

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

March 7, 2023

Project: 02310

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Letter of Intent – Conditional Use Permit, JJ Mart, 220 Cottage Grove Road

Ms. Heather Stouder:

Introduction:

In June of 2022 the current owner, Dhillon Investments LLC, purchased the property and building at 220 Cottage Grove Road. The building was previously occupied as a gas station and auto repair shop. The new owner since purchasing the building has continued to sell gasoline, and some limited convenience store item at the site. The new owner would like to expand amount of convenience store merchandise by remodeling the 3 bay repair garage into store sales, and coffee beverage dispensing areas. A small addition will be added to the building, mostly reach-in coolers.

Project Description:

The proposed project consists of remodeling the interior of the existing 1-story, 1,858 square foot building, and adding a 409 square foot, 1-story addition. The existing gasoline dispensers and detached canopy will remain unchanged. The exterior of the building will be refaced in brick and horizontal siding. The site will be updated with new landscaping. Two of the 5 driveway entrances will be removed per discussions with the City of Madison Traffic Engineering Department. The project will have 5 auto parking stalls, and 4 bike parking stalls.

Business Operation:

The hours of operation for JJ Mart, will be from 7 am -9 pm Monday – Saturday, and 7 am – 6 pm on Sunday. There will be 1- 2 employees working during business hours.

Development Team:

The architect is Ferch Architecture. The civil engineer is Quam Engineering. The structural engineer is Structural Integrity. The landscape architect is Outdoor Arts Landscape.

Project Schedule:

It is anticipated that construction will start in May of 2023 and be completed in November of 2023.

Thank you for your time and consideration of this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "DAVID FERCH".

David Ferch ALA
