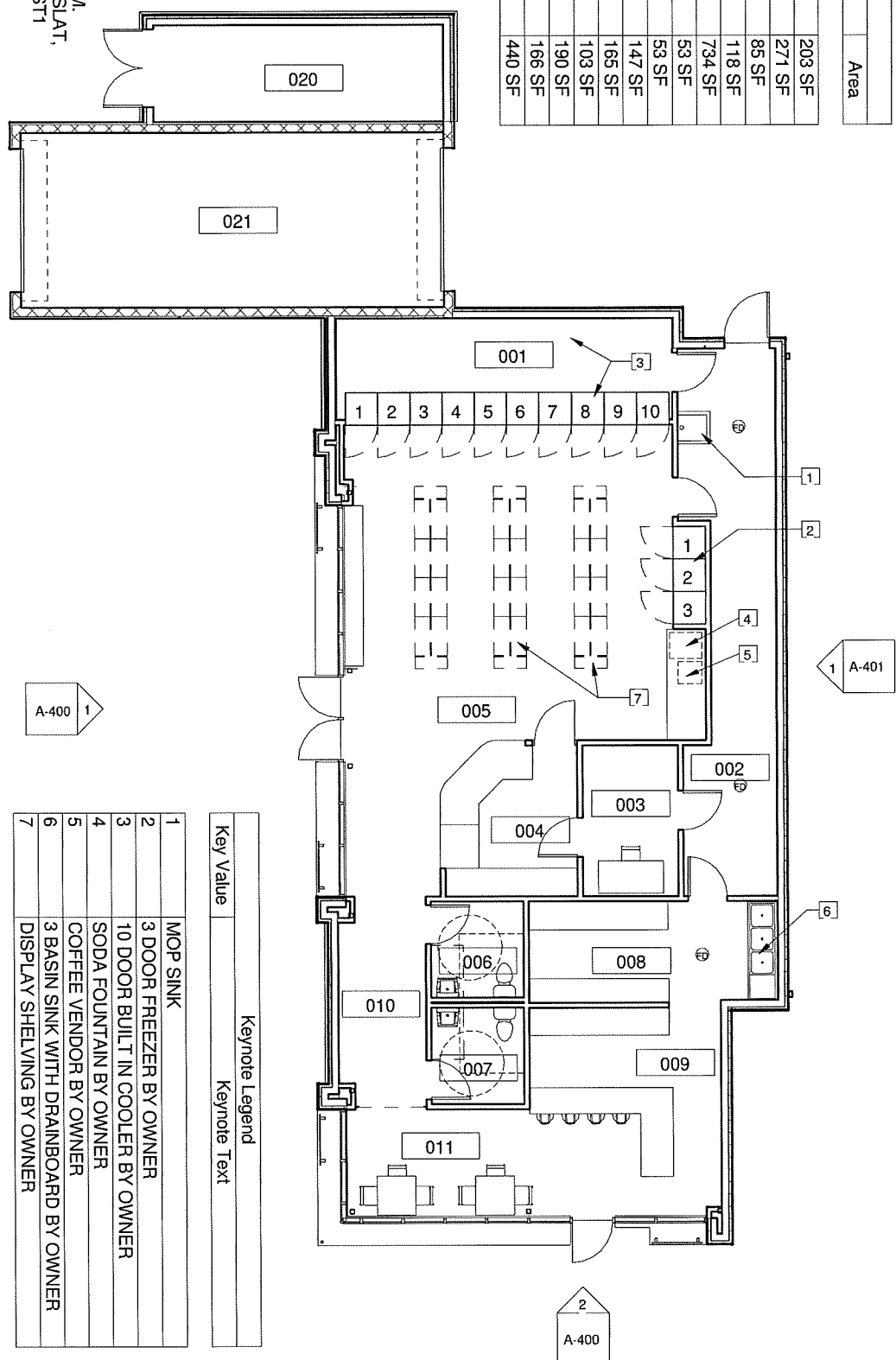
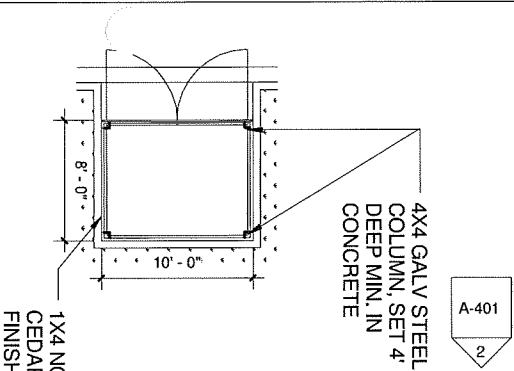
No.	Description	Date

SITE / LANDSCAPING PLAN	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-100	
Scale: As Indicated	

Room Schedule		Area
Number	Name	Area

001	COOLER	203 SF
002	EQUIP ROOM	271 SF
003	OFFICE	85 SF
004	COUNTER	118 SF
005	C-STORE	734 SF
006	TOILET	53 SF
007	TOILET	53 SF
008	KITCHEN	147 SF
009	COUNTER	165 SF
10	PASSAGE	103 SF
011	RESTAURANT	190 SF
020	CARWASH EQUIPMENT	166 SF
021	CARWASH	440 SF

② DUMPSTER ENCLOSURE
1/8" = 1'-0"



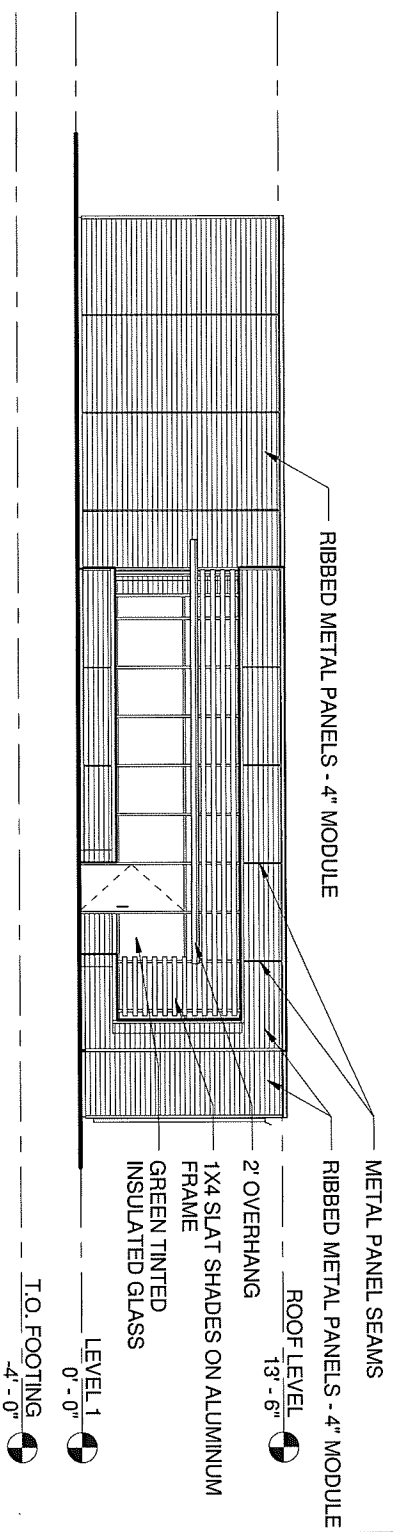
Key Value	Keynote Legend	Keynote Text
1	MOP SINK	
2	3 DOOR FREEZER BY OWNER	
3	10 DOOR BUILT IN COOLER BY OWNER	
4	SODA FOUNTAIN BY OWNER	
5	COFFEE VENDOR BY OWNER	
6	3 BASIN SINK WITH DRAINBOARD BY OWNER	
7	DISPLAY SHELVING BY OWNER	

Farooq Shahzad
Capitol Petroleum

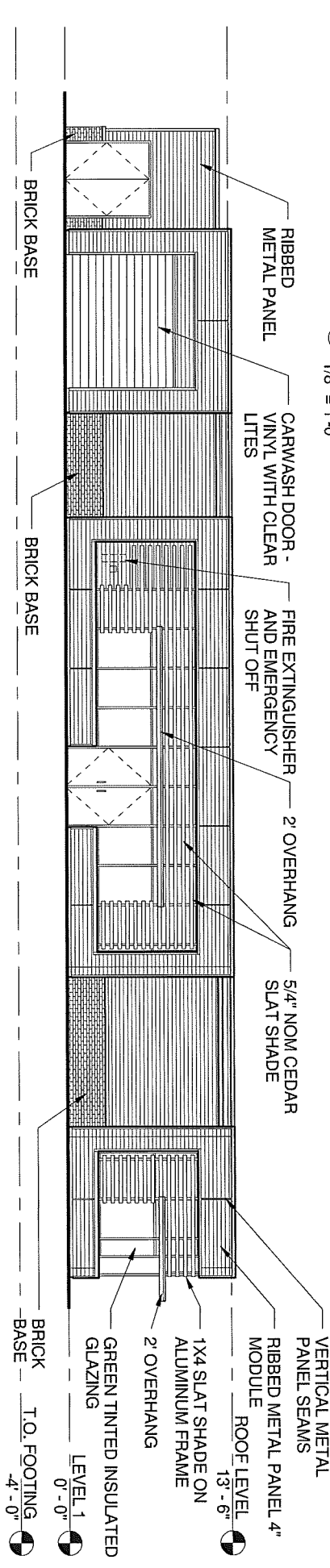
No.	Description	Date

FLOOR PLAN		Scale
Project Number	Project Number	A-101
Date	Issue Date	1/8" = 1'-0"
Drawn by	Author	
Checked by	Checker	

ARD EBERLE ARCHITECTS



② Copy of South
1/8" = 1'-0"



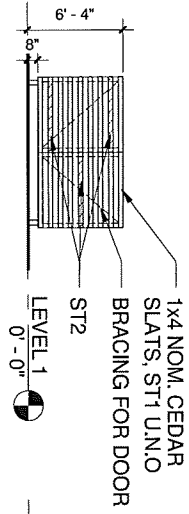
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ARD EBERLE ARCHITECTS

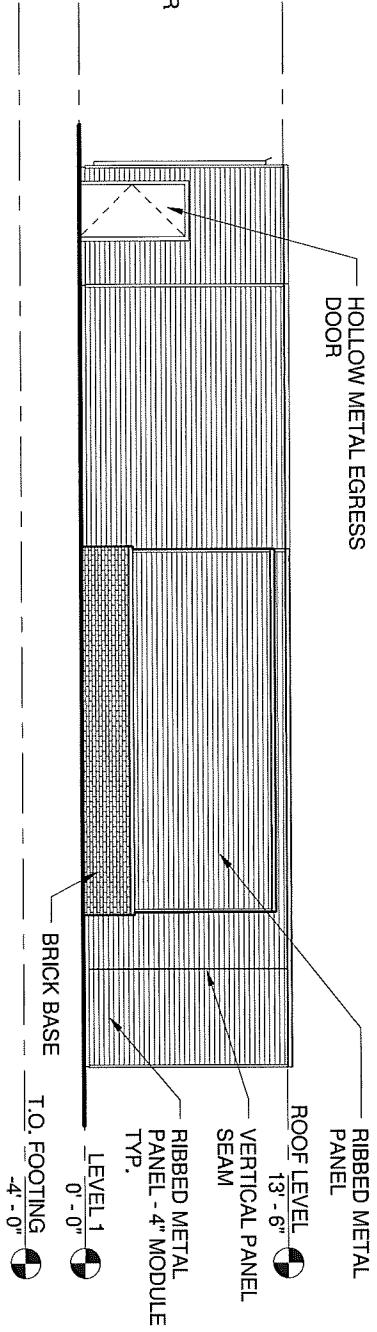
Farooq Shahzad
Capitol Petroleum

No.	Description	Date

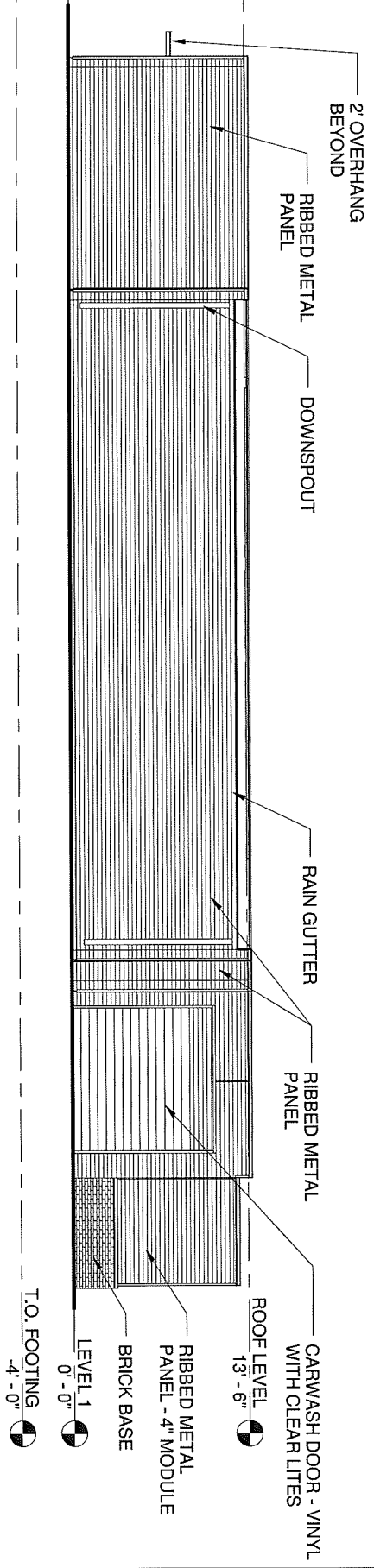
EXTERIOR ELEVATIONS	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-400	
Scale 1/8" = 1'-0"	



③ DUMPSTER ENCLOSURE
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

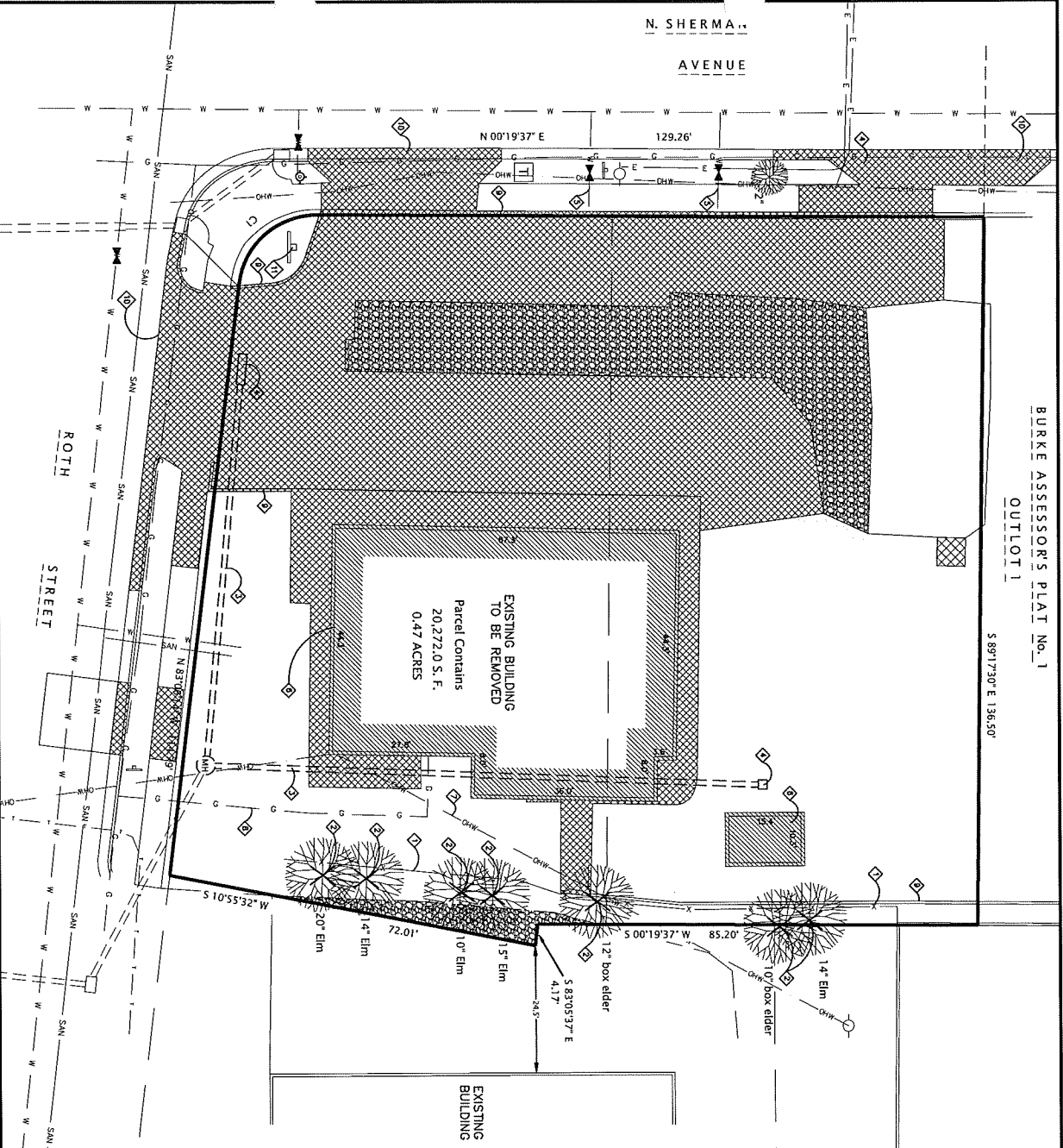
ARD EBERLE ARCHITECTS

Farooq Shahzad
Capitol Petroleum

No.	Description	Date

EXTERIOR ELEVATIONS	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-401	
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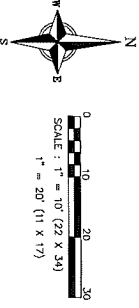


- PLAN KEY**
- ① REMOVE EXISTING CEDAR FENCING
 - ② REMOVE TREE, TP*
 - ③ ABANDON EXISTING 12" STORM SINKER
 - ④ ABANDON EXISTING STORM SEWER INLET
 - ⑤ ABANDON EXISTING WATER SERVICE
 - ⑥ REMOVE EXISTING BUILDING
 - ⑦ RELOCATE EXISTING OVERHEAD ELECTRIC
 - ⑧ RELOCATE EXISTING GAS SERVICE
 - ⑨ REMOVE EXISTING CONCRETE CURB
 - ⑩ EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS
 - ⑪ REMOVE EXISTING SIGN POST

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINS OF DEMOLITION. HOPE* DITCHES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
2. GENERAL CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE.
3. ALL UTILITIES, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. ALL CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL APPLY TO THE DEMOLITION WORK.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY ENGINEER TO BE DONE WITHIN THE RIGHT-OF-WAY.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY ENGINEER TO ANY DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING PUBLIC UTILITIES.
8. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK SHALL BE SUSTAINED AT THE COST OF THE UNDERGROUND IMPROVEMENTS.

- LEGEND**
- REMOVE EXISTING ASPHALT PAVEMENT
 - ▨ REMOVE EXISTING CONCRETE
 - ▩ EXISTING GRAVEL



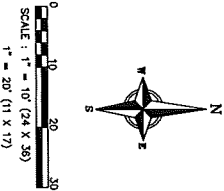
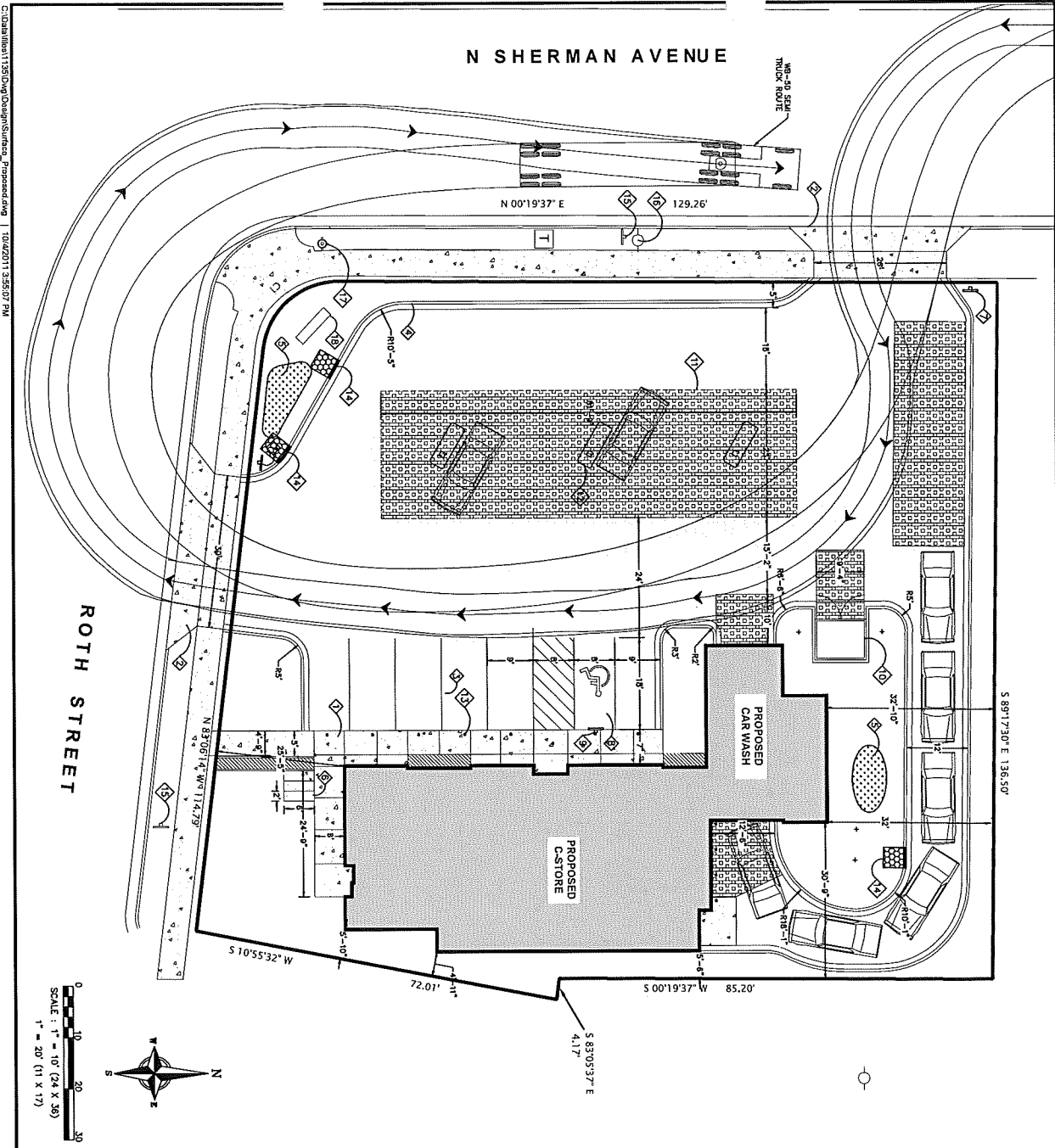
C101

**CAPITOL PETROLEUM
DEMOLITION PLAN**
1101 N SHERMAN AVE
MADISON, WISCONSIN

**PROFESSIONAL
ENGINEERING
LLC**

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	10-04-11



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- PLAN KEY**
- 1 SIDEWALK
 - 2 NEW DRIVEWAY APPROACH IN ACCORDANCE TO CITY STANDARDS
 - 3 PAVEMENT STRIPING
 - 4 18" CURB AND GUTTER
 - 5 BIODEGRADABLE AREA
 - 6 BICYCLE PARKING
 - 7 HIGH STOP SIGN
 - 8 VAN ACCESSIBLE STALL
 - 9 ACCESSIBLE PARKING SIGN, TYP.
 - 10 TRASH ENCLOSURE
 - 11 CANOPY EDGE
 - 12 FUEL PUMP
 - 13 BOLLARD, TYP.
 - 14 CURB OPENING W/rip GAP
 - 15 EXISTING SIGN TO REMAIN
 - 16 EXISTING POWER POLE
 - 17 EXISTING FIRE HYDRANT
 - 18 PROPOSED GROUND SIGN

- PAVEMENT KEY**
- 1 4" E3 BITUMINOUS PAVEMENT
 - 2 5" SIDEWALK
 - 3 6" CONCRETE PAVEMENT W/808 WWF, HEAVY DUTY

SITE INFORMATION

SITE ADDRESS: 1101 N SHERMAN AVENUE
 SITE ACREAGE: TOTAL 20,273 SF (0.47 ACRES)
 NUMBER OF BUILDING STORIES = 1
 BUILDING HEIGHT = 13'-8"
 TYPE OF CONSTRUCTION: V
 TOTAL SQUARE FOOTAGE OF BUILDING = 3,500 SF
 USE OF PROPERTY: COMMERCIAL
 GROSS SQUARE FEET OF OFFICE: 93 SF
 GROSS SQUARE FEET OF RETAIL: 810 SF
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: SEATING AREA OF 12, 10000 STALLS OF 2
 NUMBER OF BICYCLE STALLS SHOWN: 3
 NUMBER OF PARKING STALLS:
 VAN ACCESSIBLE: 1
 LARGE ACCESSIBLE: 1
 NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

C102

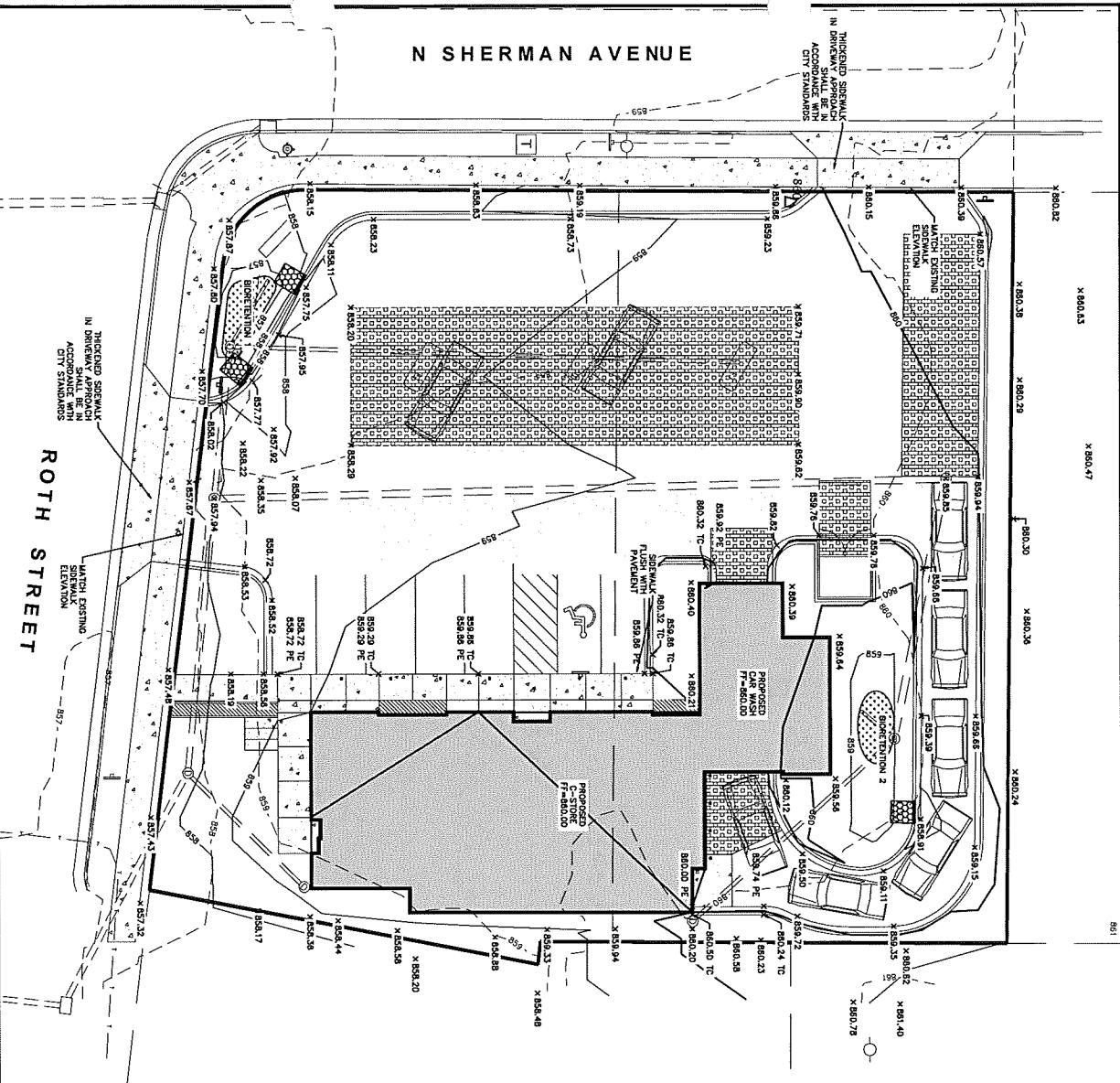
CAPITOL PETROLEUM SITE PLAN
 1101 N SHERMAN AVE
 MADISON, WISCONSIN

PROFESSIONAL ENGINEERING LLC

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	10-04-11

2



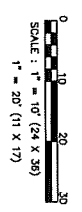
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GRADING NOTES

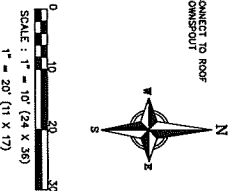
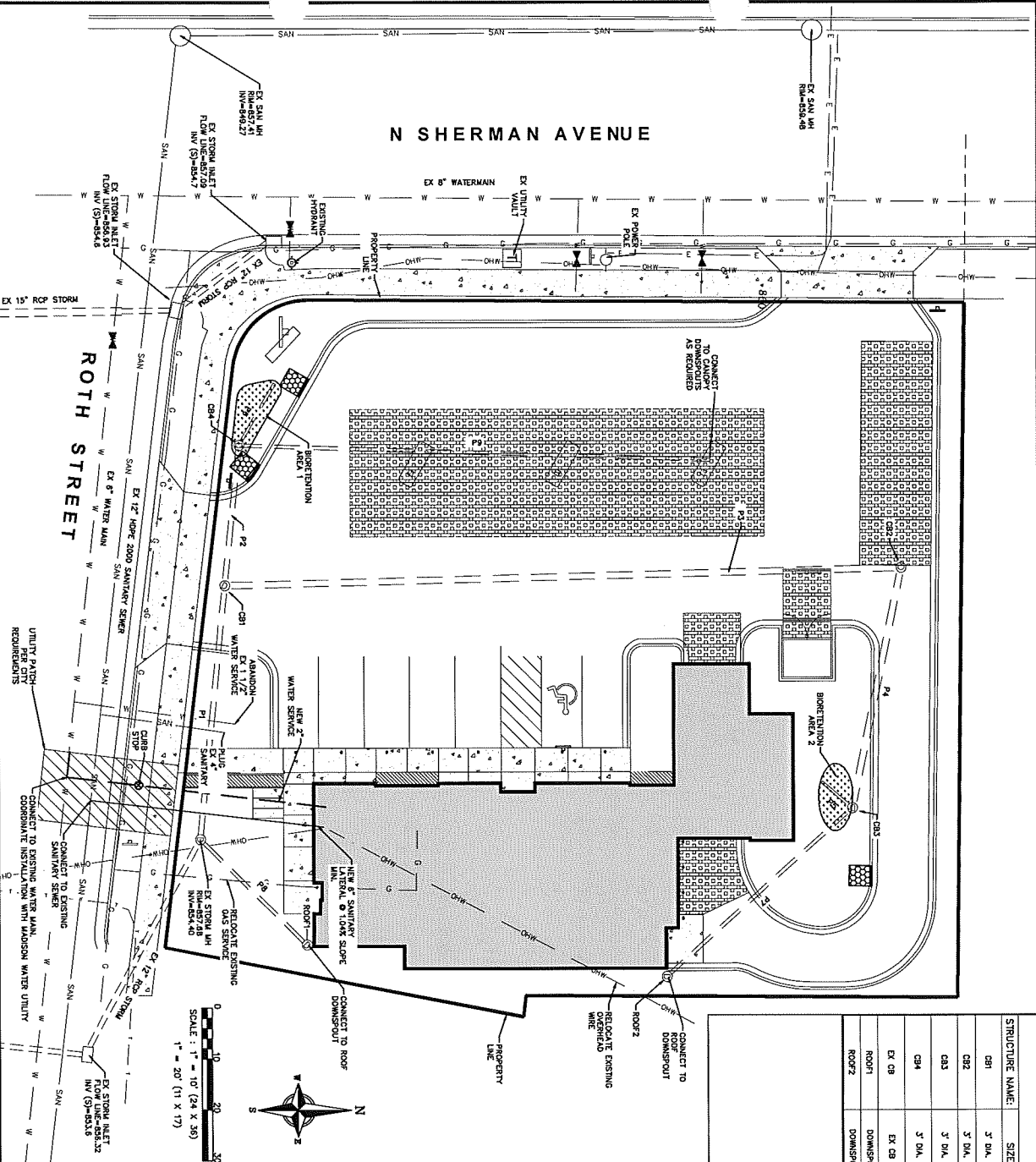
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND SPECIFICATIONS TO ANY CONSTRUCTION.
2. ALL MATCHING SHEETS AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LANA AND PLANTING AREAS WHICH HAVE BEEN LOSSERED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 850.00 SIDEWALK/PAVEMENT SPOT ELEVATION



C200	CAPITOL PETROLEUM GRADING PLAN 1101 N SHERMAN AVE MADISON, WISCONSIN	 PROFESSIONAL ENGINEERING <small>LLC</small>	618 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">ISSUANCE/REVISION</th> <th style="font-size: 8px;">DATE</th> </tr> <tr> <td style="font-size: 8px;">PLAN COMMISSION</td> <td style="font-size: 8px;">10-04-11</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	ISSUANCE/REVISION	DATE	PLAN COMMISSION	10-04-11				
			ISSUANCE/REVISION	DATE								
PLAN COMMISSION	10-04-11											



STRUCTURE TABLE

STRUCTURE NAME:	SIZE	RIM	PIES IN:	PIES OUT:	CASTING:
CB1	3" DIA. CB	597.34	P1, 15'	INV OUT = 584.80	NEDHAM
			P2, 12'	INV IN = 585.80	R-2500 TYPE D
CB2	3" DIA. CB	593.85	P4, 15'	INV IN = 585.80	NEDHAM
			P5, 15'	INV OUT = 585.80	R-2500 TYPE D
CB3	3" DIA. CB	583.30	P6, 8'	INV IN = 588.80	R-4500-D
			P7, 8'	INV IN = 588.80	R-3000-D
CB4	3" DIA. CB	587.00	P8, 8'	INV IN = 585.50	R-4500-D
			P9, 8'	INV IN = 585.50	R-3000-D
EX CB	EX CB	557.68	P1, 12'	INV IN = 584.50	
			P2, 12'	INV OUT = 584.58	
ROOF1	DOWNPOUT	583.80	P3, 8'	INV OUT = 583.38	
			P4, 8'	INV IN = 585.00	
ROOF2	DOWNPOUT	585.00	P7, 8'	INV OUT = 588.48	
			P8, 8'	INV IN = 585.00	

Pipe Table

PIPE	NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1	12"	5'	0.582	0.05	A05-N12
P2	12"	28'	0.83	0.05	A05-N12
P3	15"	134'	0.05	0.05	A05-N12
P4	15"	40'	0.09	0.05	A05-N12
P5	8"	0.05	0.05	0.05	DRANKITE
P6	8"	14'	0.45	0.05	DRANKITE
P7	8"	50'	1.20	0.05	A05-N12
P8	8"	30'	1.00	0.05	A05-N12
P9	8"	94'	1.00	0.05	A05-N12

LEGEND

- T — T — T — EX TELEPHONE
- SAN — SAN — EX SANITARY SEWER
- OW — OW — EX OVERHEAD ELECTRIC
- W — W — EX WATER
- G — G — EX GAS UNDERGROUND
- EX STORM SEWER

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND FIELD LOCATED FROM RECORD MAPS, PLACED BY THE UTILITY COMPANIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLACING/CONNECTION PERMITS FROM THE UTILITY COMPANIES 48 HOURS BEFORE CONNECTION TO PUBLIC UTILITIES.
6. RELOCATION OF PARALLEL CURB & GUTTER AND SIGNALS WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND UNDERPASSES.
7. ALL STORM SEWER PIPE TO BE A05-N12 PIPE OR APPROVED EQUAL.
8. WATER SERVICE SHALL BE TYPE "C" COPPER.
9. SANITARY SEWER SERVICES SHALL BE 80%-35 PIPE.
10. ANY PERSON WHO INSTALLS A NONCONFORMING WATER OR SEWER LATERAL MUST NOTIFY THE CITY ENGINEER AND RECORD THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
11. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
12. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDINGS) A MIN. OF 5' AND STAKED.
13. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 8.5'. AFTER REGARDING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THE REQUIREMENT SHALL BE REPLACED.
14. STORM SEWERS WHICH CROSS AN ACTIVE STORM OR WATER MAIN OR LATERAL SHALL BE INSTALLED WITH A MIN. CLEARANCE OF 18" FROM THE WATER MAIN OR LATERAL WITH LESSE VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
15. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL CONTROL CONNECTION ELEVATION GRIDES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

C300

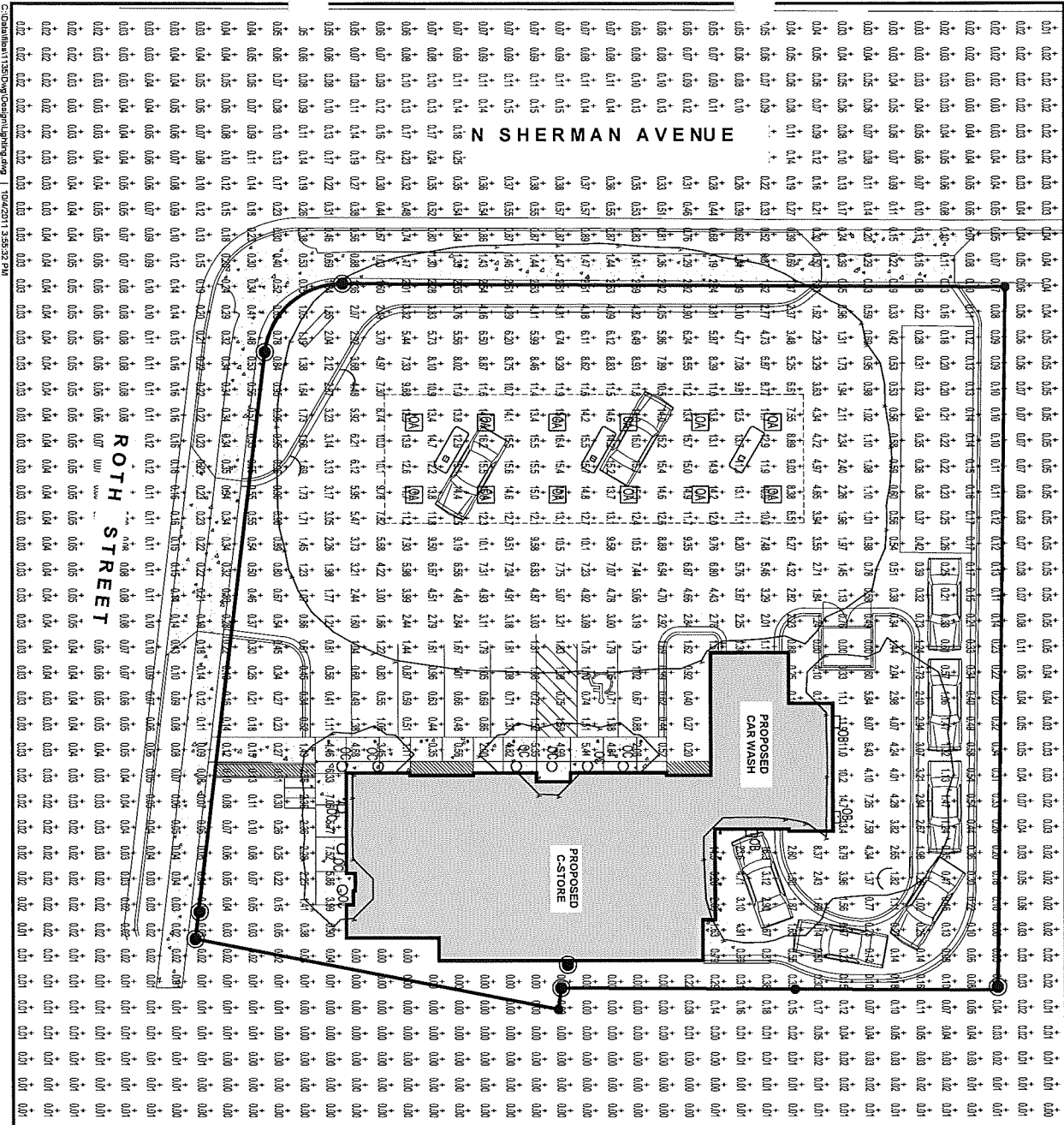
**CAPITOL PETROLEUM
UTILITY PLAN**

1101 N SHERMAN AVE
MADISON, WISCONSIN

**PROFESSIONAL
ENGINEERING
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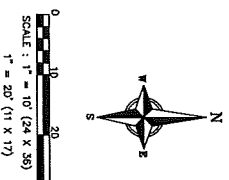
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ISSUANCE/REVISION	DATE
PLAN COMMISSION	10-04-11



CONCORD INC. 133.6316.C4.4#16

TOTAL SPECIAL LIGHTING SCHEDULE		DATE	ISSUES	REVISIONS	DATE
01	ISSUE NO. 1	11/27/2011	3200	144' x 58'	0.10
02	ISSUE NO. 2	11/27/2011	1400	144' x 58'	0.10
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04	ISSUE NO. 4	11/27/2011	600	144' x 58'	0.10
05	ISSUE NO. 5	11/27/2011	600	144' x 58'	0.10
06	ISSUE NO. 6	11/27/2011	600	144' x 58'	0.10
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E100

CAPITOL PETROLEUM LIGHTING PLAN

1101 N SHERMAN AVE
MADISON, WISCONSIN

PROFESSIONAL ENGINEERING
LLC

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Waunakee, WI 53597
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