

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 2801 University Avenue

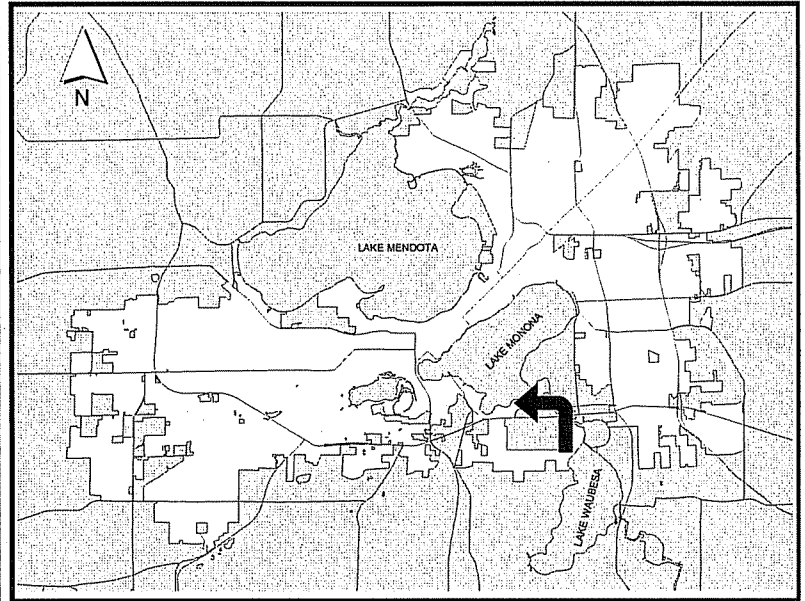
Project Name: Gas n' Food University

Applicant: Sid Kabir - Supreme Holdings/
Casey Louther - Louther & Associates Design

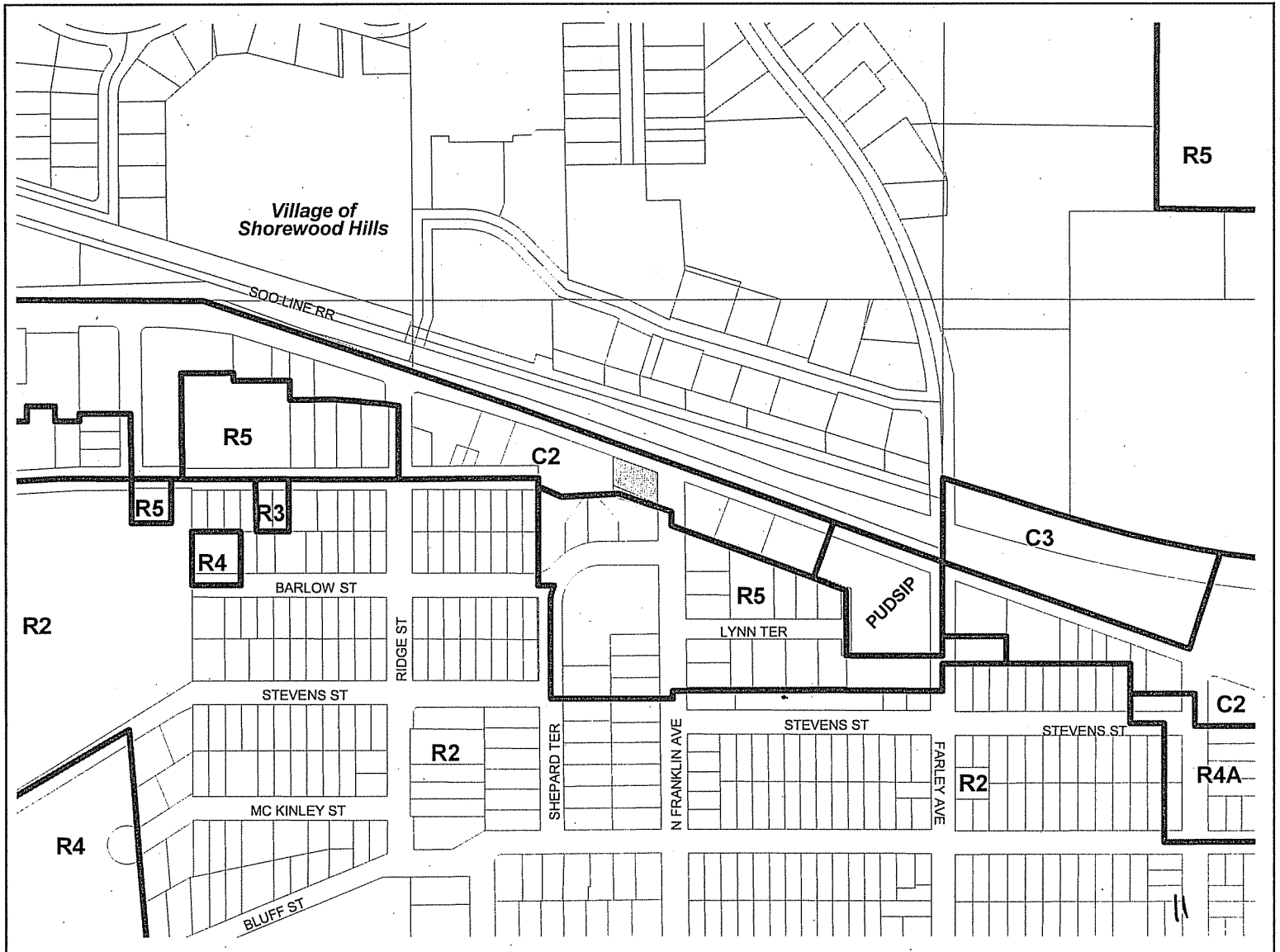
Existing Use: Service Station

Proposed Use: Demolish Existing Service Station &
Build New Convenience Store w/Gas Sales

Public Hearing Date:
Plan Commission 06 March 2006



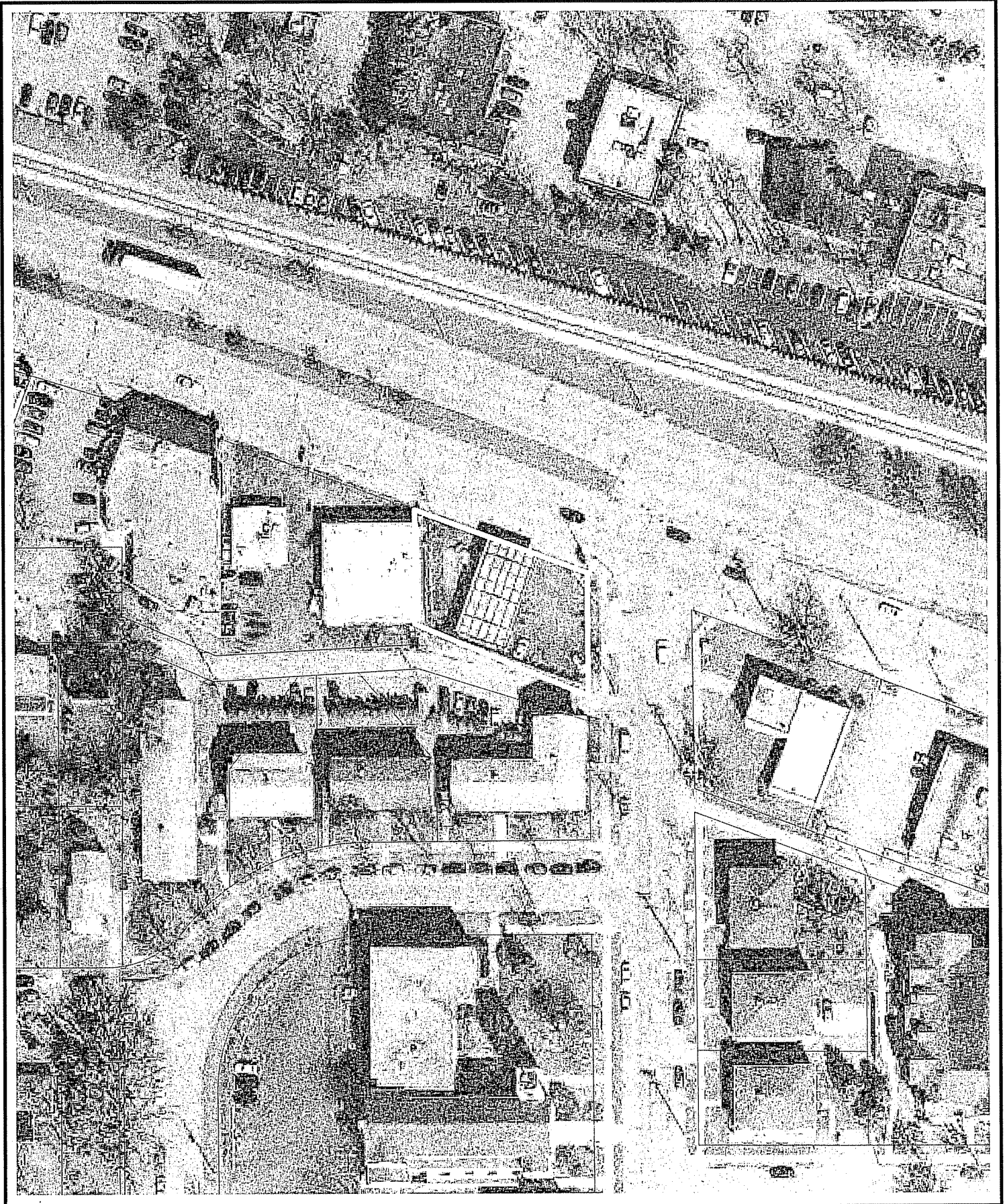
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



2801 University Avenue

0 100 Feet

Date of Aerial Photography - April 2000



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

Refunded \$500 overpayment 1/22/06

- The following information is required for all applications for Plan Commission review.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1050 Receipt No. 67844
 Date Received 1.25.05
 Received By RT
 Parcel No. 0709-212-0601-1
 Aldermanic District 11, Tim Gruber
 GQ UDC
 Zoning District C2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver
 Ngrbrhd. Assn Not. N/A Waiver _____
 Date Sign Issued _____

1. **Project Address:** 2801 UNIVERSITY AVE. **Project Area in Acres:** 0.206
9,007 SQ. FT.

Project Title (if any): GAS N FOOD UNIVERSITY

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: SID KABIR Company: SUPREME HOLDINGS L.L.C GAS N FOOD UNIV.
 Street Address: P.O. BOX 7757 City/State: MADISON Zip: 53707-7757
 Telephone: (608) 217-3649 Fax: (608) 848-1332 Email: _____
 Home (608) 446-0597
 Project Contact Person: CASEY LOUTHER Company: LOUTHER & ASSOCIATES DESIGN
 Street Address: 7014 WILDBERRY DR. City/State: MADISON Zip: 53719
 Telephone: (618) 206-0185 Fax: (608) 848-5774 Email: DOOZERX@TDS.NET
 Property Owner (if not applicant): SID KABIR
 Street Address: 9809 SHAWAN WOOD DR. City/State: VERONA, WI Zip: 53593

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: DEMOLITION OF EXISTING STATION OFFICE/MERCH. BUILDING, AND CONSTRUCTION OF A NEW LARGER, UP TO DATE STORE.

Development Schedule: Commencement A.S.A.P Completion A.S.A.P



5. Required Submittals:

Site 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:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 1050.00 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a Reuse and Recycling Plan approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 INDIVIDUAL Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

TIM GRUBER DISTRICT 11 ; JAN 11 2006 , NO NEIGHBORHOOD ASSOCIATION

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 Counter and Planning Unit staff, note staff persons and date.

Planner _____ Date 01-04-06 | Zoning Staff KATHY VOLK Date 01-04-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name CASEY LOUTHER Date 01-20-2006

Signature [Signature] Relation to Property Owner AGENT.

Authorizing Signature of Property Owner [Signature] Date 1/24/2006

LETTER OF INTENT
TO THE PLAN 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: January, 25 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 Louthier
Louthier & 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:

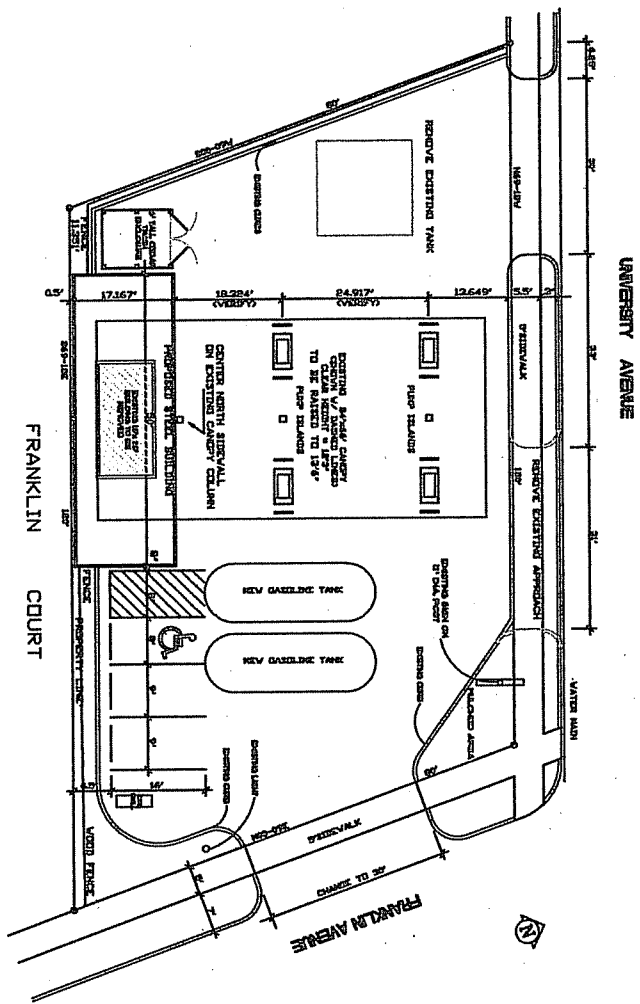
Hours of operation will be 6:00 A.M. to 11:00 P.M..

Sincerely,

Sid Kabir

LEGAL DESCRIPTION:
2801 UNIVERSITY AVENUE
 City of Sun Madison,
 Dane County, Wisconsin

ZONING: O-4
LOT AREA: 6,027 SQ. FT. TOTAL
BLDG. FOOTPRINT: 557 SQ. FT. COVERED
CUSTOMER: B VILL ACCESSIBLE HANDICAP
DESIGNER: GJ STANWORTH PARTNER
ENGINEER: GJ STANWORTH PARTNER

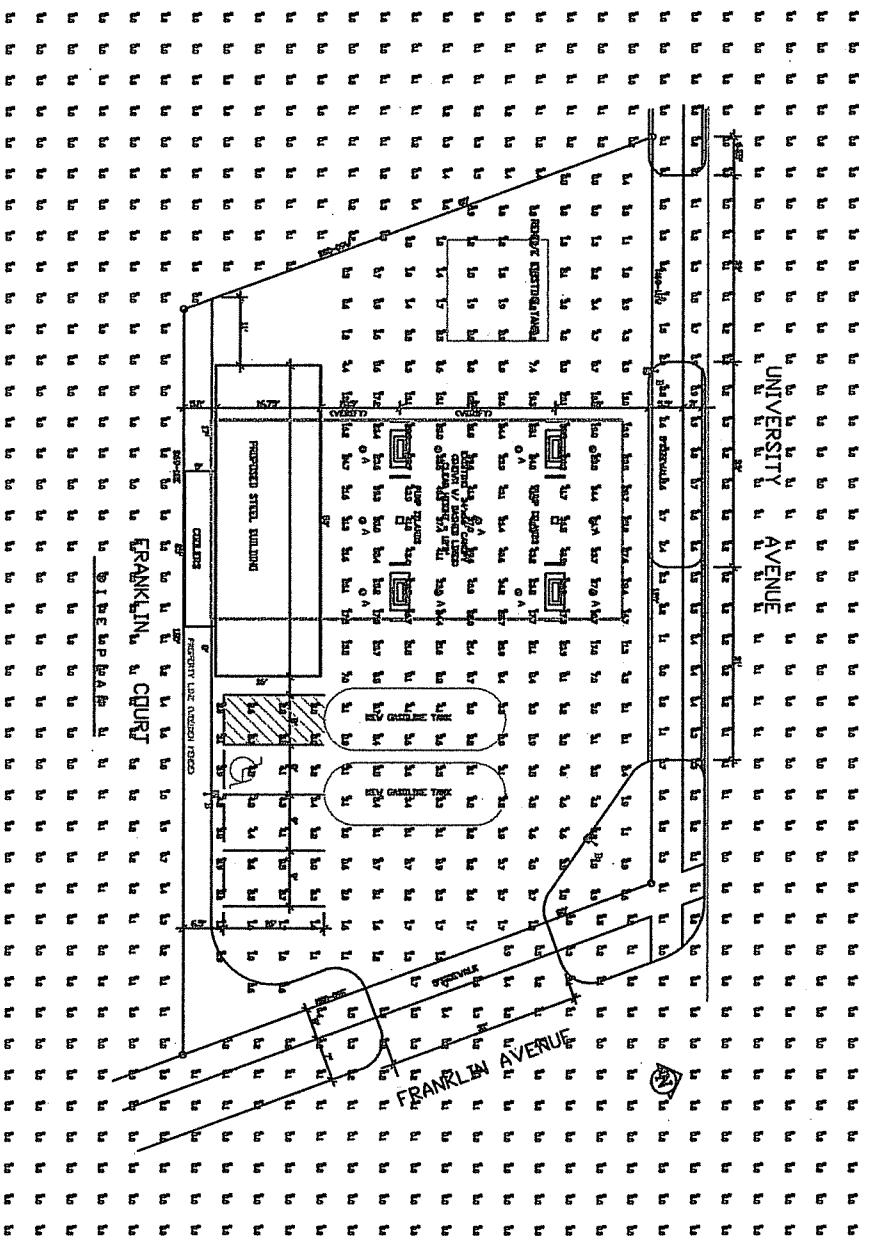
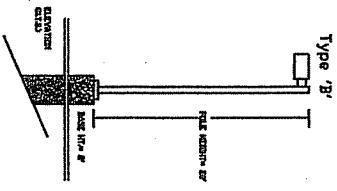


SITE PLAN
 DATE: 02/10/2008
 SCALE: 1" = 10'



SITE PLAN	DATE: 02/10/2008	SCALE: 1" = 10'	JOB NO.: HAL-KEN ENGINEERING, INC.
GAS N FOOD UNIVERSITY	PLAN: 02/10/2008 1/48 SCALE		3943 NW ECHO COURT
2801 UNIVERSITY AVENUE	LOCATION: MADISON, WISCONSIN		PORTLAND, OREGON 97229
			608-870-0477 FAX
			608-576-1300 MOBILE

GALLAGHER CONSTRUCTION CO.
 1001 GILBERT ROAD
 MADISON, WISCONSIN 53711
 608-270-0479 EXT. 102
 608-576-1300 MOBILE



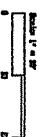
NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	BRICK				
4	GLASS				
5	PAINT				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	LANDSCAPE				
10	OTHER				

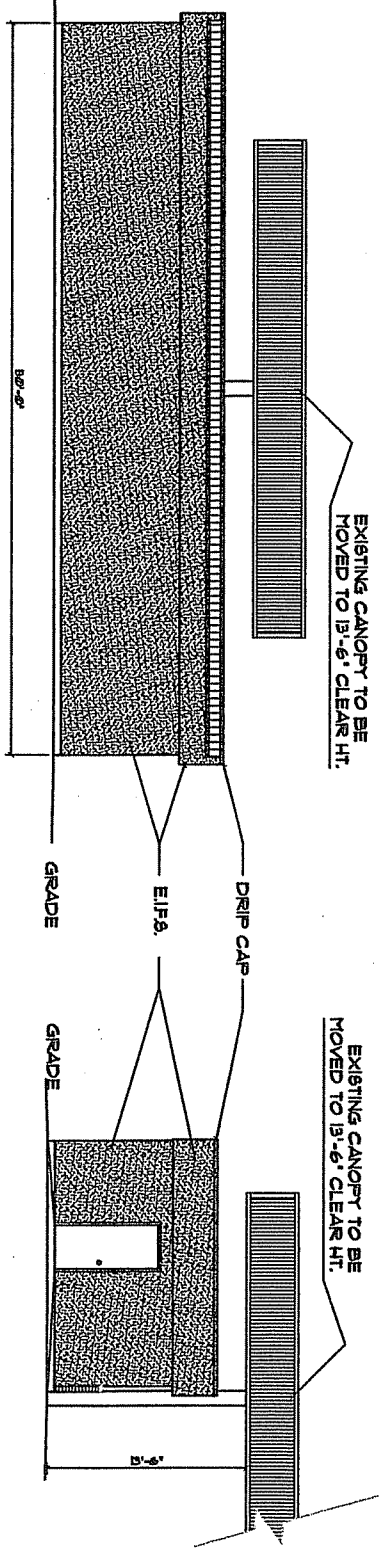
Picture Reading Heights
 1 - 2' 0" to 4' 0"

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	BRICK				
4	GLASS				
5	PAINT				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	LANDSCAPE				
10	OTHER				

Notes:
 1. All work to be in accordance with the specifications and drawings.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all existing utilities.
 4. The contractor shall be responsible for the safety of all workers and the public.
 5. The contractor shall be responsible for the protection of all existing structures and utilities.
 6. The contractor shall be responsible for the cleanup of all construction debris.
 7. The contractor shall be responsible for the payment of all taxes and fees.
 8. The contractor shall be responsible for the completion of all work within the specified time frame.
 9. The contractor shall be responsible for the maintenance of all construction equipment and vehicles.
 10. The contractor shall be responsible for the insurance of all workers and property.

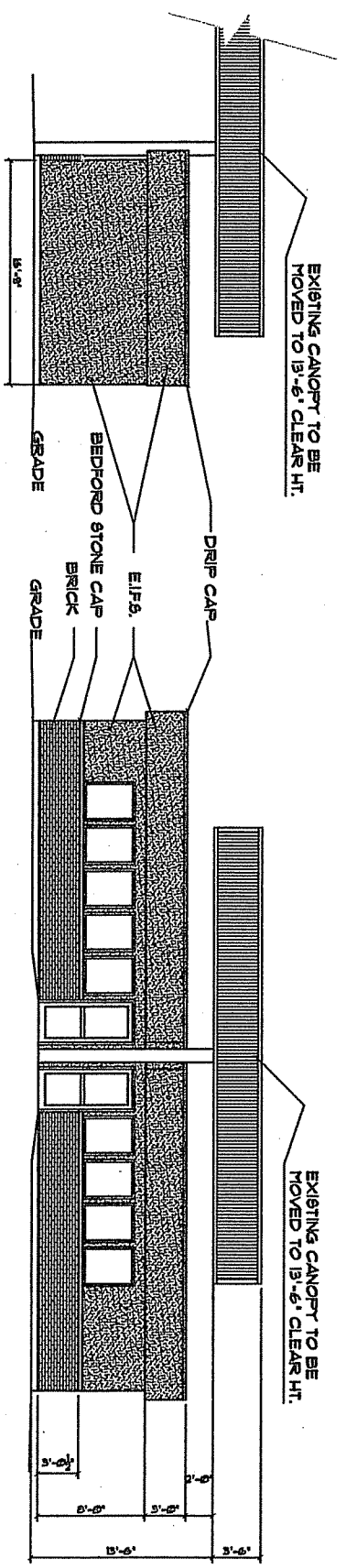
Bohn/Bohn
 ENGINEERS
 1000 UNIVERSITY AVE. SUITE 100
 ANN ARBOR, MI 48106
 (313) 763-1000





1 SOUTH ELEVATION
FRANKLIN COUNTY SIDE

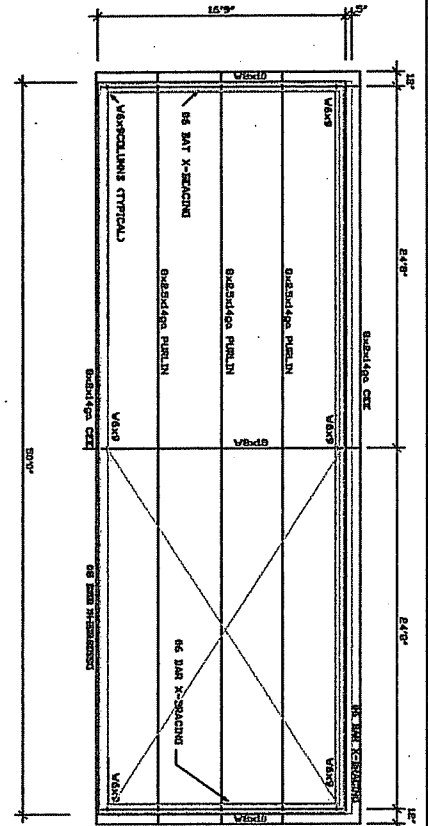
2 EAST ELEVATION
FRANKLIN AVE SIDE



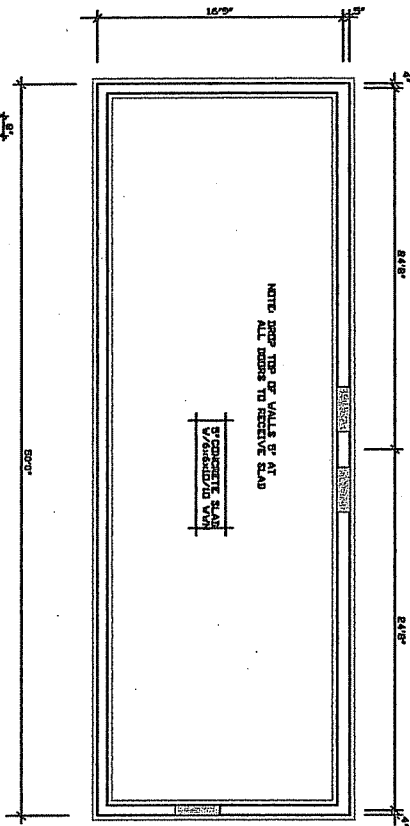
3 WEST ELEVATION
FRANCE SIDE

4 NORTH ELEVATION
UNIVERSITY AVE. SIDE

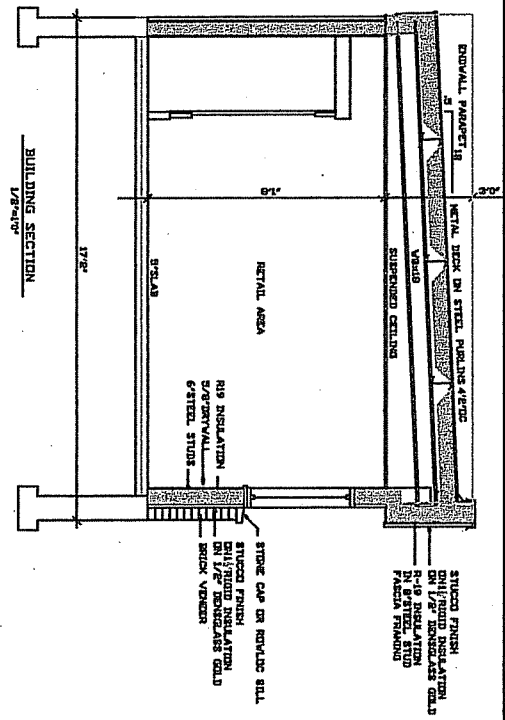
ELEVATIONS	DATE	SCALE	JOB NO.	HAL-KEN ENGINEERING, INC.	REVISION
GAS N FOOD UNIVERSITY	10/20/05	AS SHOWN		3943 NW ECHO COURT	1
8801 UNIVERSITY AVENUE	MADISON, WISCONSIN			PORTLAND, OREGON 97289	
					608-870-0477 FAX
					608-876-1300 MOBILE



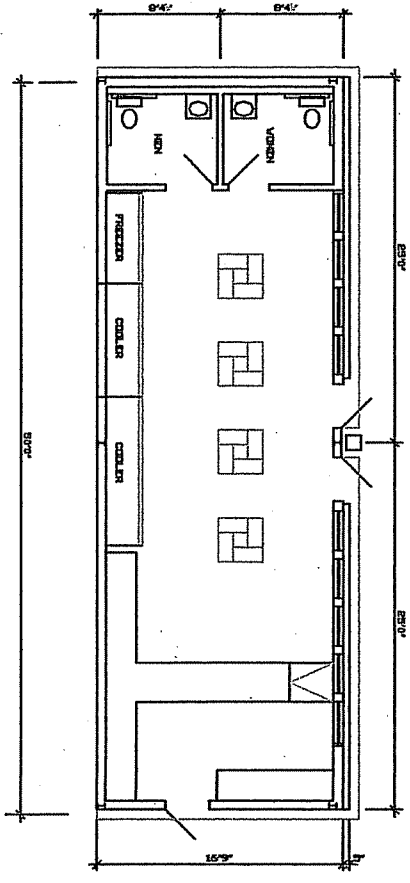
STRUCTURAL PLAN
1/4"=1'-0"



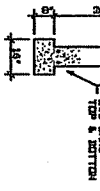
FOUNDATION PLAN
1/4"=1'-0"



BUILDING SECTION
1/2"=1'-0"



FOUNDATION PLAN
1/4"=1'-0"



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

BUILDING PLANS		DATE		SCALE		JOB NO.		HAL-KEN ENGINEERING, INC.		GALLAGHER CONSTRUCTION CO.	
GAS N FOOD UNIVERSITY		01/26/05		AS SHOWN		3943		NW COHO COURT		1001 GILBERT ROAD	
8801 UNIVERSITY AVENUE		MADISON, WISCONSIN				FIRTHLAND, OREGON 97229				MADISON, WISCONSIN 53711	
										608-270-0479 OFFICE	
										608-270-0477 FAX	
										608-376-1300 MOBILE	