

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

02890

DATE SUBMITTED: <u>02-15-06</u>	Action Requested
UDC MEETING DATE: <u>02-22-06</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2801 UNIVERSITY AVE

ALDERMANIC DISTRICT: 11TH DISTRICT

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
SID KABIR (SUPREME HOLDINGS) LOUTHER & ASSOCIATES DESIGNS
9809 SHADOW WOOD DR. 2014 WILDBERRY DR.
VERONA, WI 53593 MADISON, WI 53719

CONTACT PERSON: CASEY LOUTHER (LOUTHER & ASSOCIATES)
Address: 2014 WILDBERRY DR.
MADISON, WI 53719
Phone: 608-206-0185
Fax: 608-248-5774
E-mail address: DOOZERX@TDS.NET



- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

LETTER OF INTENT
TO THE URBAN DESIGN COMMISSION
OF THE CITY OF MADISON

CONDITIONAL USE PLAN
And Demolition

Demolition of Existing 10' X 20' Building
New 16' X 50' Station/Food Service Building
2801 University Ave.
In the City of Madison, Dane County, Wisconsin,

Application Submittal Date: February, 15 2006

Project Name: Gas N Food University

Owner: Mr. Sid Kabir dba Supreme Holdings L.L.C.
9809 Shadow Wood Drive
Verona, Wisconsin 53593
Contact: Sid Kabir
(608) 446-0597

Construction: Mr. Jerry Gallagher
Gallagher Construction Co.
1001 Gilbert Rd.
Madison, Wisconsin 53711
(608) 270-0479 Office
(608) 270-0477 Fax

Designer: Mr. Hal Hovorka
Hal-Ken Engineering
3943 NW. Echo Court
Portland, Oregon 97229
(503) 645-1470

Presenter: Mr. Casey Louther
Louther & Associates Designs, LLC
7014 Wildberry Drive
Madison, Wisconsin 53719
(608) 206-0185

Landscape:

Mr. Jeffrey R. DeLaura
2814 Wentworth Drive
Madison, Wisconsin 53719
(608) 334-7949

Project:

Demolition of an existing 10' x 20' service building at 2801 University Avenue the City of Madison, Dane County, Wisconsin.

Construct a new 16'-9"x50'-0" Convenience Store over existing site of demolished Service Building.

The Owner has already removed existing tanks, cleaned the site and replaced the existing tanks & gas pumps with new, more efficient models.

Zoning:

C-2:

Economic/Ecologic Impact:

Cleaning up leaking inefficient tanks and pumps will clean the polluted ecology and improve the environment.

By enlarging the Convenience Store the economic factors will change, by adding more employees, and more creating increased sales of products.

Employees:

This project will now employ six (6) employees, on staggered shifts.

Hours of Operation:

Hours of operation will be 6:00 A.M. to 11:00 P.M..

Sincerely,

Sid Kabir

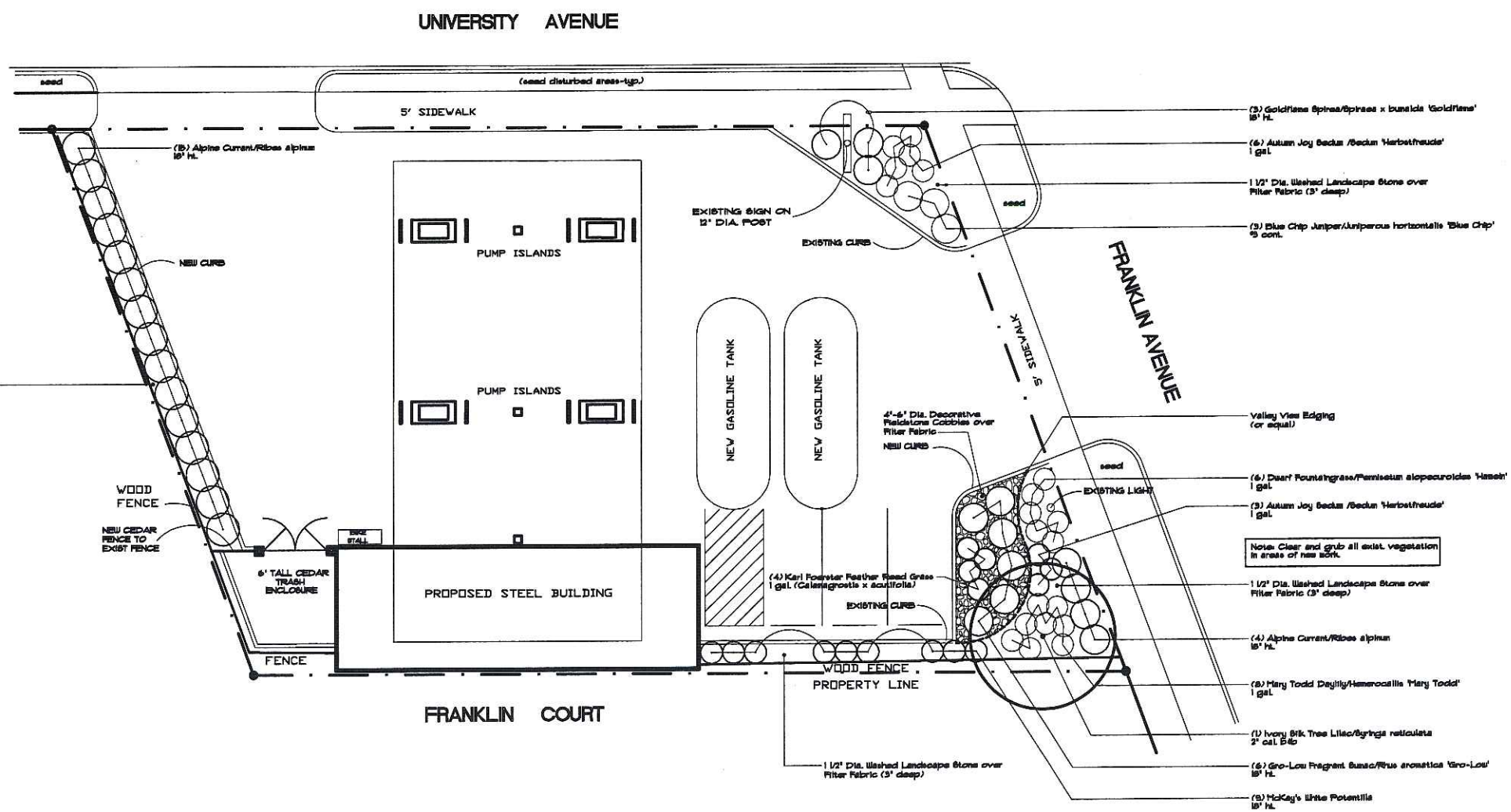
LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:
 The number of trees required for a parking lot is based on the number of parking stalls.
 Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.
 NUMBER OF PARKING STALLS: 3
 TOTAL SQUARE FOOTAGE OF THE STORAGE AREA: 0
 DIVIDED BY THREE HUNDRED (300) SQUARE FEET: 0
 NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2.5" CALIPER): 1
 Manufacturing / Industrial (50% of requirement above): 1

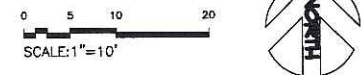
II. NUMBER OF POINTS REQUIRED:
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements.
 NUMBER OF POINTS REQUIRED: 14.8
 Manufacturing / Industrial (50% of requirement above): 0

TABULATION OF POINTS AND CREDITS
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	POINTS
Canopy Tree - 2" - 2.5"	35				
Deciduous Shrub	2	37	74		
Evergreen Shrub	3	3	9		
Decorative wall or Fence (per 10 Lf.)	5				
Earth Berm (per 10 Lf.)					
Ave. Height 30"	5				
Ave. Height 15"	2				
Evergreen Trees 3" - 11" height min.	15				
Canopy Tree or Small Tree 1.5" - 2" Cal.	15				
TOTAL			83		83



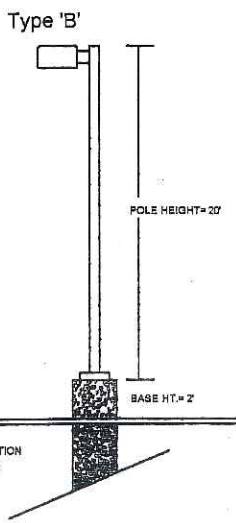
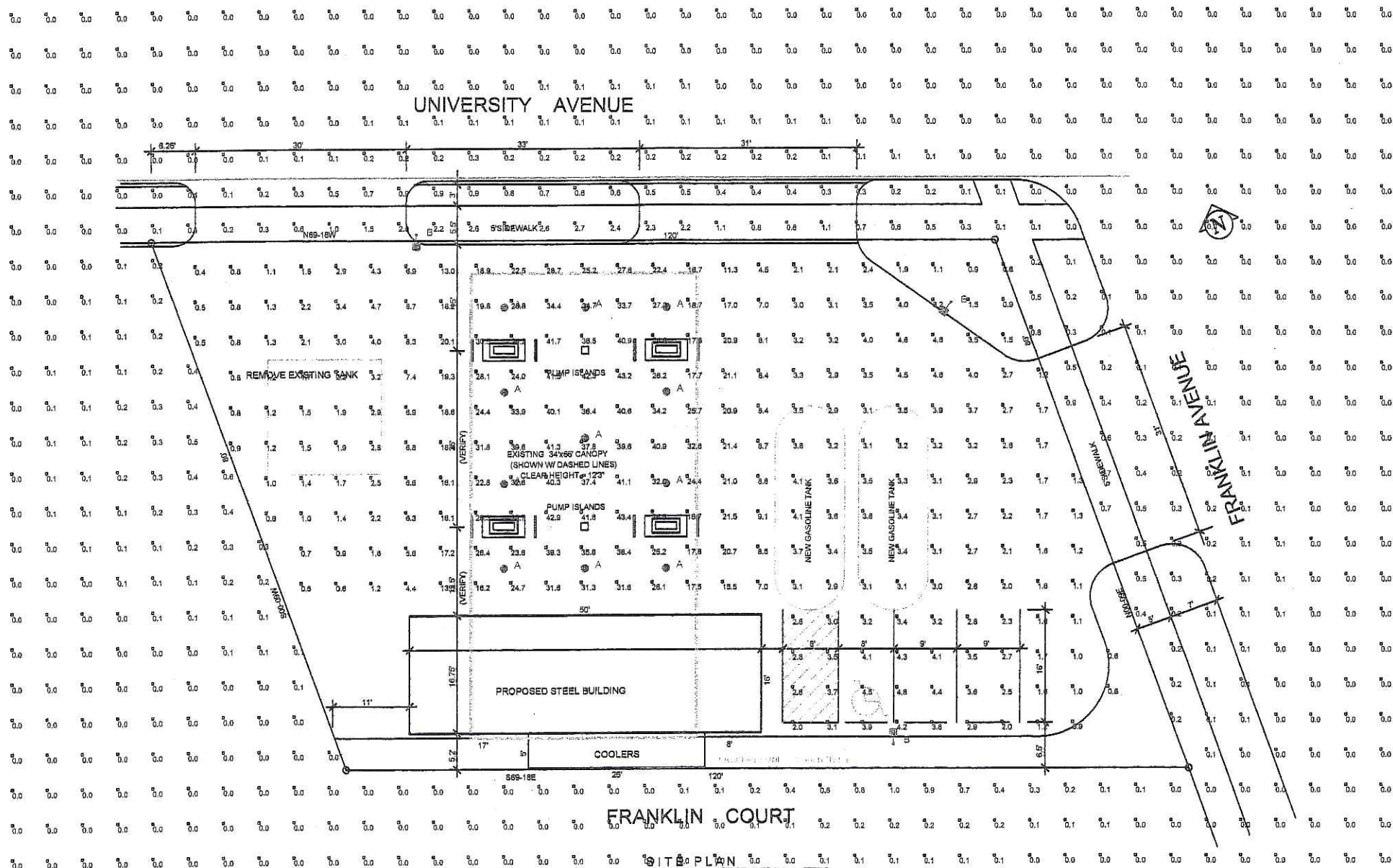
1 LANDSCAPE PLAN
 L1 1"=10'-0"



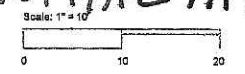
02/15/2006
 01/25/2006

GALLAGHER CONSTRUCTION CO.
 1001 GILBERT ROAD
 MADISON, WISCONSIN 53711
 608-270-0479 OFFICE
 608-270-0477 FAX 608-576-1300 MOBILE

LANDSCAPE PLAN	DR. BY	DATE	SCALE	JOB NO.	HAL-KEN ENGINEERING, INC.
GAS N FOOD UNIVERSITY	HJH	01/05/06	AS SHOWN		3943 NW ECHO COURT
2801 UNIVERSITY AVENUE		MADISON, WISCONSIN			PORTLAND, OREGON 97229



TO BE REVISED AFTER INITIAL APPROVAL



52

Luminaire Schedule						
Qty	Symbol	Label	Description	Lumens	LLF	Additional Equipment/Information
11	⊙	A	BCP-R09-V-L1-RM-150PMH	14000	0.800	
3	⊙	B	BAA-S16-H-T4-EP-250MHX	19100	0.650	PS4S20C18Z (20') Pole, SBL-16 Backlight Shield

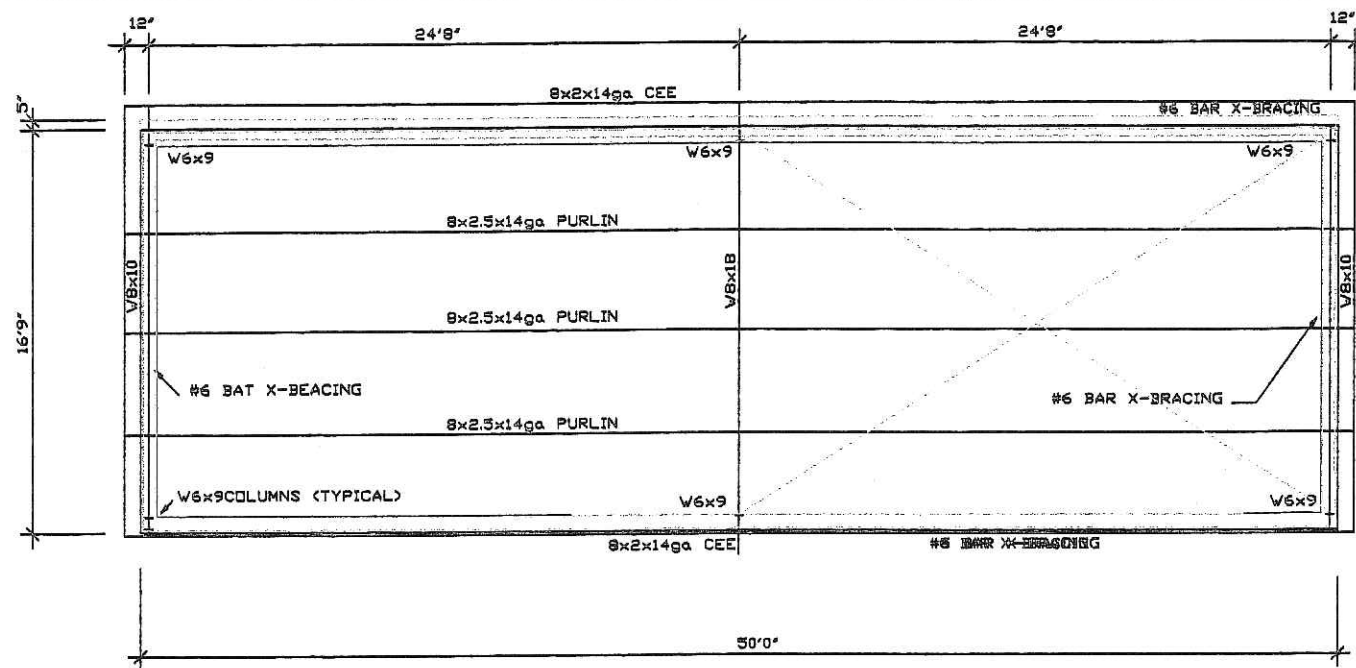
Fixture Mounting Heights:
A - 12.25' avg
B - 22' avg

Numeric Summary					
Label	Project: All Projects				
	Avg	Max	Min	Avg/ft ²	Max/ft ²
Inside PL	11.09	43.4	0.4	27.73	108.30
Outside PL	0.11	3.2	0.0	0.00	0.00

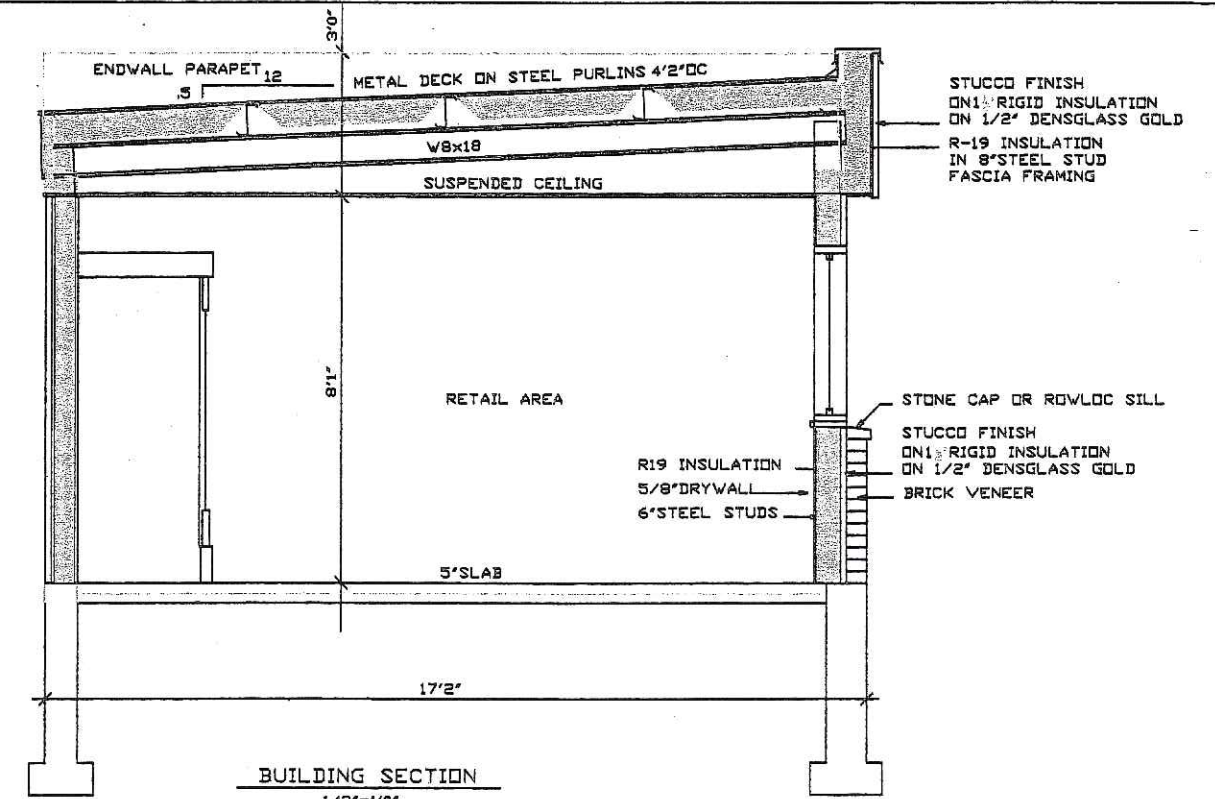
beta/kramer
LIGHTING
1-800-234-6600
www.beta-lighting.com
www.kramersighting.com

Date: 12/27/05
Filename: BEP-MAWEDH.a32
Layout by: Eric H.
Project Name: Gas N Food
Project Location: Madison, WI **2801 UNIVERSITY AVE.**

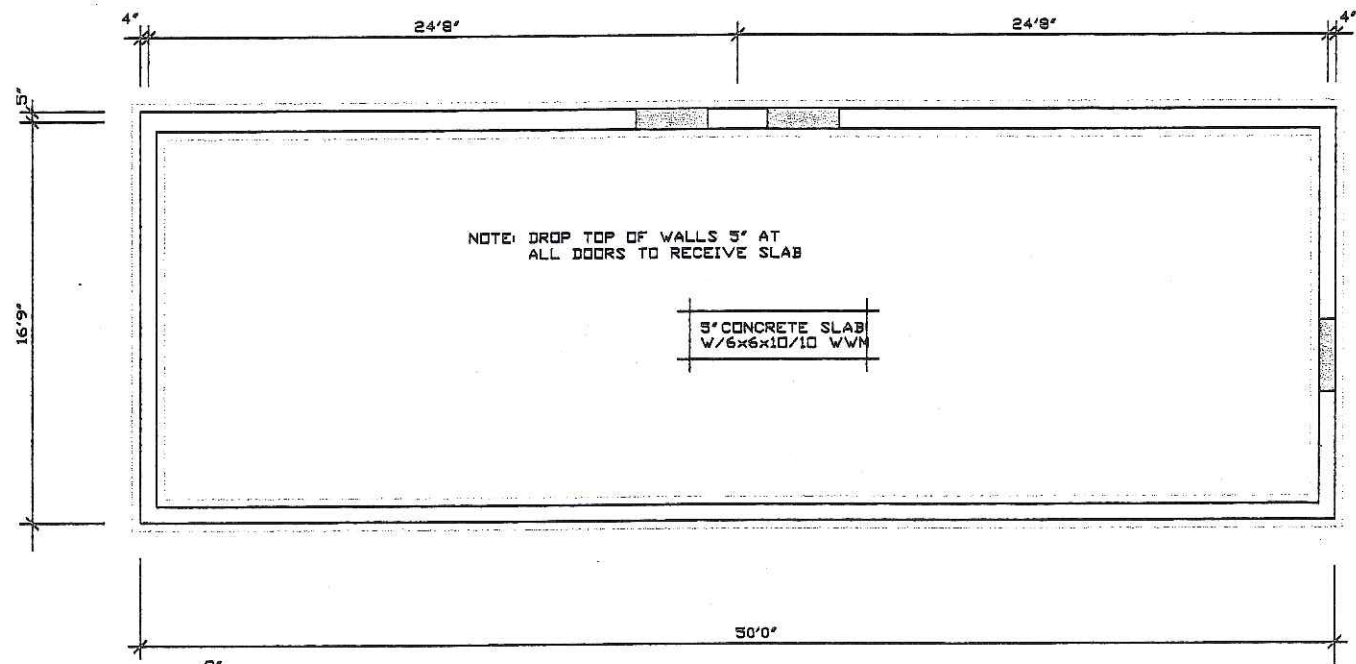
Project conditions that differ from those provided by Beta will affect field results. Luminaire test specifications are conducted in a laboratory environment. The customer is responsible for verifying compliance with applicable codes.



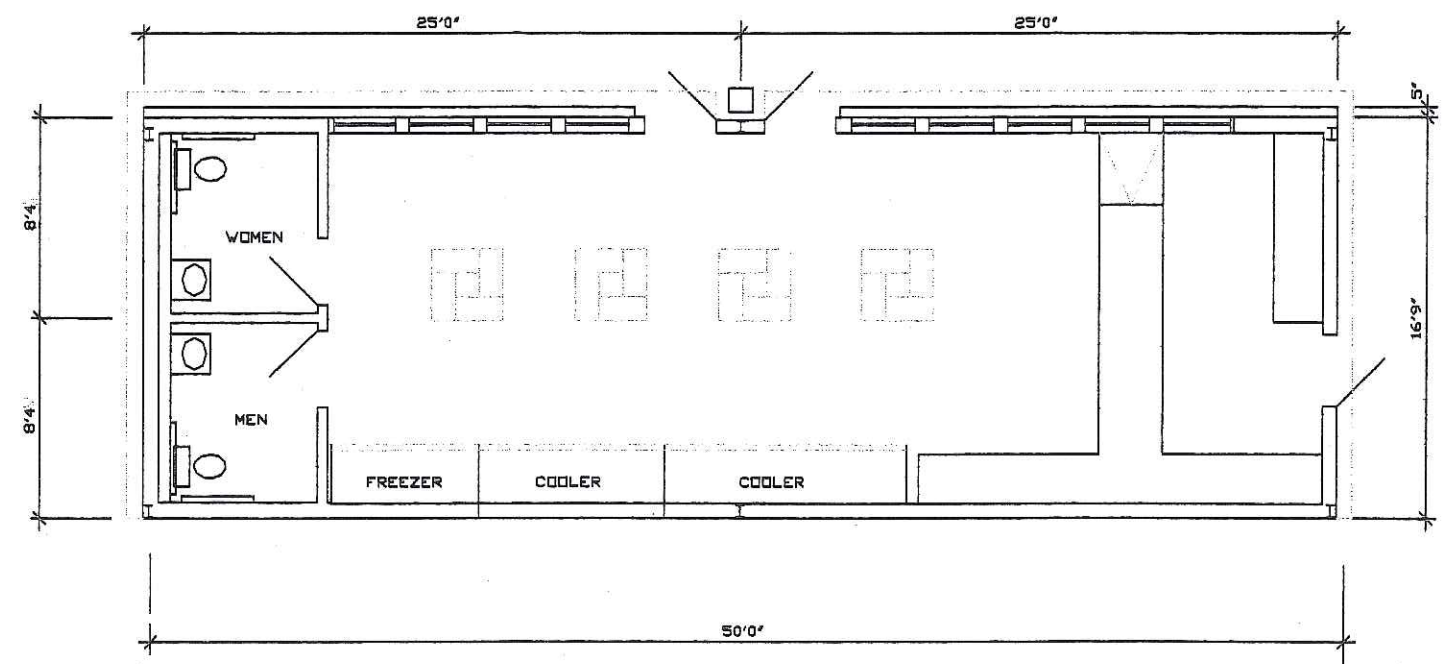
STRUCTURAL PLAN
1/4"=1'0"



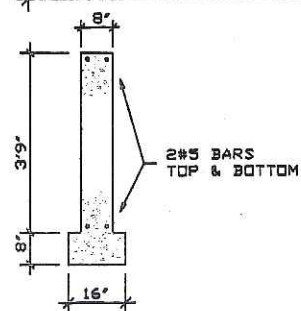
BUILDING SECTION
1/2"=1'0"



FOUNDATION PLAN
1/4"=1'0"



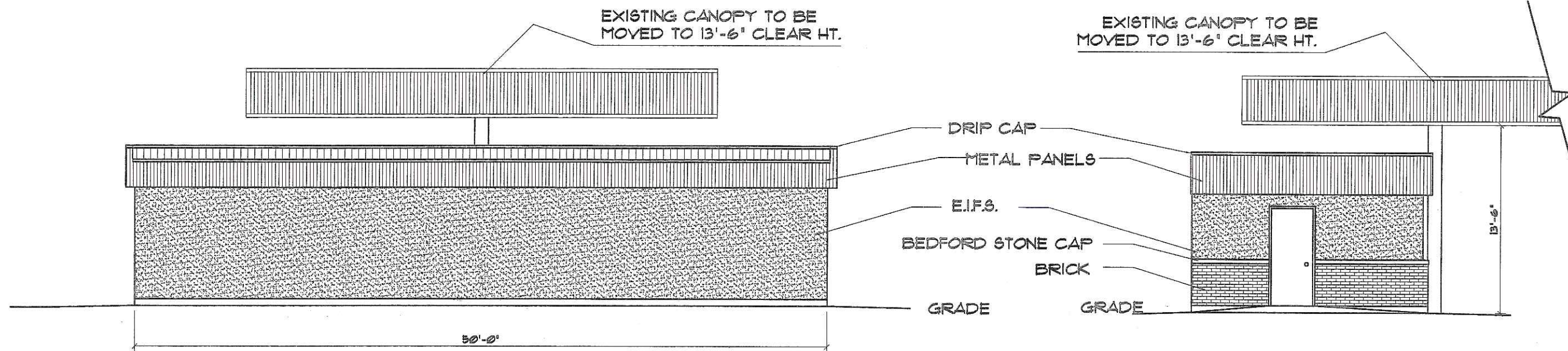
FOUNDATION PLAN
1/4"=1'0"



TYPICAL FOUNDATION WALL
1/2"=1'0"

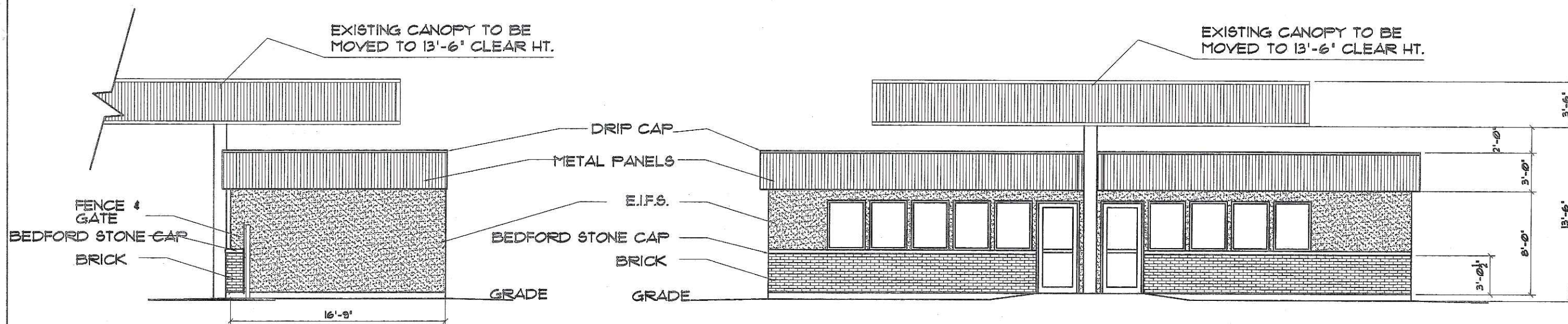
BUILDING PLANS				DR. BY	DATE	SCALE	JOB NO.	HAL-KEN ENGINEERING, INC.		GALLAGHER CONSTRUCTION CO.	
GAS N FOOD UNIVERSITY				HJH	01/05/06	AS SHOWN		3943 NW ECHO COURT		1001 GILBERT ROAD	
2801 UNIVERSITY AVENUE				MADISON, WISCONSIN		PORTLAND, OREGON 97229		608-270-0479 OFFICE		MADISON, WISCONSIN 53711	
								608-270-0477 FAX		608-576-1700 MORTG	

REVISED 01/18/2006



1 SOUTH ELEVATION.
 1 1"=10'-0" FRANKLIN COURT SIDE

2 EAST ELEVATION.
 1 1"=10'-0" FRANKLIN AVE. SIDE



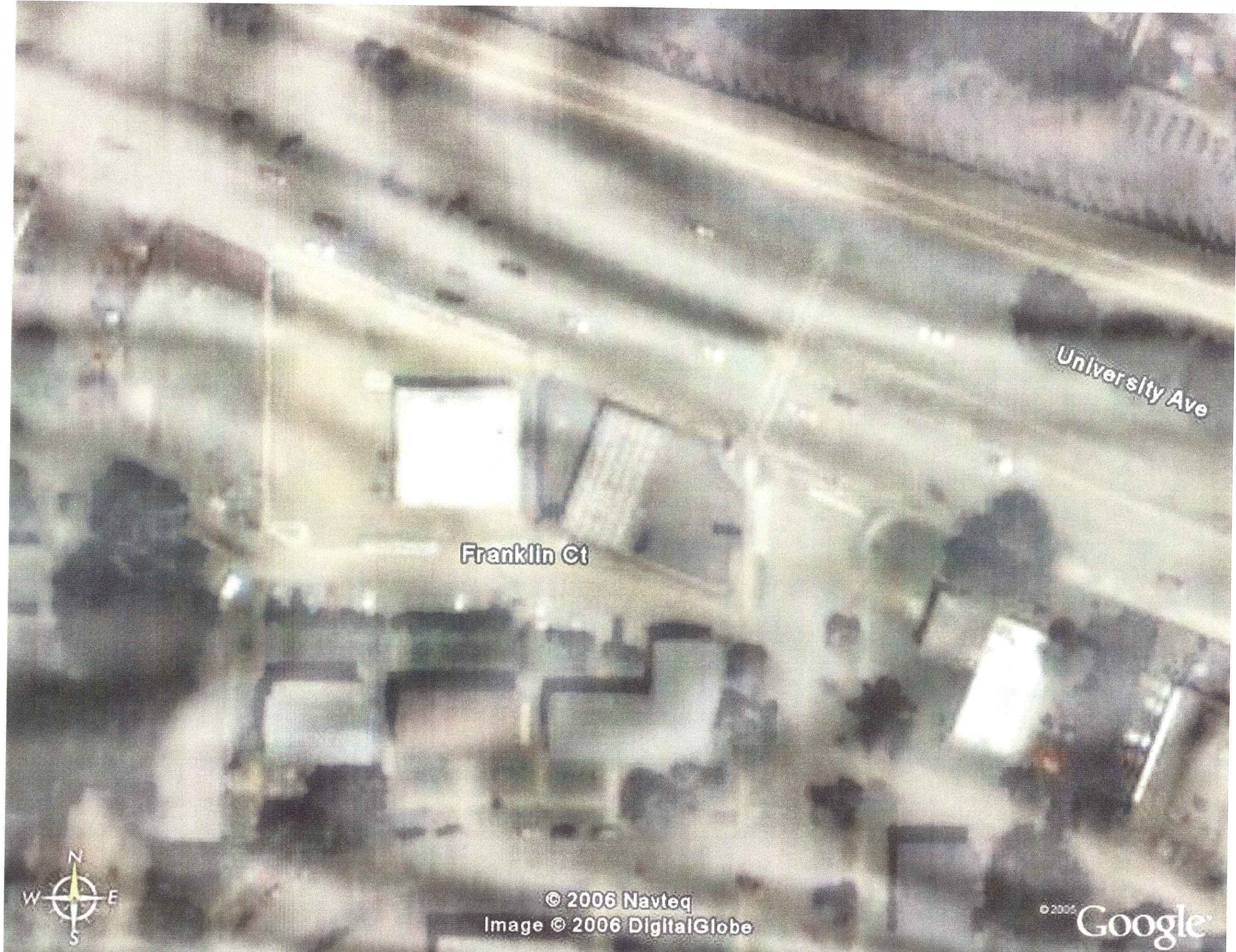
3 WEST ELEVATION.
 1 1"=10'-0" FENCE SIDE

4 NORTH ELEVATION.
 1 1/4"=1'-0" UNIVERSITY AVE. SIDE

REVISED 01/18/2006
 REVISED 01/16/2006

ELEVATIONS				DR. BY	DATE	SCALE	JOB NO.	HAL-KEN ENGINEERING, INC.		GALLAGHER CONSTRUCTION CO.	
GAS N FOOD UNIVERSITY				HJH	01/05/06	AS SHOWN		3943 NW ECHO COURT		1001 GILBERT ROAD	
2801 UNIVERSITY AVENUE				MADISON, WISCONSIN				PORTLAND, OREGON 97229		MADISON, WISCONSIN 53711	
								608-270-0477 OFFICE		608-270-0477 OFFICE	
								608-270-0477 FAX		608-576-1300 MORTI F	





University Ave

Franklin Ct



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Pointer 43°04'26.24" N 89°26'12.43" W elev 901 ft

Streaming ||||| 100%

Eye all 1441 ft



NORTH ELEVATION



EAST ELEVATION