

LETTER OF INTENT

July 7, 2011

Conditional Use

Gas Station

1129 South Park Street

REVISED August 7, 2011

Proposed by

Mohammed Ehtasham
1129 South Park Street
Madison, WI 53715

(414) 460-4050

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 469-2528

STATEMENT OF RATIONALE (MARKET)

This submittal is the redevelopment of the existing gas station. This will allow us to remove an undersized, out of date structure, and build a new, larger station, while also improving all site finishes and landscaping.

FEASABILITY

With the poor condition and small size of the existing structure, this gives the new owner the opportunity to improve in all areas. The larger structure allows for more needs for patrons. And the improved finishes and landscaping adds to the improvements that have been made on South Park Street.

PROJECT DESCRIPTION

The new building will have 2,400 square feet. This will include an office, convenience store, with prepared food for take out. The convenience store will be typical with shelves of grocery and dry goods, and reach-in coolers. The owner is also focusing on making this a green structure.

POTENTIAL IMPACTS (AMENITIES)

This redevelopment will help with the station's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance, and access. The new structure will enhance the streetscape for South Park Street. Most of the existing infrastructure will remain, including the canopy structure, street curbs and driveway access. The existing ground sign will be replaced with a pole sign.

NEIGHBORHOOD CONTEXT (DENSITY)

With improvements that have made along South Park Street, this will be a timely update. It will be important to continue these kinds of infill projects for Madison's gateway entrance. We can meet most requirements of Design District 7 guidelines. The redevelopment will also help with current concerns for the neighborhood, including trash, security, and noise.

OPEN SPACE

This redevelopment will increase and improve the landscaping significantly. The structure will have landscaping adjacent to it. The largest landscaped areas will be used to define the access to this site. The existing fence will be replaced as well. The only existing trees are not seen, blocked by the station. They will be replaced by 4 trees, better located in increased planting areas.

PARKING AND ACCESS

Six stalls will be provided, with one stalls meeting ADA requirements. All stalls will be 9-0" by 18'-0". We are also including parking for 3 motorcycles or mopeds, along with 9 bike stalls.

MANAGEMENT

It will be managed by the owner, who has several businesses throughout the city and surrounding area. His main office will be located at this site. We will provide additional on site manned security to eliminate undesired behaviors for the neighborhood, until it is not needed. We will also have security cameras throughout the store as well as around the site. 7 trash containers will be located throughout the site and employees will police litter for one block in every direction.

BIKE PARKING

With the improved landscaping, we will have locations for 9 bikes located near the entrance, with an additional 3 stalls for mopeds or motorcycles.

GENERAL DESIGN STANDARDS

Architectural Design

The structure will have a metal and masonry exterior with hollow metal windows. The front elevation has a two story entrance to break up the building mass and provide for a clear entrance. The structure is broken into 4 areas with different roof heights for additional interest and definition of use. Historically, there are many structures along South Park Street that utilize concrete block for industrial or service oriented businesses, which made it a natural choice for our main material.

Utilities

All utility service within the proposed development will be provided underground. We will be able to reuse the existing laterals to the site. We will be able to remove the one utility pole that is on our site, serving only our building. See utility plan.

Storm Drainage

All storm water for the structures will drain to an existing catch basin located on the south side of the paved area near the Olin Street entrance. There is also a catch basin to the north of the site in the existing alley.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building. We will reuse the canopy that is there now. There is new street lighting at the entrance. All fixtures will be replaced with LED units.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

Signs

The existing ground sign will be replaced with a new pole sign. All signage will be shown on plans and meet all current guidelines.

Service Area

Trash collection will be located near the building in a screened area accessed from the building directly. There will be trash collection at each pump and many spots around the site to make it easier for the patrons. We will also have employees pick up around the site as well as one block along Park and Olin to minimize trash that would be generated from this use littering the neighborhood.

Landscaping

The landscaping plan will be developed to provide easy maintenance, yet add significant interest. Plantings will help define separation of pedestrians and vehicles.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The new sidewalk will connect South Park Street and Olin Street to the new building.

Parking Areas

We will have 6 parking with one meeting ADA requirements for van accessibility, 10 bicycle stalls, and 3 moped or motorcycle stalls.

District 7 Requirements:

Setbacks. Since this is a gas station, vehicle access requires the building to be set back in the NE corner. Because of this, we are providing additional landscaping and sidewalks to connect to the two adjoining streets. We are also adding a terrace area along South Park Street that could provide outdoor seating.

We are also relocating the bus stop just north of our site to between our South Park Street driveways, allowing a larger area for pedestrians to wait. This was requested by Madison Metro.

Building Massing.

The same masonry will be used on all sides of the structure. Even though the building is only 2,400 square feet, there are 4 different roof elevations and massing. Most mechanical equipment will be located in a screened area behind the building. Only the vent for the kitchen hood will be located on the roof.

All guidelines are being met including an emphasis on green design with solar, LED lighting and maximum HVAC efficiency.

Height.

Most structures along the east elevation of South Park Street are only one story and small in this immediate area.

Windows and Entrances.

We have concentrated the glass area to face both Streets. The entrances are located below the two story element, that is central on the building mass.

Materials and Colors.

We are using standard CMU as the masonry material for the building material. This is a common material on industrial and service oriented structures on South Park Street. We are also refinishing the canopy façade to match the façade banding on the new structure to tie them together.

Signage.

We are replacing the current nonconforming ground sign with a conforming pole sign in roughly the same location on the corner. We will also have the name of the business on the face of the canopy, two sides.

Parking.

All parking will be located to the south of the structure and canopy. A sidewalk will link this to the building. We will also add landscaping to screen all the paved area from the sidewalk and help separate the pedestrians from the vehicles.

Trash.

Trash storage will be in a screened in area behind the structure, with direct access from the building. We will also have direct access from the trash storage area to the street terrace by sidewalk.

Landscape.

The existing fence will be replaced with a new 6' fence. We will add two trees in front of the new structure and replace 2 trees in the back with new, due to them being too close to each other. The landscape area is being increased to define the sight and soften all edges of the paved area. All plantings are being chosen to be durable.

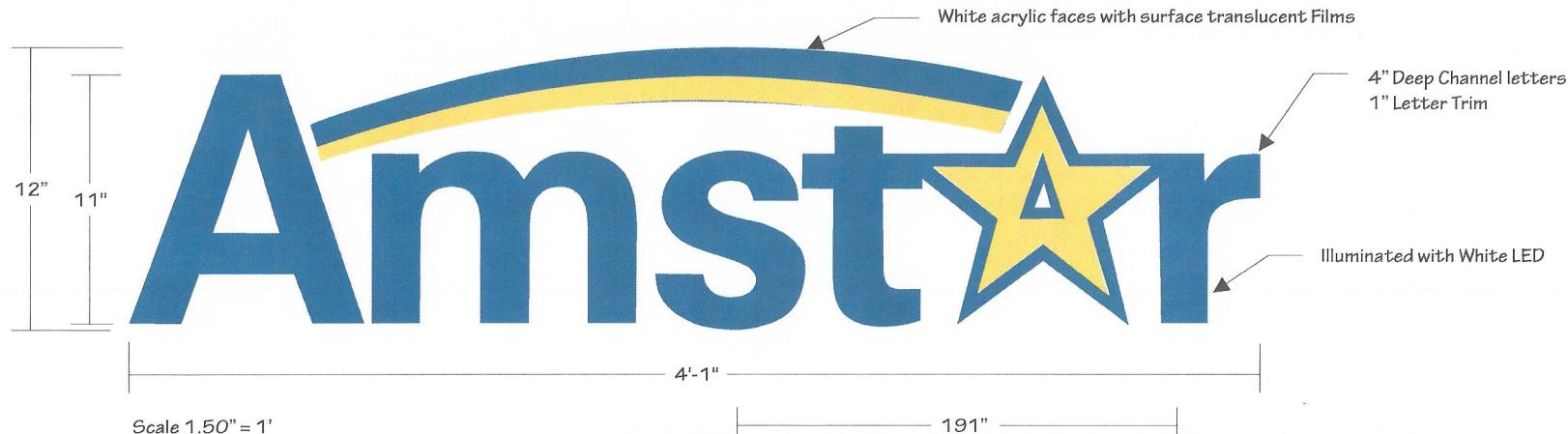
Open space.

We are adding some exterior open space that could be used for outdoor seating.

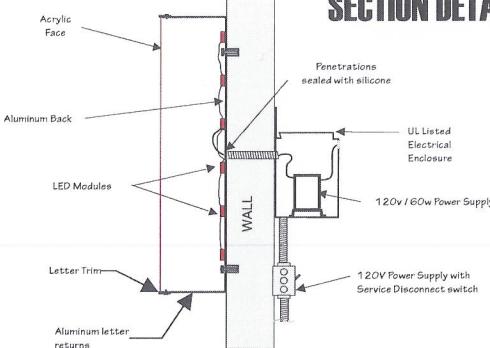
Lighting.

All lighting will be LED, and meet cut-off requirements. Walk ways will also have low level lighting for pedestrians.

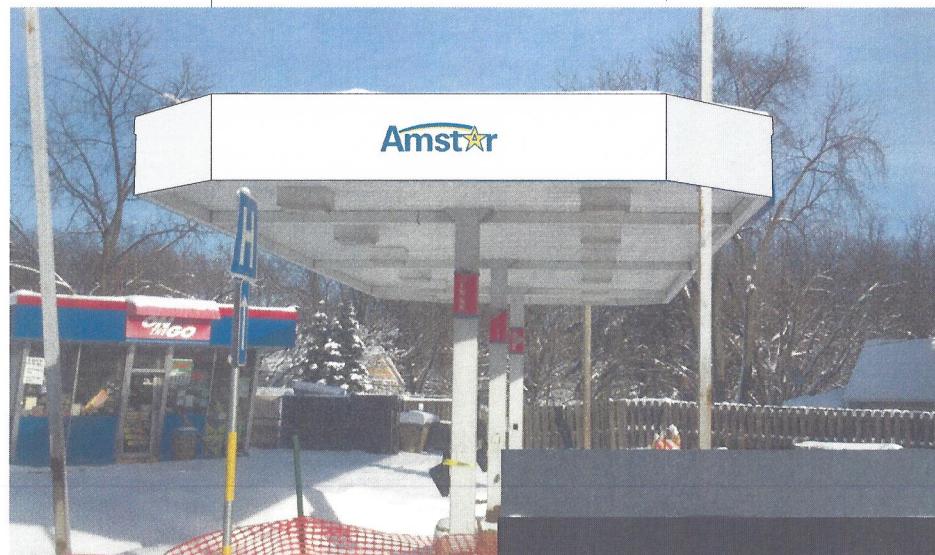
Amstar / Park St. Madison, WI



FRONT LIT LED CHANNEL LETTER SECTION DETAIL



36"



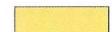
West Elevation -Not to scale



Night rendering of channel letters

Channel Letters

 3M 230-57 Olympic Blue Translucent

 3M 230-125 Mango Yellow

 MAP 114-77 Natural White
White 1" Trim cap

NOTICE

This sign is intended to be installed with the requirements of Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.



STATE - SIGN

Customer Amstar
Street 1129 S. Park St.
City Madison, WI

Date: 12.31.12
Account Rep. Gary Strohm

Designer: M Studnicka
Drawing No. Amstar canopy West
Revision
Scale 1.50" = 1'

Client Approval:
Date:

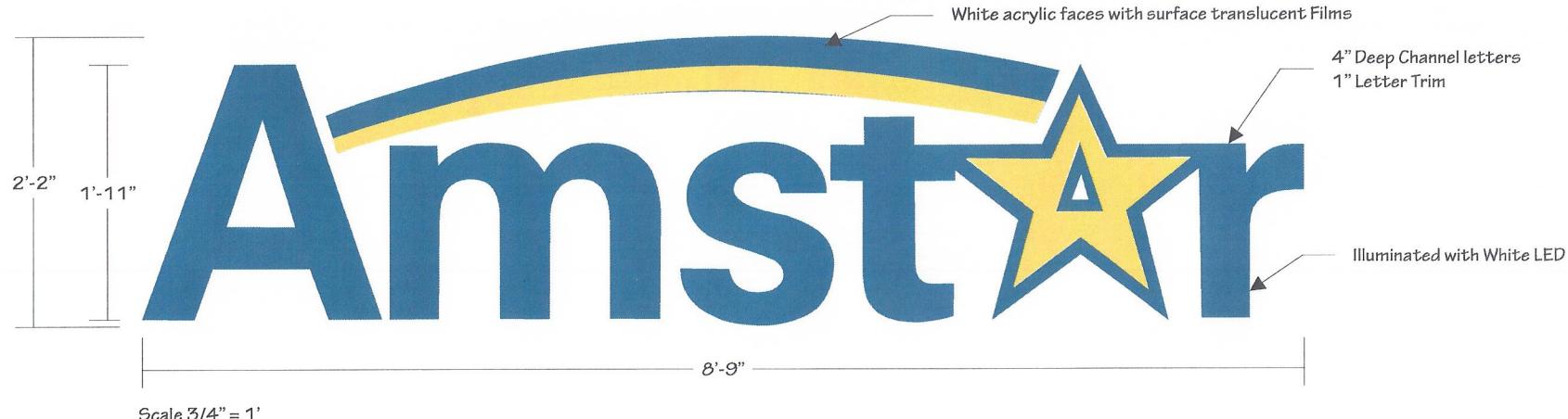
Landlord Approval:
Date:

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sign concept is to be submitted to client for approval.
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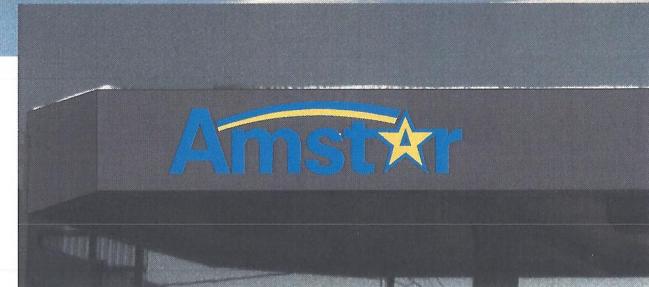
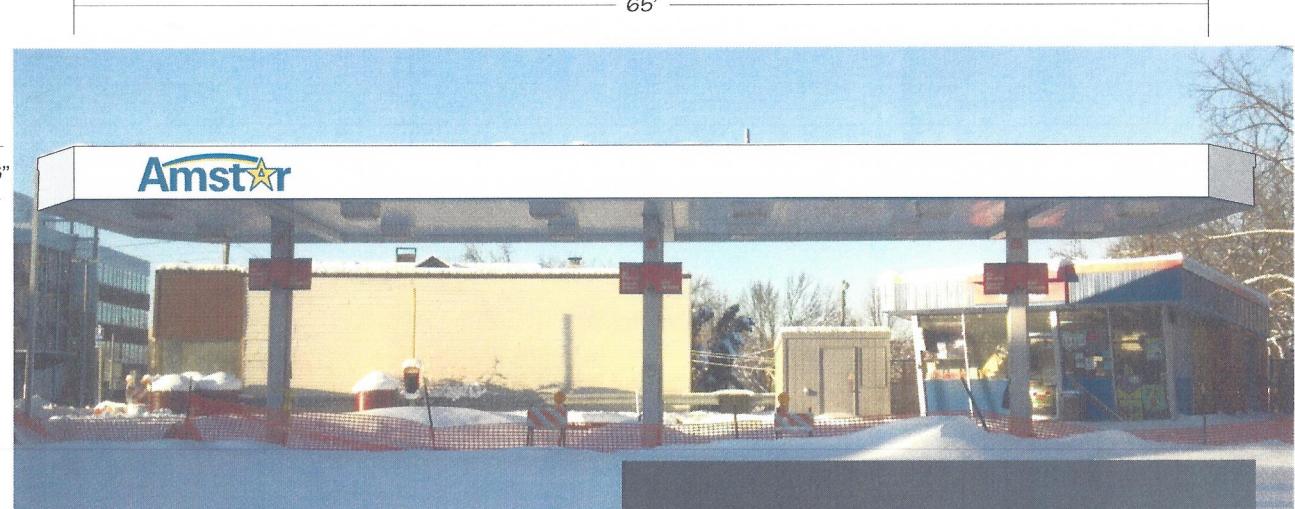
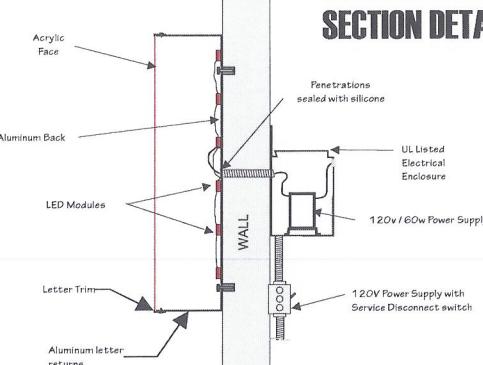
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Amstar / Park St. Madison, WI



FRONT LIT LED CHANNEL LETTER SECTION DETAIL



Channel Letters

3M 230-57 Olympic Blue Translucent

3M 230-125 Mango Yellow

MAP 11477 Natural White
White 1" Trim cap

NOTICE

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STATE - SIGN

Customer Amstar
Street 1129 S. Park St.
City Madison, WI

Date: 12.31.12

Account Rep. Gary Strohm

Designer: M Studnicka
Drawing No. Amstar canopy south
Revision
Scale 3/8" = 1'

Client Approval:
Date:

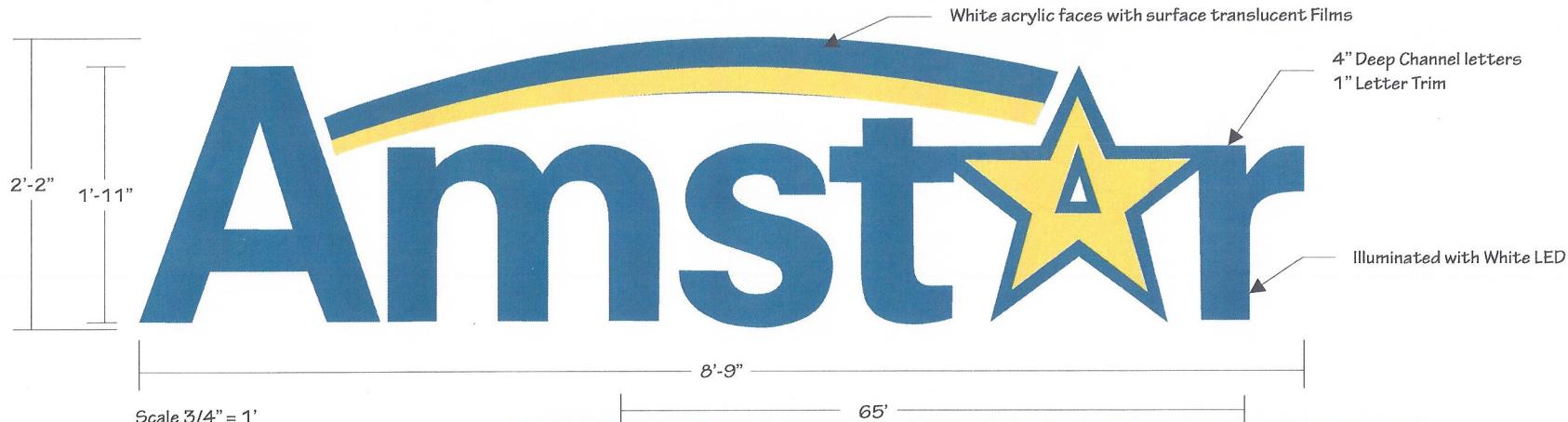
Landlord Approval:
Date:

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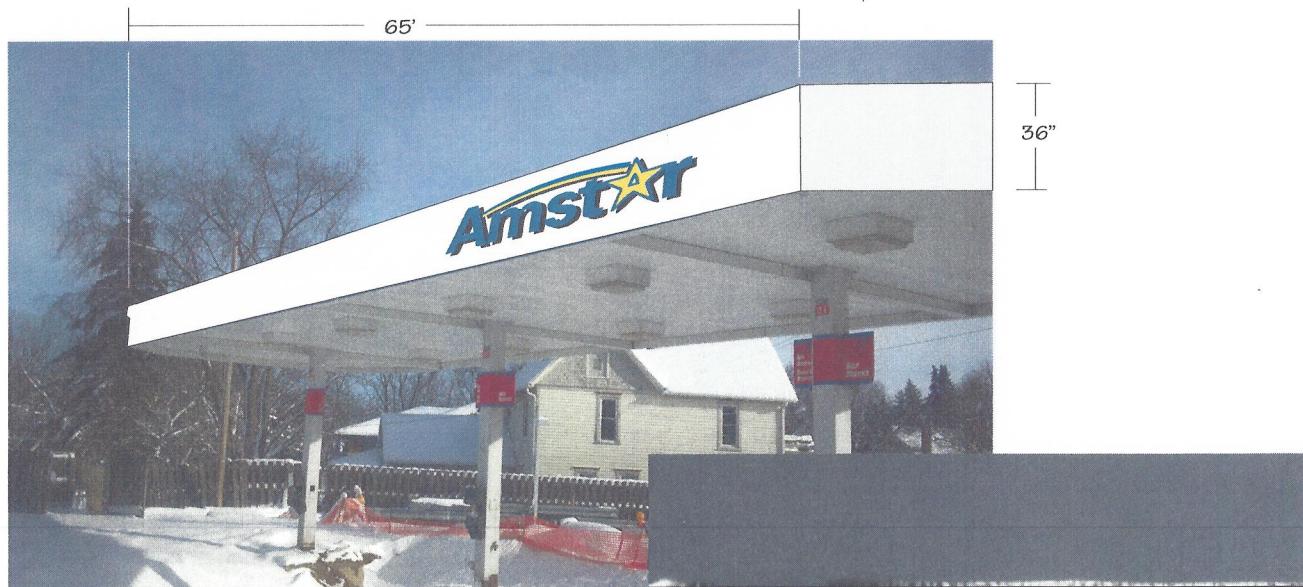
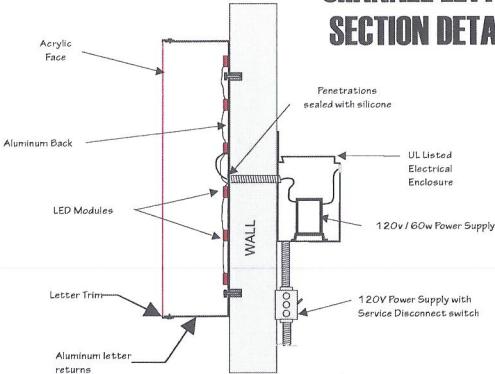
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Amstar / Park St. Madison, WI



FRONT LIT LED CHANNEL LETTER SECTION DETAIL



Channel Letters

 3M 230-57 Olympic Blue Translucent

 3M 230-125 Mango Yellow

 MAP 11477 Natural White
White 1" Trim cap

NOTICE

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Night rendering of channel letters



STATE - SIGN

Customer Amstar
Street 1129 S. Park St.
City Madison, WI

Date: 12.31.12
Account Rep. Gary Strohm

Designer: M Studnicka
Drawing No. Amstar canopy North
Revision
Scale 3/4" = 1'

Client Approval:
Date:

Landlord Approval:
Date:

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PROJECT

AmStar

1129 South Park Street

OWNER

Mohammed Ehtasham

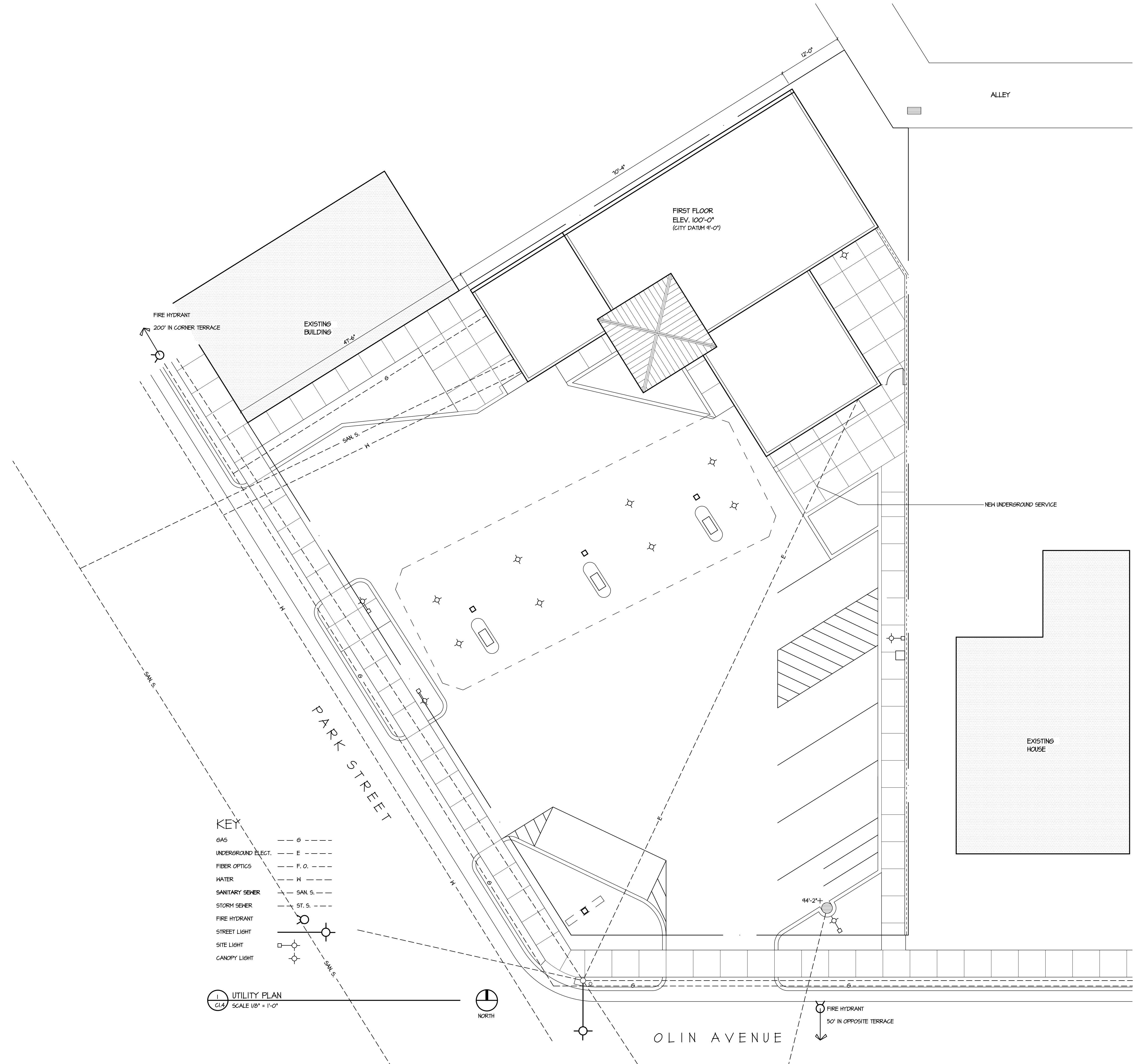
1129 South Park Street
Madison, WI 53715 (414)460-4050

SITE DATA

BUILDING SIZE	2,500
CONSTRUCTION TYPE	5B
BUILDING HEIGHT	23 FEET
NUMBER OF STORIES	1
OCCUPANCY TYPE	B
CAPACITY	20
LOT SIZE	13,200 SQUARE FEET
PARKING	5
BIKE STALLS	9
MOPED STALLS	3
PUMPS	3
ZONING	C2

INDEX

- T1.1 TITLE SHEET
- C1.1 SITE SURVEY/DEMOLITION PLAN
- C1.2 SITE PLAN
- C1.3 LANDSCAPE PLAN
- C1.4 UTILITY PLAN
- A1.1 FLOOR PLAN
- A2.1 BUILDING ELEVATIONS
- A2.2 BUILDING ELEVATIONS



PROJECT
AmStar
1129 South Park Street
Madison Wisconsin
DRAWING
UTILITY PLAN

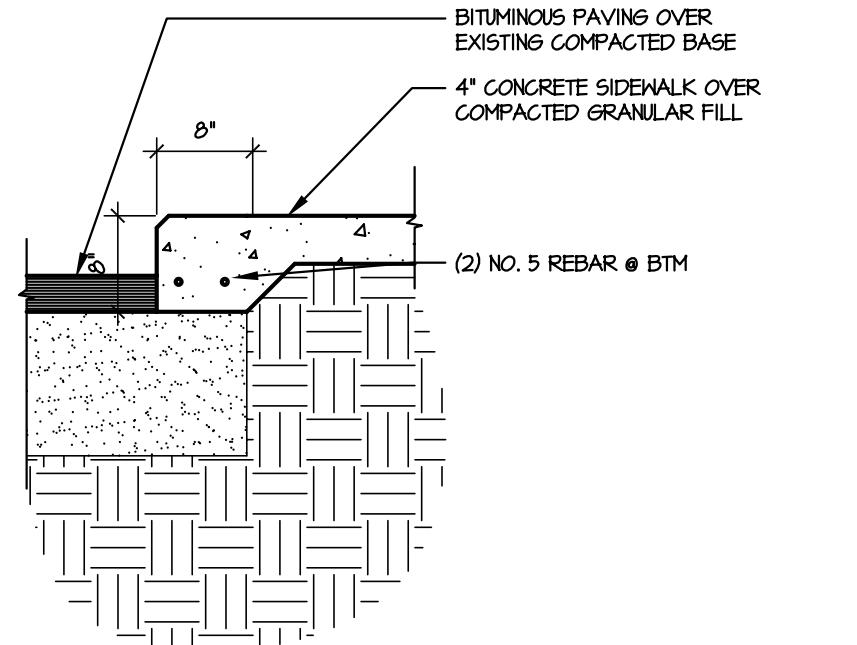
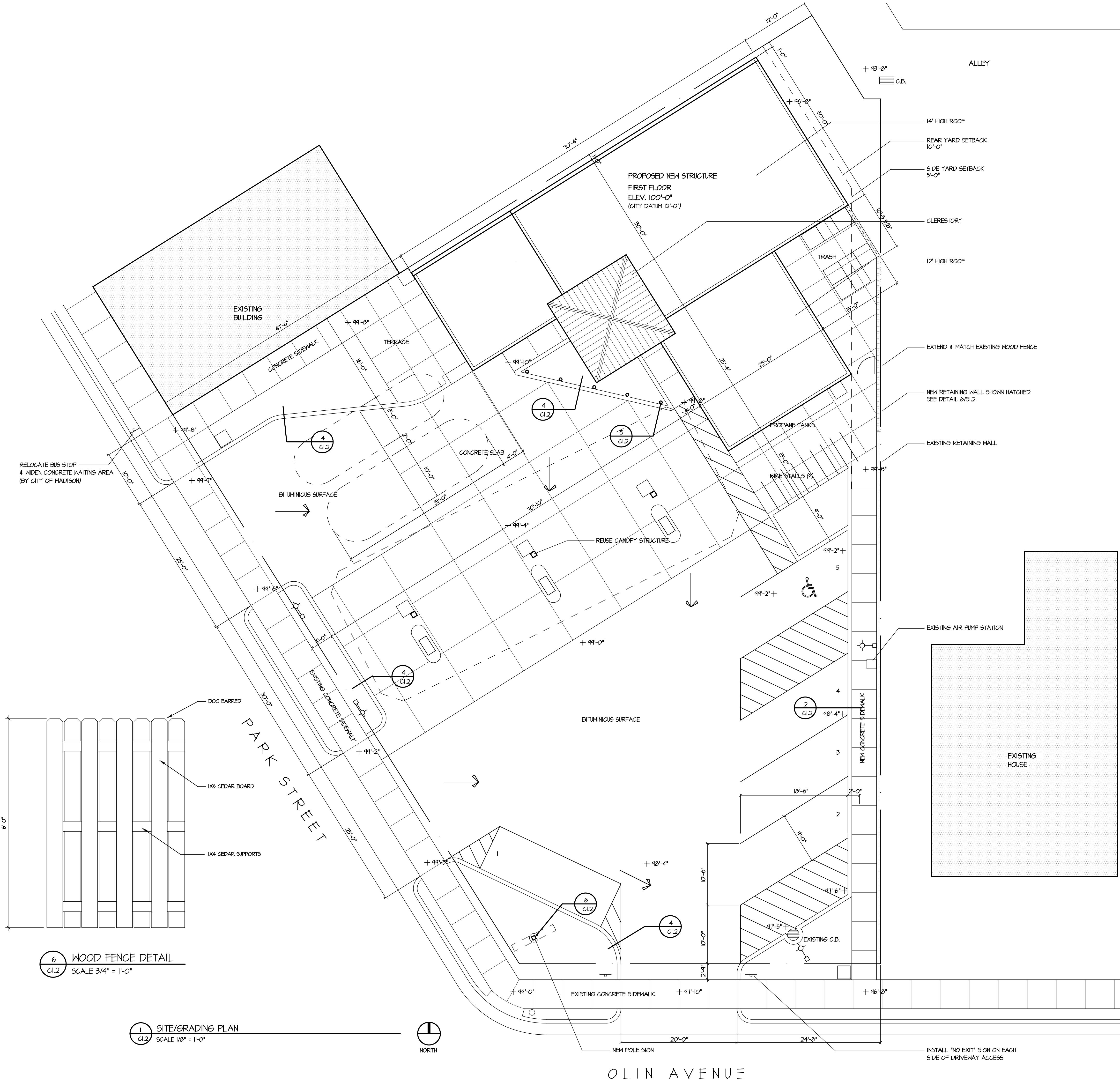
DATA
Project # 20117
Date 08.08.12
Drawn by jws

C1.4

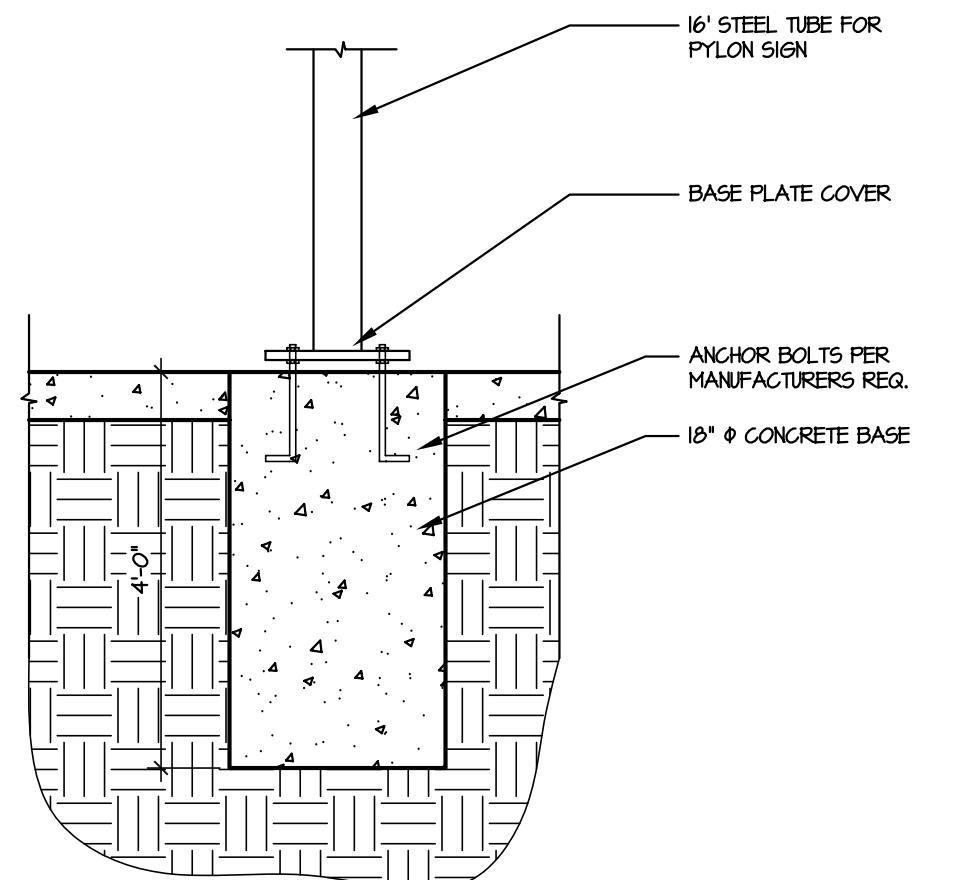
104 King Street
Madison, WI 53703
528 Fax 608-255-1764

Madison, WI 53703
528 Fax 608-255-1764

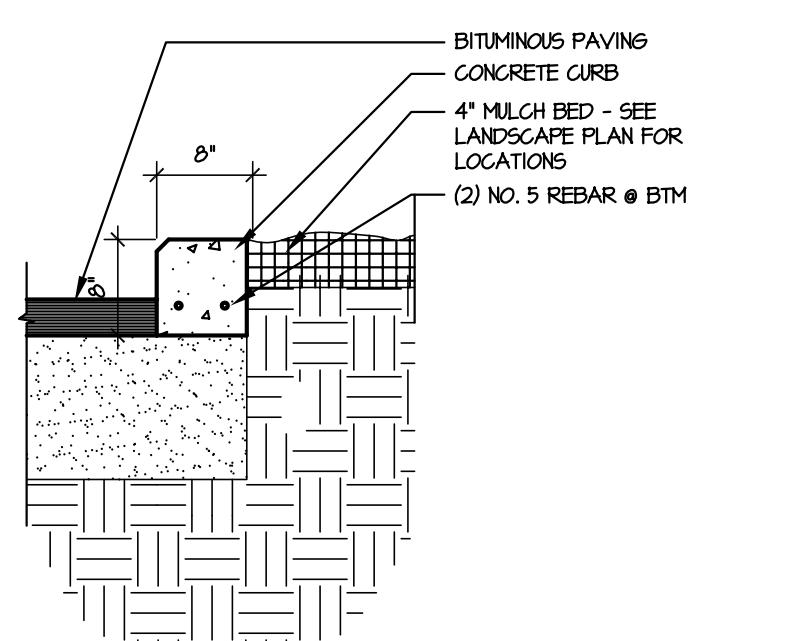
0207 940 0000 200 1704



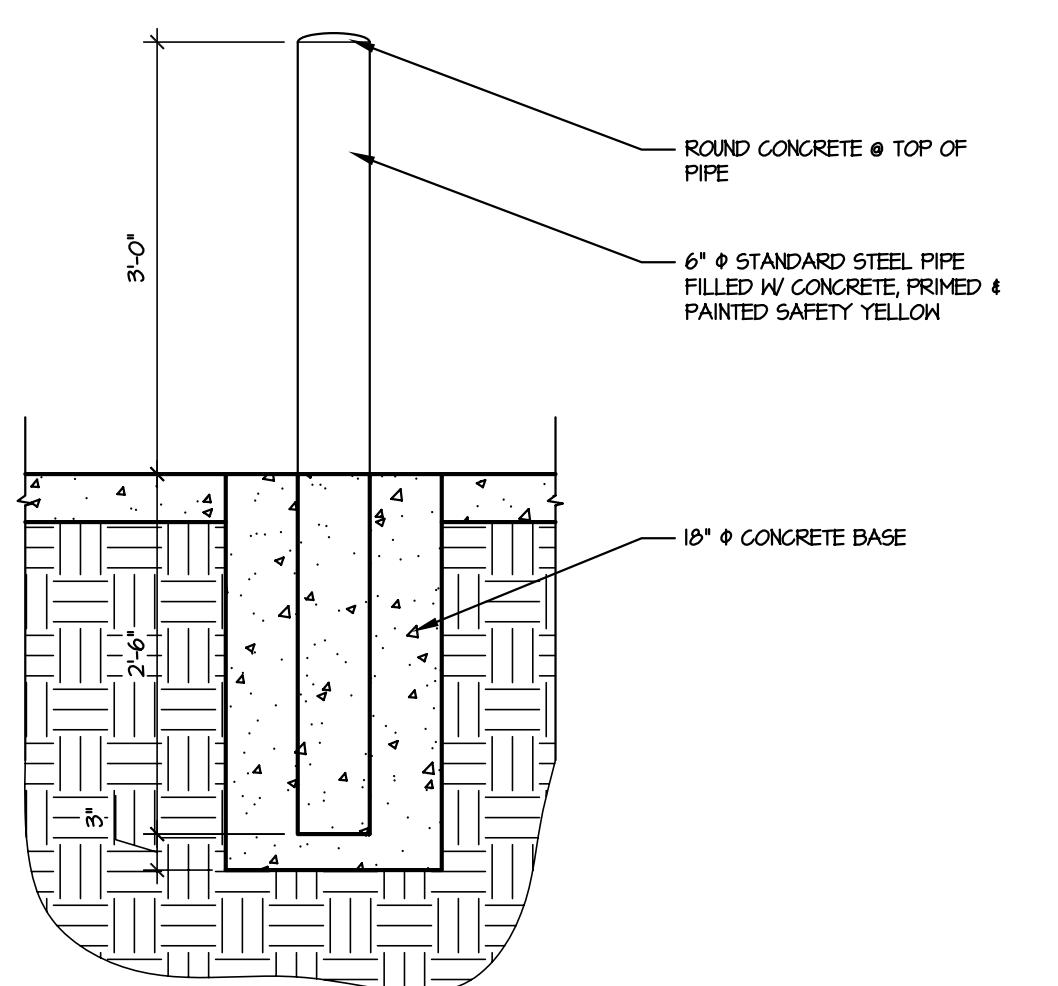
2 CURB/SIDEWALK DETAIL
C1.2 SCALE 3/4" = 1'-0"



3 PYLON SIGN BASE DETAIL



4 CURB DETAIL
CL.2 SCALE 3/4" = 1'-0"



5 BOLLARD DETAIL
C1.2 SCALE 3/4" = 1'-0"

PROJECT

**1129 South Park Street
Madison, Wisconsin**

Madison Wisconsin

DRAWING

SITE PLAN

DATA
Project #: 201117
Date: .08.08.12
Drawn by: j.w.s.

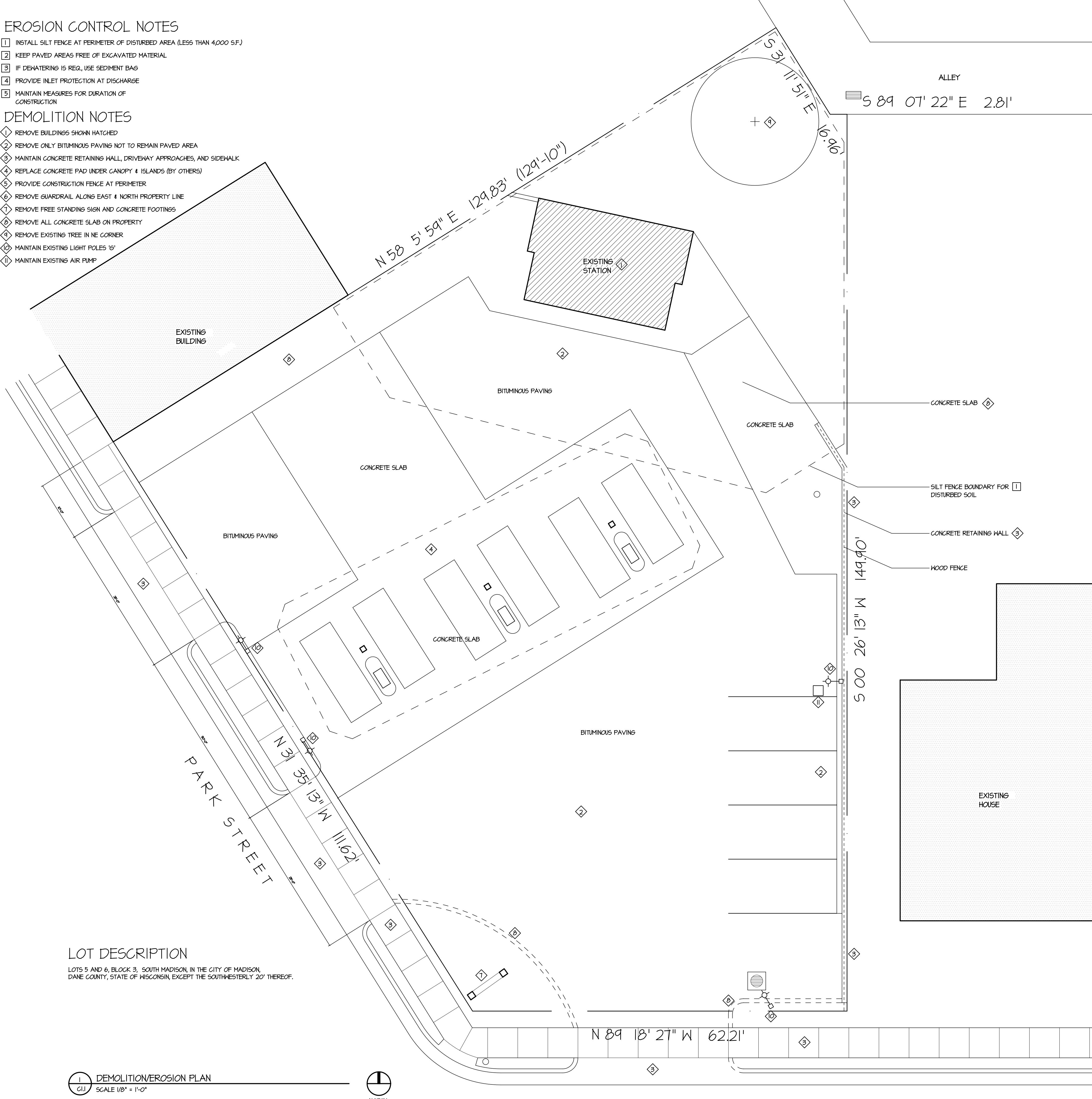
C1.2

EROSION CONTROL NOTES

1. INSTALL SILT FENCE AT PERIMETER OF DISTURBED AREA (LESS THAN 4,000 S.F.)
2. KEEP PAVED AREAS FREE OF EXCAVATED MATERIAL
3. IF DEWATERING IS REQ., USE SEDIMENT BAG
4. PROVIDE INLET PROTECTION AT DISCHARGE
5. MAINTAIN MEASURES FOR DURATION OF CONSTRUCTION

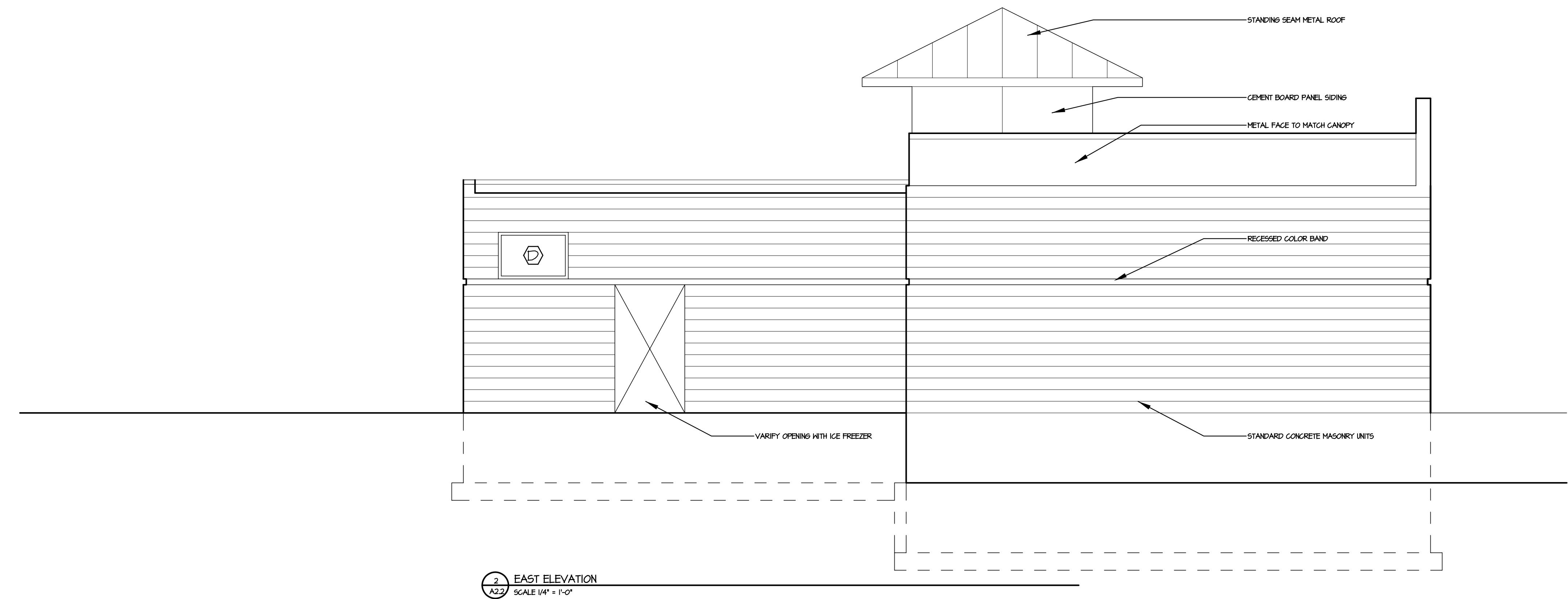
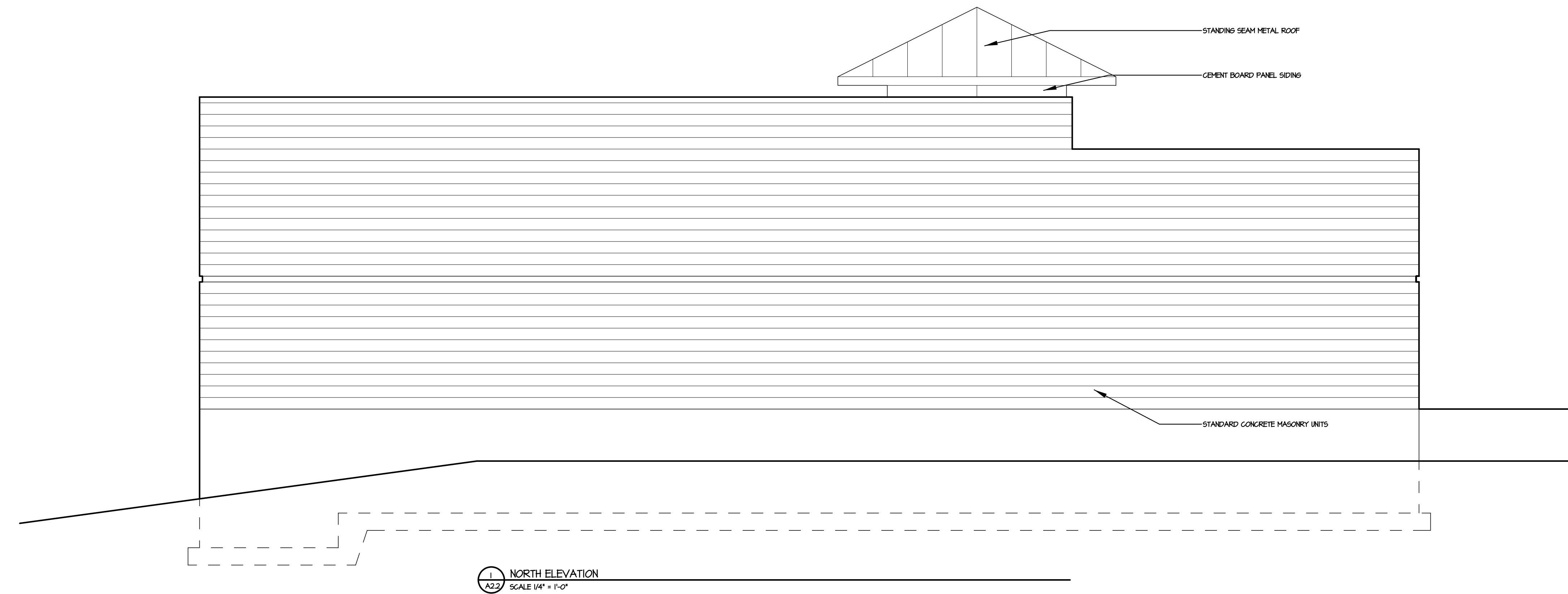
DEMOLITION NOTES

1. REMOVE BUILDINGS SHOWN HATCHED
2. REMOVE ONLY BITUMINOUS PAVING NOT TO REMAIN PAVED AREA
3. MAINTAIN CONCRETE RETAINING WALL, DRIVEWAY APPROACHES, AND SIDEWALK
4. REPLACE CONCRETE PAD UNDER CANOPY & ISLANDS (BY OTHERS)
5. PROVIDE CONSTRUCTION FENCE AT PERIMETER
6. REMOVE GUARDRAIL ALONG EAST & NORTH PROPERTY LINE
7. REMOVE FREE STANDING SIGN AND CONCRETE FOOTINGS
8. REMOVE ALL CONCRETE SLAB ON PROPERTY
9. REMOVE EXISTING TREE IN NE CORNER
10. MAINTAIN EXISTING LIGHT POLES 10'
11. MAINTAIN EXISTING AIR PUMP



SUTTON
ARCHITECTURE
104 King Street
Madison, WI 53703
Tel. 608-256-2528 Fax 608-255-1764

PROJECT
AmStar
1129 South Park Street
Madison Wisconsin
DRAWING
DEMOLITION/EROSION PLAN
DATA
Project # 201117
Date 08.08.12
Drawn by jws



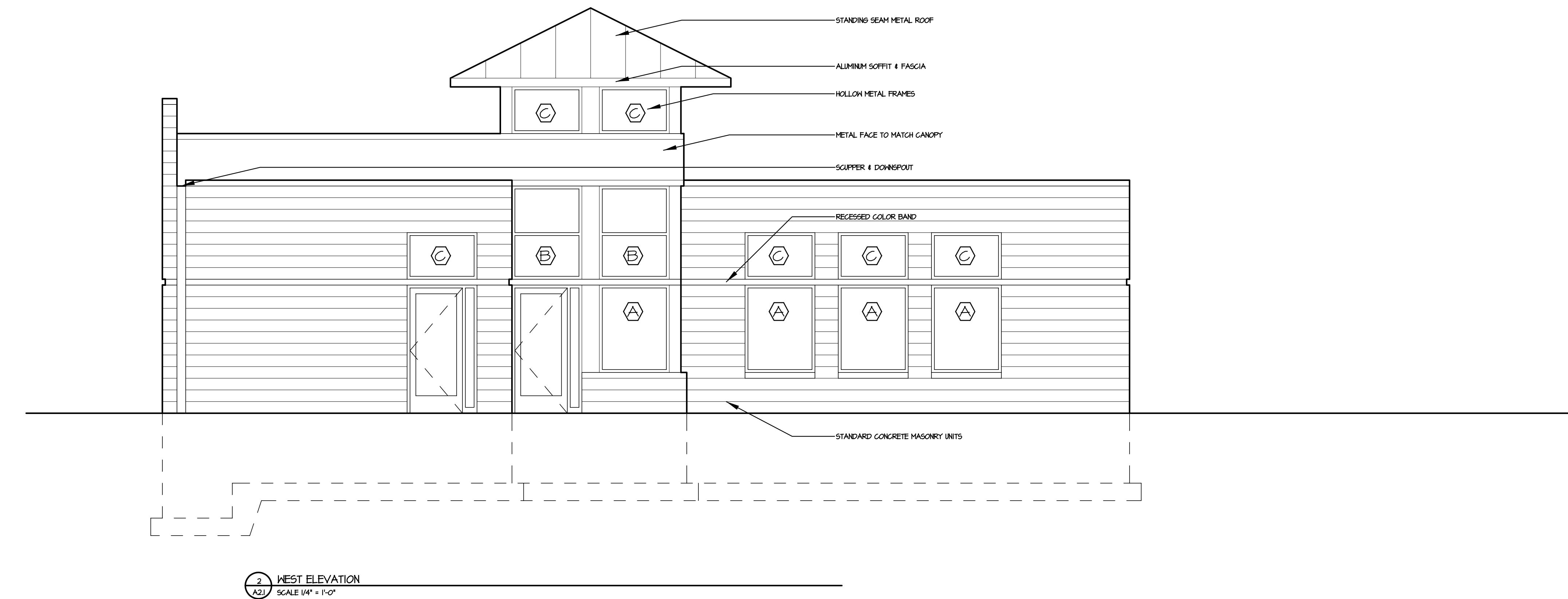
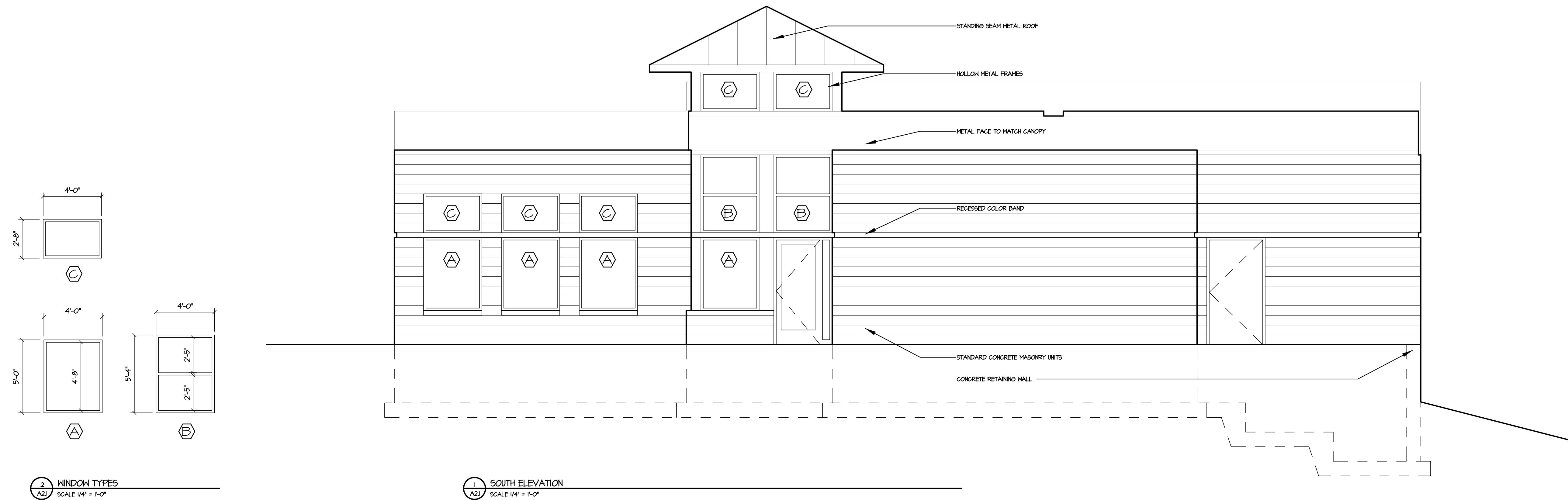
PROJECT
AmStar

1129 South Park Street
Madison Wisconsin

DRAWING
BUILDING ELEVATIONS

DATA
Project # 20117
Date: 08.08.12
Drawn by: j.w.s.

A2.2



PROJECT
AmStar
1129 South Park Street
Madison Wisconsin
DRAWING
BUILDING ELEVATIONS

DATA
Project # 20117
Date 08.08.12
Drawn by j.w.s.

ROOM FINISH SCHEDULE

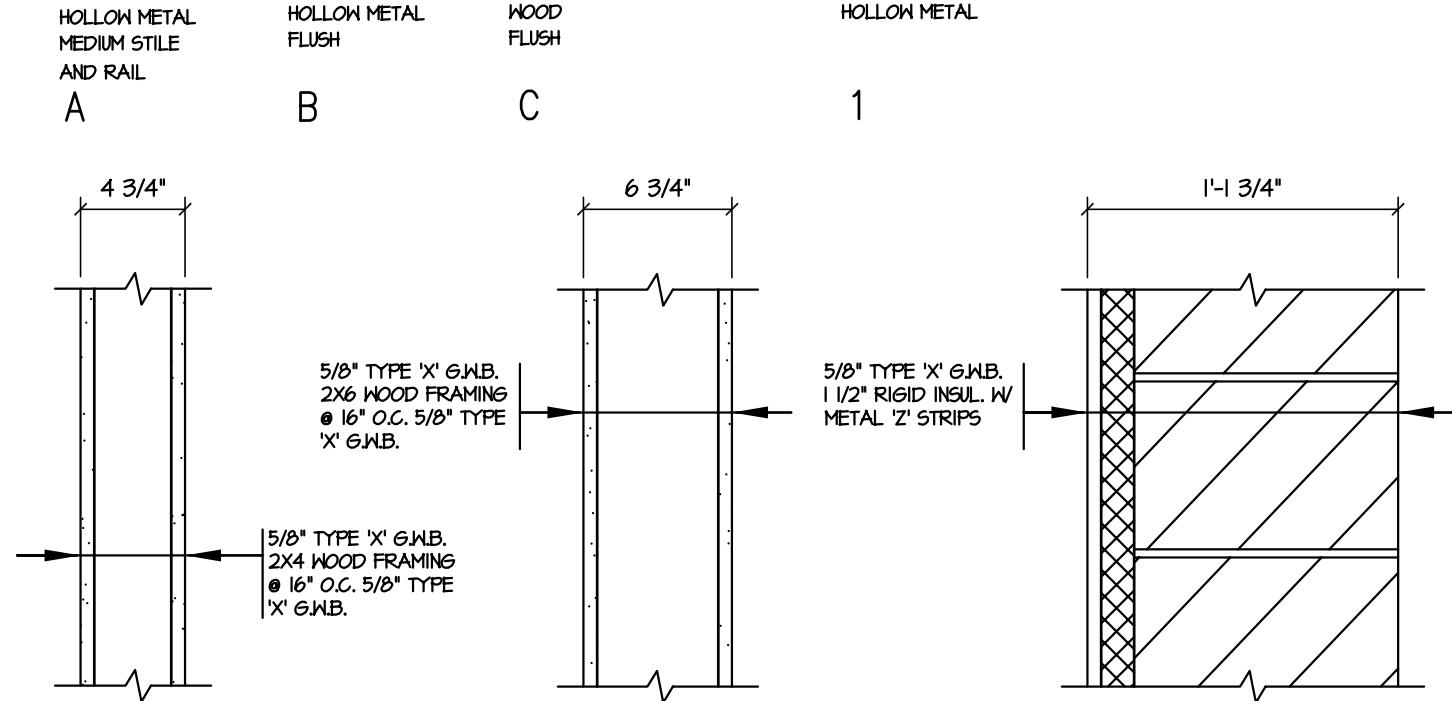
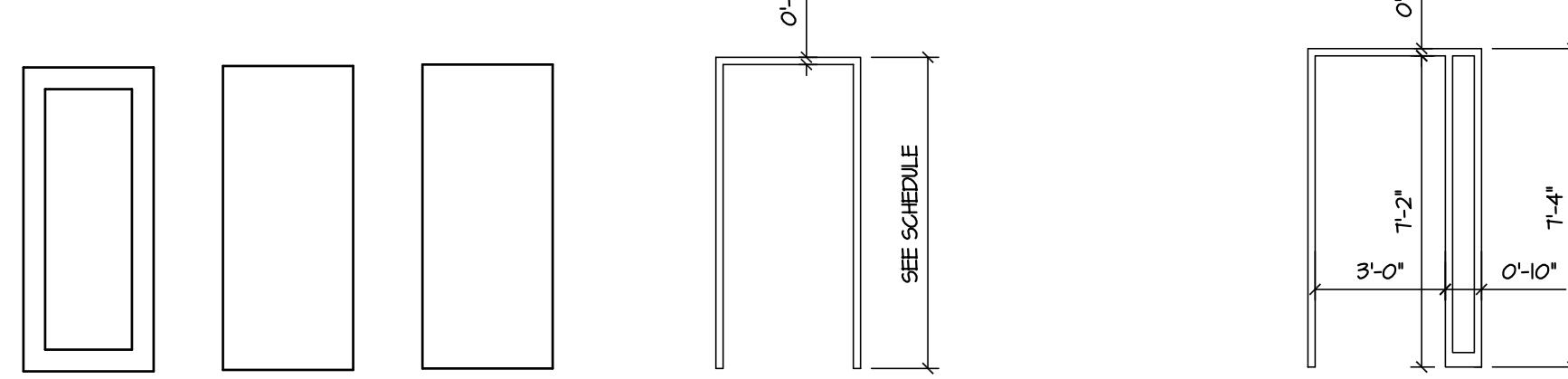
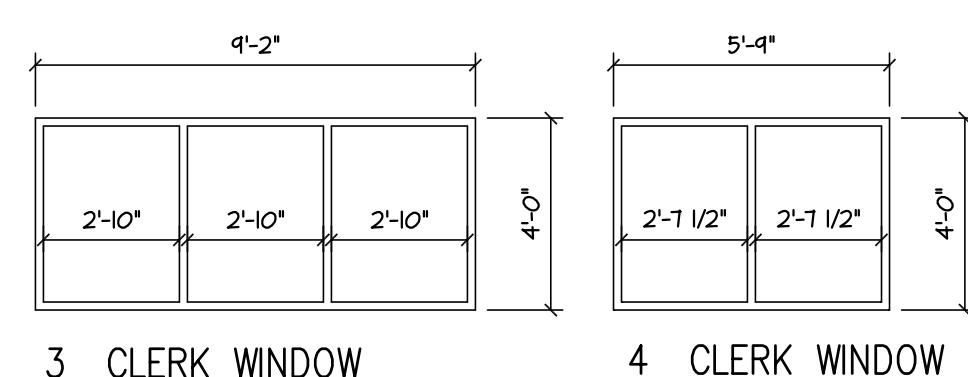
RM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		HGT	REMARKS
				MATERIAL	MATERIAL	NORTH	WEST	SOUTH	EAST		
100	CLERK	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	8'	
101	SALES	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'-12"	SUSP ACOUST
102	WOMEN'S	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	PT. GYP. BD.
103	MEN'S	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	PT. GYP. BD.
104	OFFICE	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	PT. GYP. BD.
105	STORAGE	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	PT. WD TRUSSES
106	KITCHEN	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	SUSP ACOUST
107	RESTAURANT	CONC.	VINYL	PNT.	PNT.	PNT.	PNT.	PNT.	PNT.	10'	SUSP ACOUST

DOOR & FRAME SCHEDULE

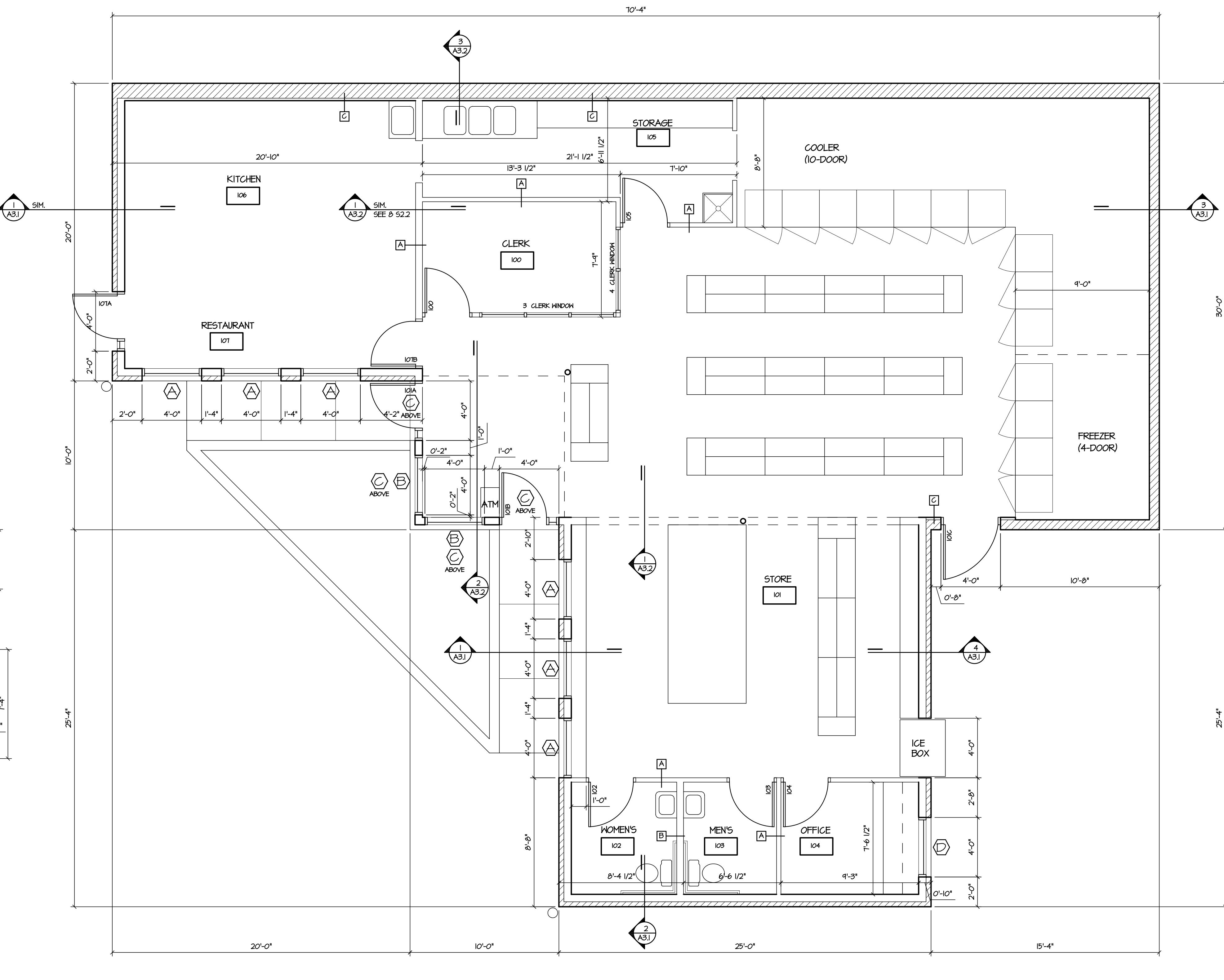
MARK	DOOR SIZE	DOOR		FRAME			HDWRE	REMARKS
		TYPE	MATERIAL	FIN	MATERIAL	FINISH		
100	3'-0" X T-0"	B	HM.	PNT.	HM. 1	PNT.	4-3/4"	2
101A	3'-0" X T-2"	A	HM.	PNT.	HM. 2	PNT.	6-3/4"	6
101B	3'-0" X T-2"	A	HM.	PNT.	HM. 2	PNT.	6-3/4"	6
101C	3'-0" X T-2"	B	HM.	PNT.	HM. 1	PNT.	6-3/4"	1
102	3'-0" X T-0"	C	WD.	PNT.	HM. 1	PNT.	4-3/4"	3
103	3'-0" X T-0"	C	WD.	PNT.	HM. 1	PNT.	4-3/4"	3
104	3'-0" X T-0"	C	WD.	PNT.	HM. 1	PNT.	4-3/4"	4
105	3'-0" X T-0"	C	WD.	PNT.	HM. 1	PNT.	4-3/4"	5
107A	3'-0" X T-2"	A	HM.	PNT.	HM. 2	PNT.	6-3/4"	3
107B	3'-0" X T-0"	A	HM.	PNT.	HM. 1	PNT.	6-3/4"	3

ABBREVIATIONS
TF = TRANSPARENT FINISH
H. M. = HOLLOW METAL
PNT. = PAINT (COLOR SELECTED BY OWNER)

HARDWARE SETS
1 CLOSURE 4 LOCKSET 6 CLOSURE
DEADBOLD PASSAGE PUSH/PULL
2 DEADBOLD PASSAGE DEADBOLD
3 CLOSURE PRIVACY 5 PASSAGE



2 WALL TYPES
AU SCALE 1/2" = 1'-0"



1 FLOOR PLAN
AU SCALE 1/4" = 1'-0"



PROJECT
AmStar

1129 South Park Street
Madison Wisconsin

DRAWING
FLOOR PLAN

DATA
Project # 20117
Date: 08.08.12
Drawn by: j.w.s.



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	1	2"	Common Hackberry	BB
SHL	2	2"	Skyline Honeylocust	BB
STC	1	2"	Sergeant Tina Crab	BB
ABS	2	3'	Autumn Brilliance Serviceberry	BB
CC	22	15"	Cranberry Cotoneaster	Con
CPB	4	15"	Crimson Pygmy Barberry	Con
DBH	17	24"	Dwarf Bush Honeysuckle	Pot
GFS	16	18"	Gold Flame Spirea	Pot
RTD	3	24"	Bailey's Red Twig Dogwood	Pot
sdd	16	1 G	Stella de Oro Daylily	Con

Notes

- 1) Lawn areas to receive a minimum of 4" of topsoil, seed (No-Mow), starter fertilizer, and straw mulch.
- 2) Planting beds to receive 3" of #2 native washed stone over weed barrier fabric.
- 3) Decorative Boulders to be 18"- 24" weather-edged limestone boulders.

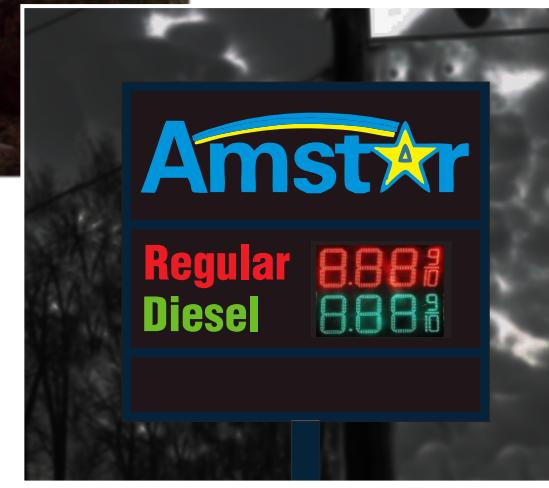
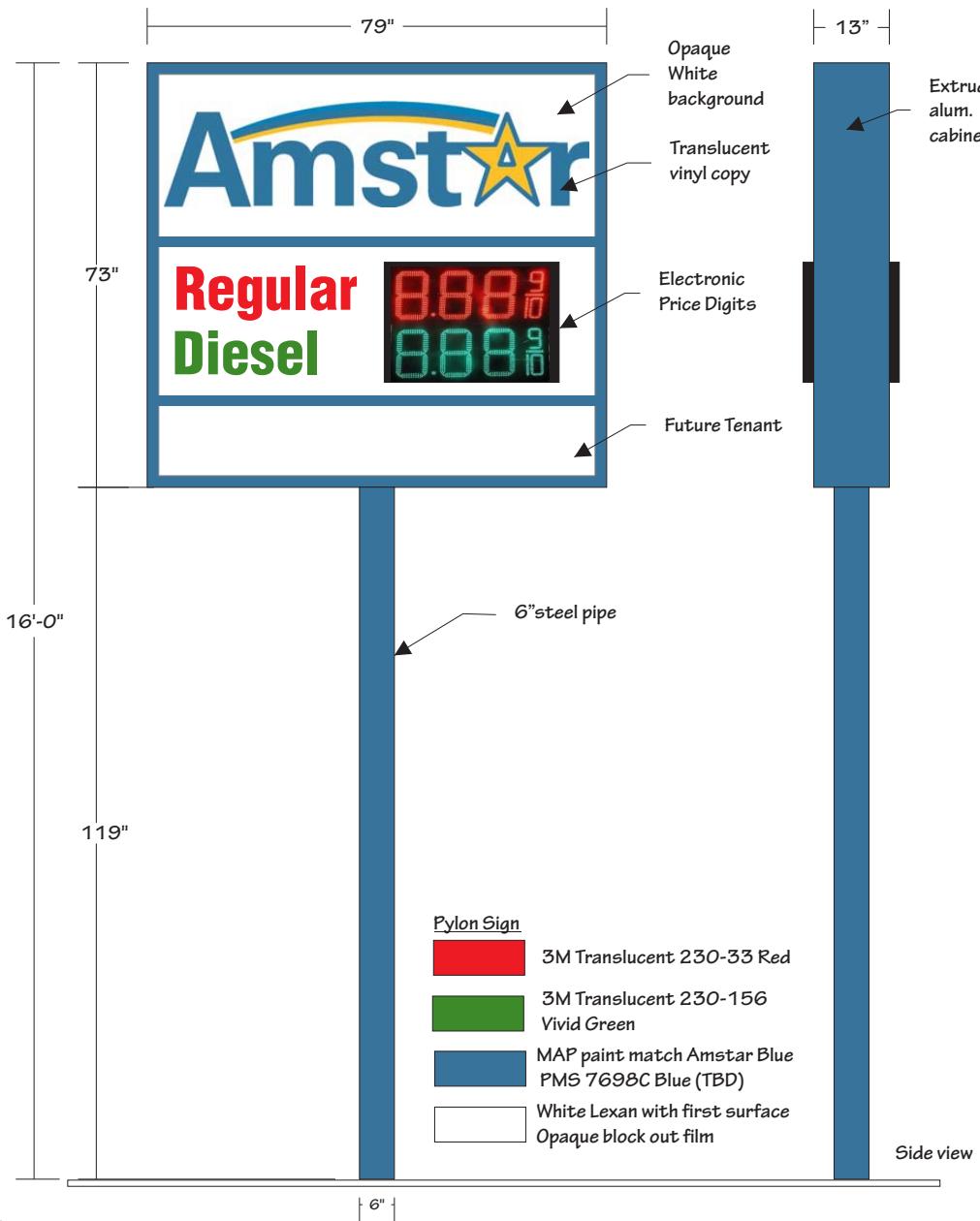
**STAR BUILDING ADDITION
29 S PARK STREET - CITY OF MADISON
LANDSCAPE PLAN
EXHIBIT #5**

DATED: DECEMBER 10, 2012
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com

Amstar / Park St. Madison, WI



STATE - SIGN

Customer Amstar
Street 1129 S. Park St.
City Madison, WI

Date: 12.18.12
Account Rep. Gary Strohm

Designer: M Studnicka
Drawing No. Amstar
Revision
Scale 3/8" = 1"

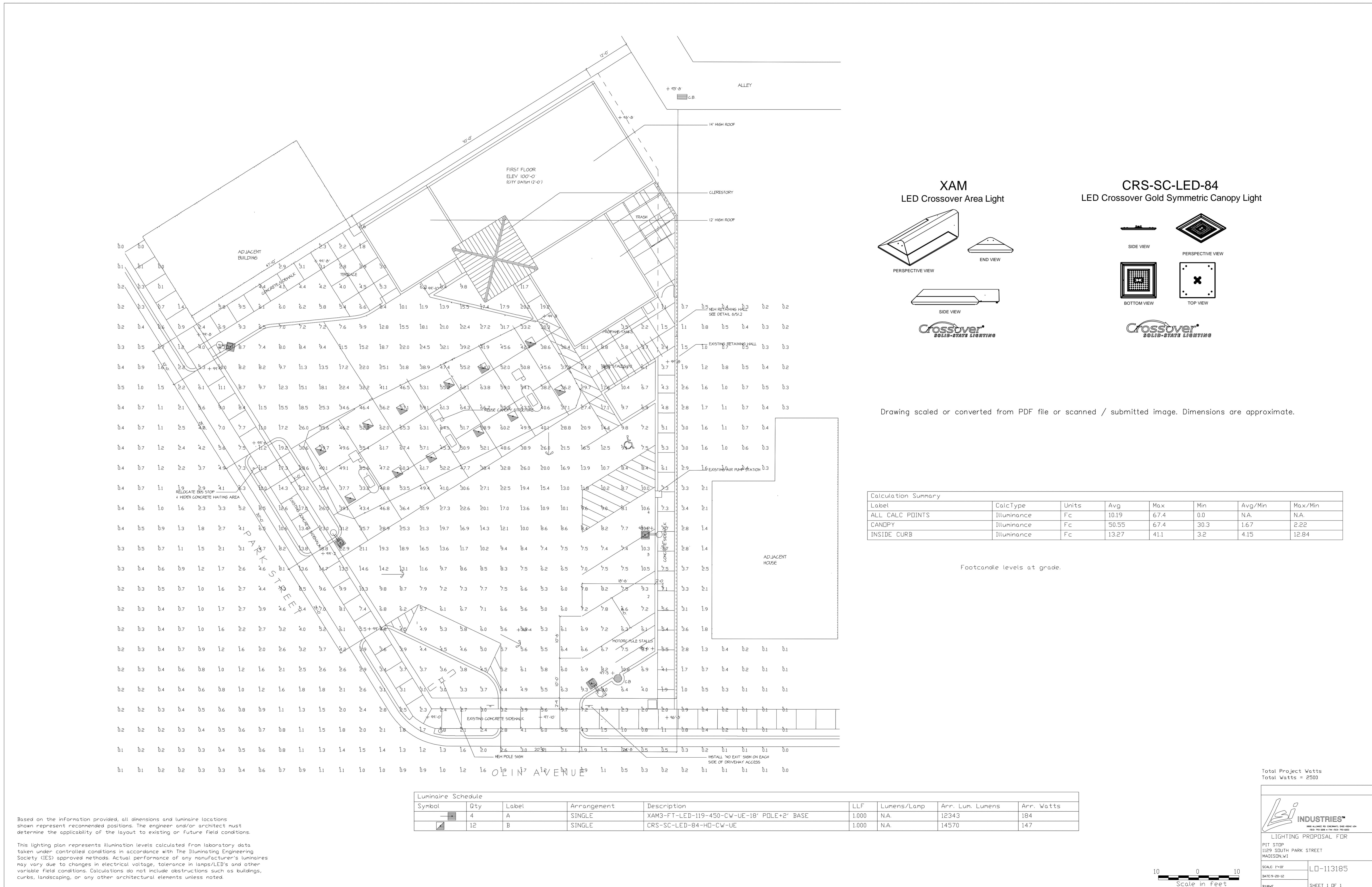
Client Approval:
Date:

Landlord Approval:
Date:

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CLOTHES COLLECT

U'SA GAS

CLOTHES & SHOES ONLY
This box is for your used
clothes, shoes & linens.
Let your used clothes get a
second life and be reused.
That makes good sense!

PLEASE LEAVE YOUR
EMPTY CYLINDER HERE
mer as
1-888-I-BUY-PPX
(888) 428-9779

PROpane FLAMMABLE NO SMOKING

AmeriGas
Cylinder Exchange
Chill & Grill!
HOW TO EXCHANGE YOUR PROPANE CYLINDER
1. Bring empty cylinder here
2. Pay amount in store
3. Receive new cylinder
Buy a Spare
\$22.49 \$52.99
FLAMMABLE
NO SMOKING
EMERGENCIES: 1-888-428-9779
www.amerigas.com







CLOTHES
& SHOES















380-RMZ
JON LANCASTER











CLOTHES COLLECTION

CLOTHES
& SHOES

packaged ice

MR. ICE

179
20 LB
369
20 LB

ICE
MR. ICE

USA GAIN

CLOTHES & SHOES ONLY

This box is for your used clothes, shoes & linens. Let your used clothes get a second life by being reused. That makes good sense!

FLAMMABLE
DO NOT CONCERN
CARBONATED - 800-828-4779

WE COOPERATE WITH SCHOOLS,
NON-PROFITS, CITY RECYCLING
PROGRAMS AND LOCAL BUSINESSES
TO BRING THIS RECYCLING
PROGRAM TO YOUR COMMUNITY.
FOR MORE INFORMATION, CALL OR
VISIT [WWW.USAGAIN.COM](http://www.usagain.com)

ON
THE GO

IN CASE OF
FIRE OR SPILL:
1. Use Emergency
Stop
2. Call Fire Dept.
or 911

OPEN

Marlboro

\$7.19

MAVERICK



ON
THE GO

OPEN

ATM

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GRAND
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12
PACK
CANS

Corona
Mist

\$2.99

RESALABLE
POUCH
GUARANTEED
FRESH

NEWPORT
Pleasure!
CIGARETTES

DRUMSTICK



Midland
Park

JADE GARDEN

PARKING IN REAR

FOR RENT

Suite - 61 347-8307



True Value

QUALITY HARDWARE

QUALITY HARDWARE

NO TURNING

RIGHT















CLARK

ON THE GO

ICE







THIS IS PUMP No. 1

4% CASH BACK

UNLEADED EXTRA PREMIUM

CLARK
VALUE DRIVEN



CLARK

Self
Service

H

Literacy
Networks
Volunteers needed for
ESL Classes
244-2300





CLARK

13-5

No
SMOKING
TURN OFF
ENGINE

SELF
SERVICE

13-6

No
SMOKING
TURN OFF
ENGINE

SELF
SERVICE

WISCONSIN
STATE JOURNAL

WISCONSIN STATE JOURNAL
PROGRESS FORUM
CLARK GAS STATION
CLOTHES COLLECTION

CLOTHES COLLECTION

993240





W Olin-Av



UNLEADED 357⁹
EXTRA 371⁹
PREMIUM 383

CLARK



True Value

QUALITY HARDWARE

ORIENTAL
FOOD MART

1 Park St



Country Subs

Country Subs

CLARK

ULTRA 3.57
EXTRA 3.71
PREMIUM 3.83

CLARK

NO
PARKING
ANY
TIME