



Location
6410-6422 Millpond Road

Applicant
Udaivir Singh Sirohi - JUS, Inc/
Todd Meffert - Meffert Oil Co. Inc.

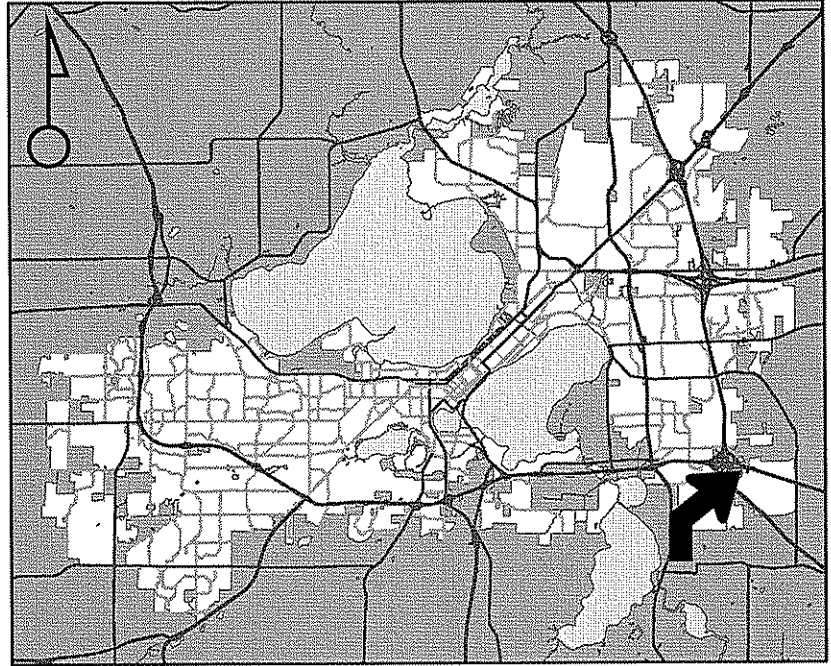
From: Temp A To: C2

Existing Use
Gas Station and Convenience Store

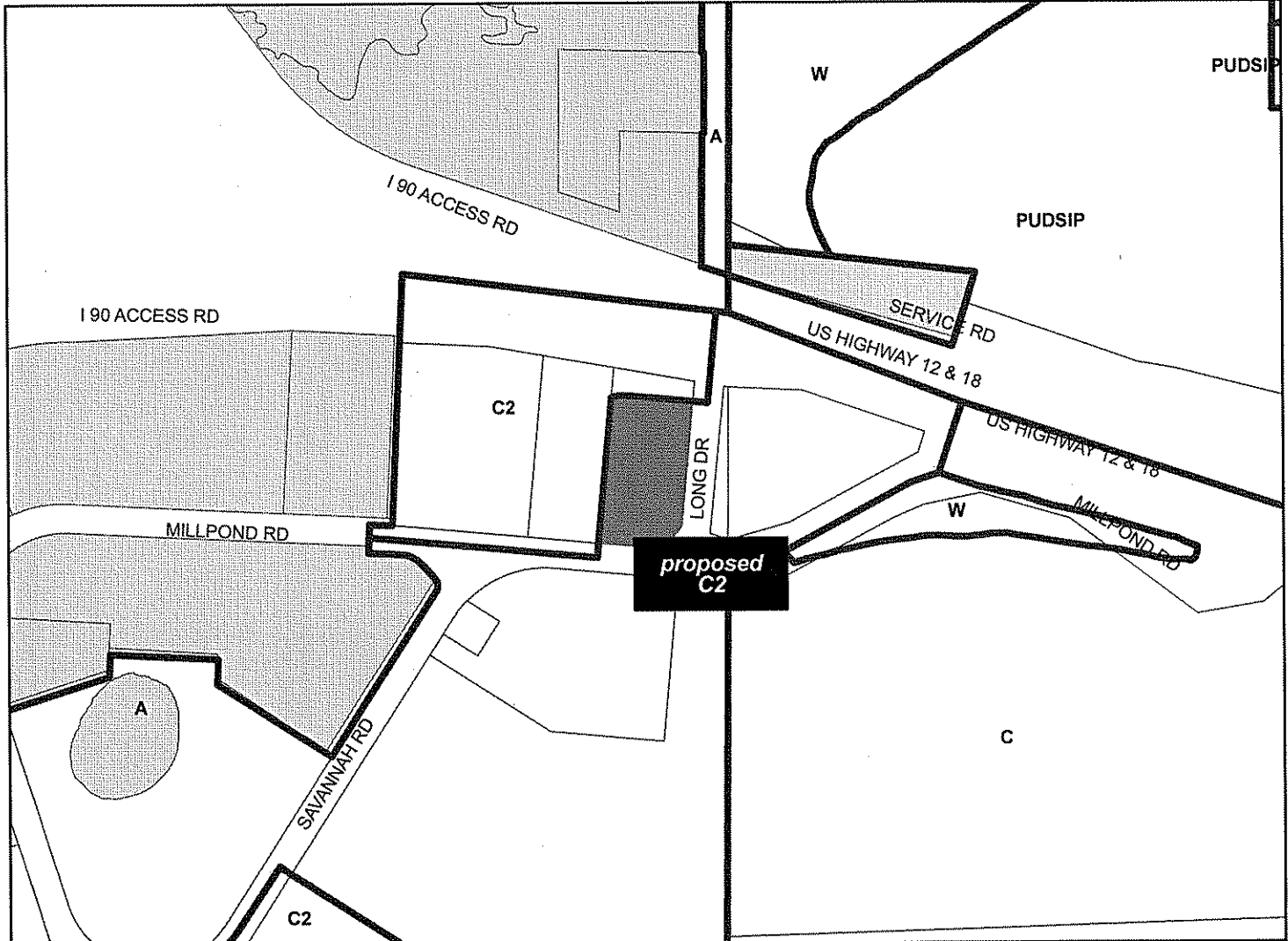
Proposed Use
Rezoning to Permanent Zoning District
to Allow for a Change in Signage

Public Hearing Date
Plan Commission
18 May 2009

Common Council
02 June 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 May 2009

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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.
- 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 <u>150</u>	Receipt No. <u>98549</u>
Date Received <u>3/10/09</u>	
Received By <u>APF</u>	
Parcel No. <u>0710-261-0308.7</u>	
Aldermanic District <u>16 - Compton</u>	
GQ <u>ALC</u>	
Zoning District <u>Ag</u>	
For Complete Submittal	
Application <u>/</u>	Letter of Intent <u>/</u>
IDUP <u>-</u>	Legal Descript. <u>/</u>
Plan Sets <u>/</u>	Zoning Text <u>-</u>
Alder Notification <u>-</u>	Waiver <u>-</u>
Nbrhd. Assn Not. <u>-</u>	Waiver <u>-</u>
Date Sign Issued <u>3/10/09</u>	

1. Project Address: 6410 and 6422 MILLPOND RD Project Area in Acres: 1.654

Project Title (if any): MILLPOND GAS STATION

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>Ag.</u> to <u>C2</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: UDAIVIR SINGH SIROHI Company: MEMBER AND AUTHORIZED AGENT JUS LLC
 Street Address: 6410 MILLPOND RD City/State: MADISON Zip: 53718
 Telephone: (608) 770-1687 Fax: (608) 223-1207 Email: ussirohi@hotmail.com
 Project Contact Person: Todd Meffert Company: Meffert Oil Co. Inc
 Street Address: 300 S Division St City/State: Wausaukee Zip: WI 53597
 Telephone: (608) 209-3947 Fax: (608) 849-9243 Email: tmeffert@meffertoil.com
 Property Owner (if not applicant): JUS LLC
 Street Address: 4967 Highwood Cir City/State: Middleton Zip: WI 53562

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 6410 MILLPOND RD is the location of a gas station and convenience store. It also includes a fast food store, currently not in use. 6422 Millpond Rd is currently a vacant lot. No development plans for this lot are available.
 Development Schedule: Commencement within 30 days of issuance of the rezoning permit and to be completed with fifteen days from start of the work. 7024

(CONTINUE →)

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: \$50 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 comprehensive Plan, which recommends: General commercial 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:

Ms. Judy Compton

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 Heather Stuber Date 2/24/09 | Zoning Staff FATRICIA ANDERSON Date 2/24/09

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

Printed Name UDAIVIR SINGH SIROHI Date 3-09-2009

Signature Udair Singh Sirahi Relation to Property Owner Member and Authorized Agent

Authorizing Signature of Property Owner Udair Singh Sirahi Date 3-09-2009
JUS LLC Member and Authorized Agent

LETTER OF INTENT

We are requesting rezoning from Agriculture to C2 for LOT 5 and Lot 3 described below. The primary purpose for the rezoning request is to install BP signs on two locations that formerly carried MOBIL signs.

**Lot 5; Parcel #071026103087; Lot Size 45,854 Sq ft.
Property Class: Commercial and Zoning: Agriculture**

1. The lot 5 located at 6410 Millpond Rd is currently used as a gas station and convenience store.
2. A single story building houses a convenience store and a fast food store. The fast food store was formerly operated by a "Subway" franchise. We are exploring tenants for operating the fast food store.
3. We would like to keep the outside sitting area (29.5 feet x 24 feet) on the eastside of the building, marked as "C" on the plan.
4. The gas station formerly branded "MOBIL" has been recently branded "BP." We intend to install the "BP Price Sign" in place of the formerly "MOBIL Price Sign." The existing sign, with a footing of 8 feet x 2 feet, is marked as "A" on the plan.
5. The dimensions of the new "BP Price Sign" described in above item 4 are detailed in Exhibit 1.
6. We intend to install the "BP" sign on the exiting tall sign that formerly had "MOBIL" sign. The existing sign, with a footing of 10.25 feet x 2.25 feet, is marked as "B" on the plan.
7. The dimensions of the "BP" sign described above in item 6 are being finalized with BP Corporation.
8. The signs will be installed within 30 days of the issuance of the rezoning permits.
9. The sign installation will occur under the supervision of Mr. Todd Meffert of Meffert Oil Co. Inc. (Mr. Meffert may be contacted by telephone No. 608-209-3947 or e-mail tmeffert@meffertoil.com).
10. The current business operation hours are from 6 A.M. to 11 P.M.

**Lot 3; Parcel #071026103079; Lot Size 26,177 Sq ft.
Property Class: Commercial, and Zoning: Agriculture**

The lot 3, located at 6422 Millpond Rd, is currently vacant. We have no development plan for the lot for now.

