



Location
1129 South Park Street

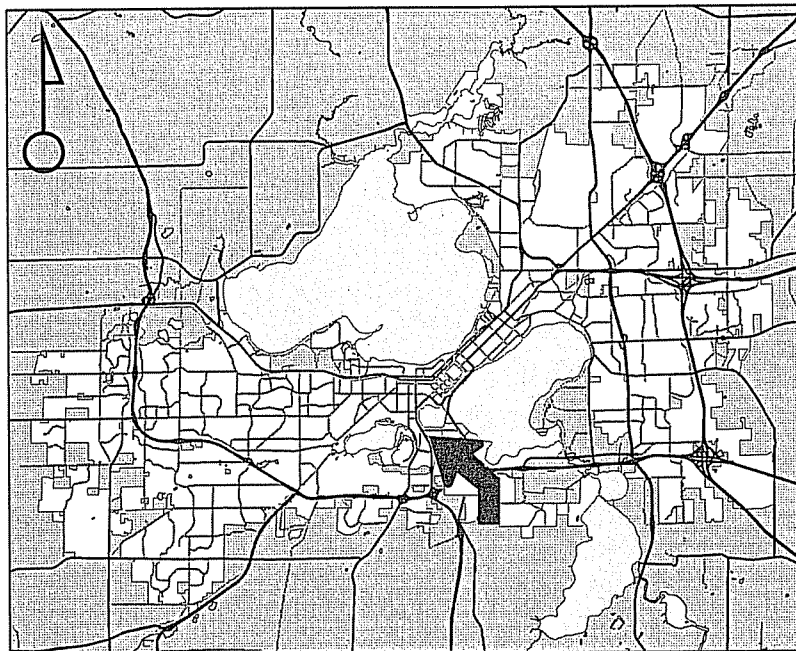
Project Name
Gas Station

Applicant
Mohammed Ehtasham/
John W. Sutton - Sutton Architecture

Existing Use
Gas Station

Proposed Use
Demolish existing gas station/convenience store to allow construction of new gas station/convenience store/restaurant

Public Hearing Date
Plan Commission
19 September 2011

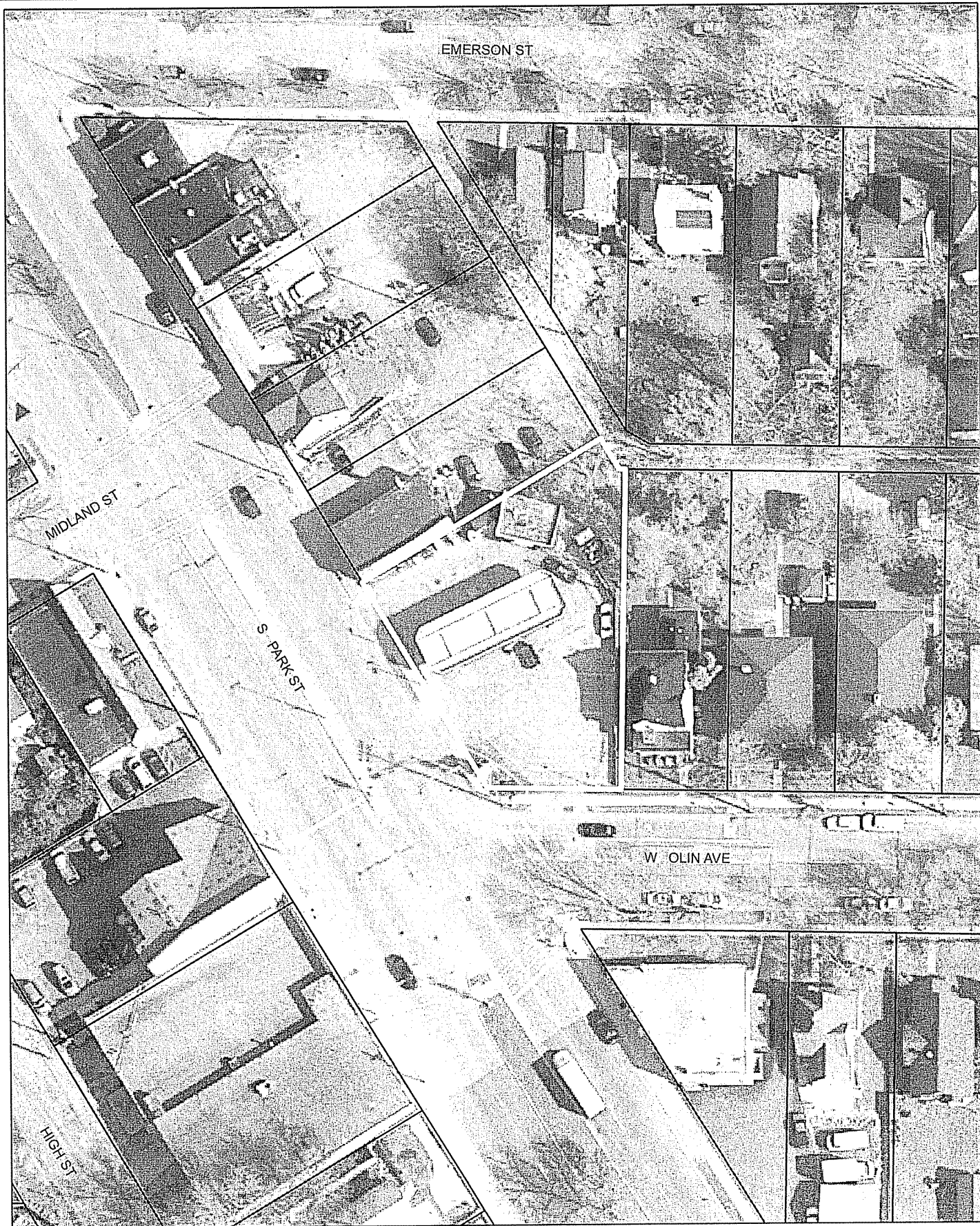


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	550' Receipt No. 123389
Date Received	8/3/11
Received By	PDA
Parcel No.	0709-262-0611-5
Aldermanic District	B-SUE ELLINGSON
GQ	UDC # 7
Zoning District	C-2
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	8/3/11

1. Project Address: 1129 SOUTH PARK STREET Project Area in Acres: .30

Project Title (if any): GAS STATION

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN W. SUTTON Company: SUTTON ARCHITECTURE

Street Address: 104 KING STREET City/State: MADISON Zip: 53703

Telephone: (608) 469-2528 Fax: (608) 255-1764 Email: JOHN@SUTTONARCHITECTURE.COM

Project Contact Person: JOHN Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): MOHAMMED EHTASHAM

Street Address: 1129 S. PARK ST. City/State: MADISON WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLISH EXISTING 500

S.F. GAS STATION & BUILD NEW C-STORE (2400 S.F.) W/ SITE IMPROVEMENTS

Development Schedule: Commencement FALL 2011 Completion WINTER 2011/2012

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 including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 the: URBAN DESIGN DISTRICT 7 Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
SUE KLINSON 6/28/11

NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: HEATHER STODOL Date: 7/6/11 Zoning Staff: PAT ANDERSON Date: 7/6/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN W. SUTTON Date 8/3/11
 Signature [Handwritten Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Handwritten Signature] Date 8-3-11

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 is 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.

LOCATION

PROJECT

Gas Station

1129 South Park Street

OWNER

Mohammed Ehtasham

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

ZONING

SITE DATA

BUILDING SIZE 2,900
CONSTRUCTION TYPE SB
BUILDING HEIGHT 26 FEET
NUMBER OF STORES 1
OCCUPANCY TYPE B
CAPACITY 20
LOT SIZE 13,200 SQUARE FEET
PARKING 7
BIKE STALLS 10
PUMPS 3
ZONING C2

INDEX

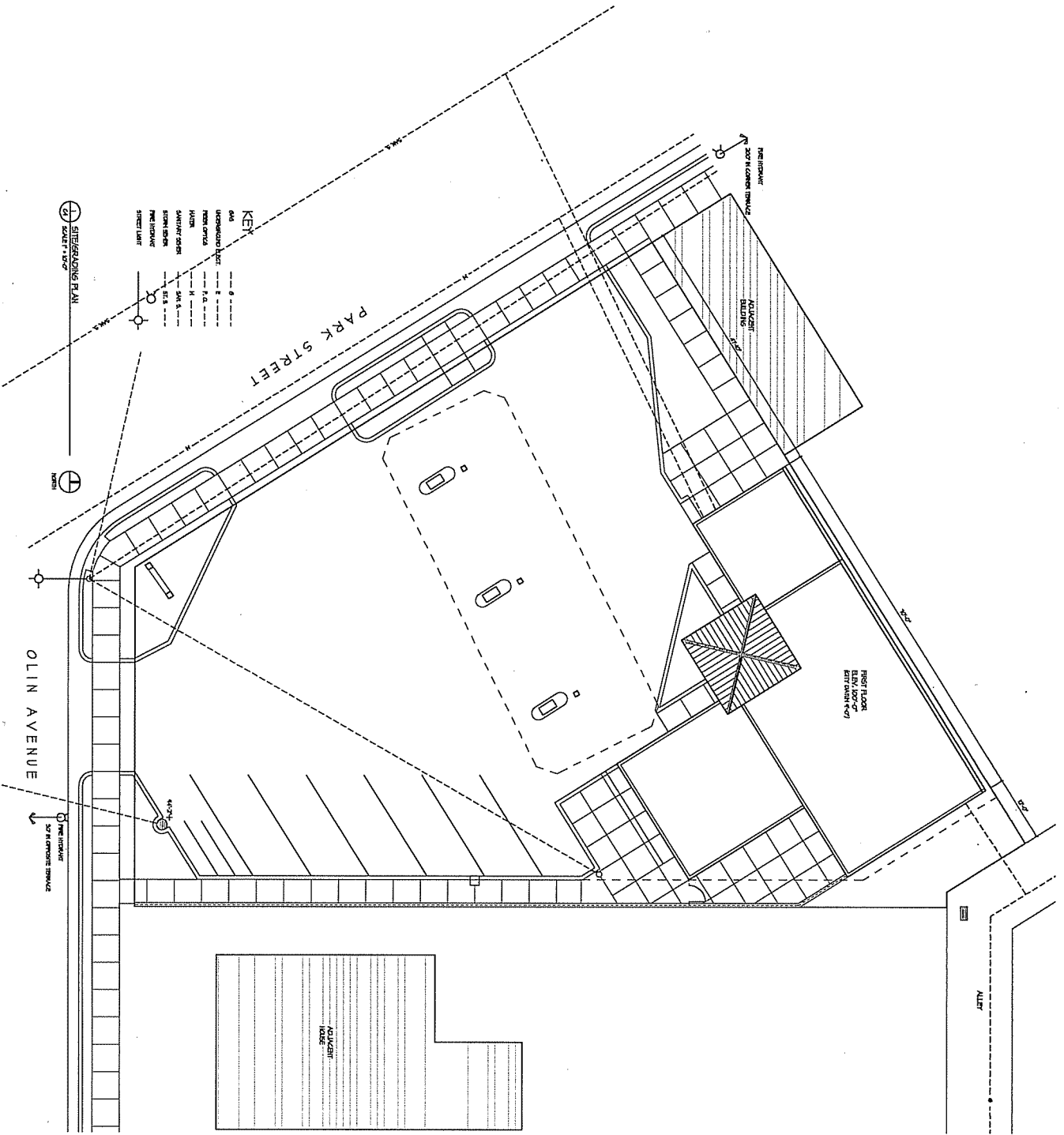
T1 TITLE SHEET
C1 SITE SURVEY/REVISION PLAN
C2 SITE PLAN
C3 LANDSCAPE PLAN
C4 UTILITY PLAN
A1 FLOOR PLAN
A2 BUILDING ELEVATIONS
A3 BUILDING ELEVATIONS



DETAILING
DATE
LOCATION/PROJECT/OWNER/DATE
DATA
PROJECT #
DATE
DRAWN BY

T1

2



- KEY**
- 0 ---
 - 1 ---
 - 2 ---
 - 3 ---
 - 4 ---
 - 5 ---
 - 6 ---
 - 7 ---
 - 8 ---
 - 9 ---
 - 10 ---
 - 11 ---
 - 12 ---
 - 13 ---
 - 14 ---
 - 15 ---
 - 16 ---
 - 17 ---
 - 18 ---
 - 19 ---
 - 20 ---
 - 21 ---
 - 22 ---
 - 23 ---
 - 24 ---
 - 25 ---
 - 26 ---
 - 27 ---
 - 28 ---
 - 29 ---
 - 30 ---
 - 31 ---
 - 32 ---
 - 33 ---
 - 34 ---
 - 35 ---
 - 36 ---
 - 37 ---
 - 38 ---
 - 39 ---
 - 40 ---
 - 41 ---
 - 42 ---
 - 43 ---
 - 44 ---
 - 45 ---
 - 46 ---
 - 47 ---
 - 48 ---
 - 49 ---
 - 50 ---
 - 51 ---
 - 52 ---
 - 53 ---
 - 54 ---
 - 55 ---
 - 56 ---
 - 57 ---
 - 58 ---
 - 59 ---
 - 60 ---
 - 61 ---
 - 62 ---
 - 63 ---
 - 64 ---
 - 65 ---
 - 66 ---
 - 67 ---
 - 68 ---
 - 69 ---
 - 70 ---
 - 71 ---
 - 72 ---
 - 73 ---
 - 74 ---
 - 75 ---
 - 76 ---
 - 77 ---
 - 78 ---
 - 79 ---
 - 80 ---
 - 81 ---
 - 82 ---
 - 83 ---
 - 84 ---
 - 85 ---
 - 86 ---
 - 87 ---
 - 88 ---
 - 89 ---
 - 90 ---
 - 91 ---
 - 92 ---
 - 93 ---
 - 94 ---
 - 95 ---
 - 96 ---
 - 97 ---
 - 98 ---
 - 99 ---
 - 100 ---

PROJECT
 The Gas Station
 129 South Park Street
 Madison, Wisconsin

DRAWING
 UTILITY PLAN

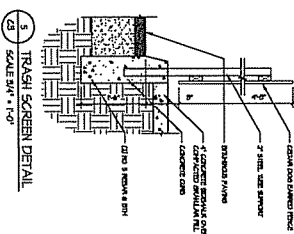
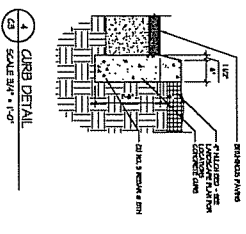
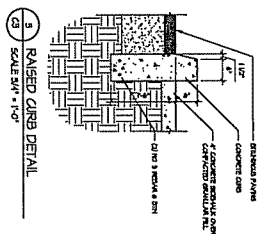
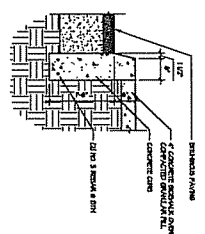
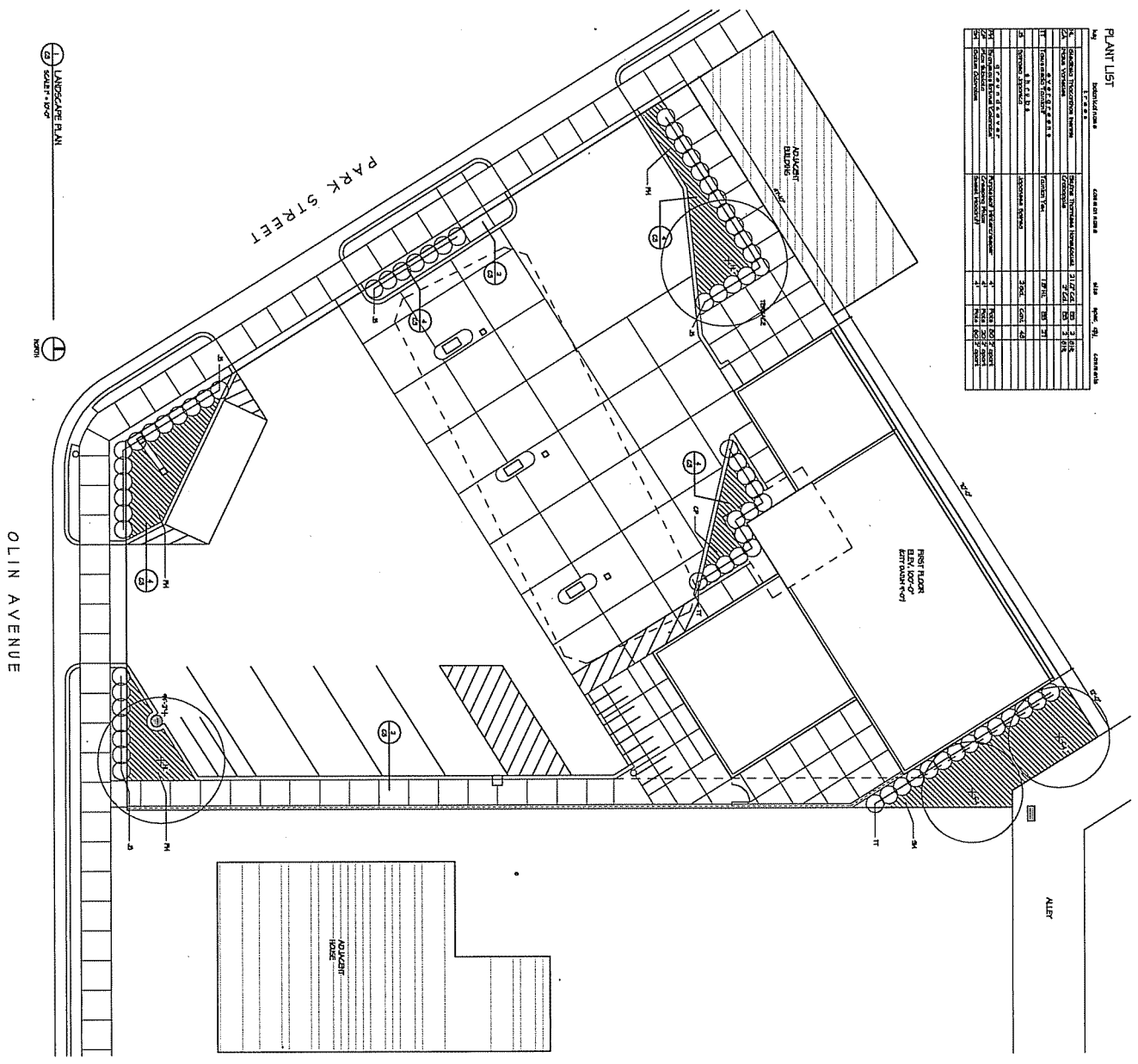
DATE
 02/01/02
 02/01/02
 02/01/02

C4

SUTTON
 ARCHITECTURE
 200 Regent Street
 Madison, WI 53703
 Tel: 608/255-1234
 Fax: 608/255-1234

PLAN LIST

No.	Description	Date	Scale	Author	Checker
1	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
2	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
3	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
4	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
5	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
6	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
7	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
8	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
9	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
10	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
11	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
12	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
13	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
14	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
15	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
16	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
17	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
18	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
19	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
20	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
21	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
22	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
23	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
24	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
25	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
26	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
27	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
28	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
29	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
30	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
31	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
32	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
33	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
34	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
35	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
36	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
37	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
38	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
39	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
40	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
41	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
42	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
43	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
44	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
45	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
46	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
47	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
48	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
49	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML
50	Site Plan	11/15/07	1/8" = 1'-0"	JW	ML



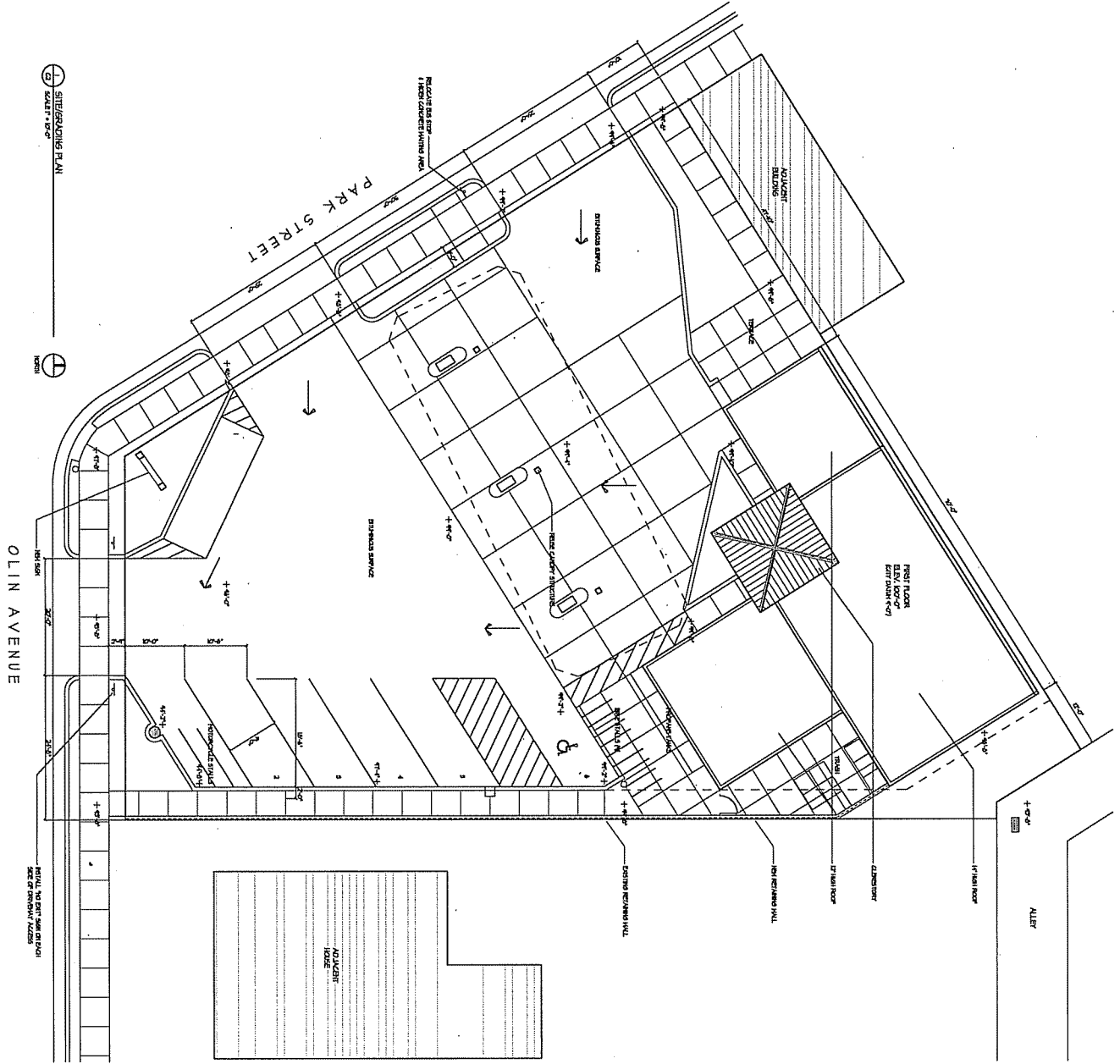
SUTTON
ARCHITECTURE
541 Ring Drive
Madison, Wisconsin 53706
Tel: 608-261-1111 Fax: 608-261-1114

PROJECT
The Gas Station
1099 South Park Street
Madison, Wisconsin

DATE
11/15/07

SCALE
1/8" = 1'-0"

C3



PROJECT
The Gas Station
 129 South Park Street
 Madison, Wisconsin
DRAWING
SITE PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/20/17
2	ISSUED FOR PERMIT	07/20/17
3	ISSUED FOR PERMIT	07/20/17
4	ISSUED FOR PERMIT	07/20/17
5	ISSUED FOR PERMIT	07/20/17
6	ISSUED FOR PERMIT	07/20/17
7	ISSUED FOR PERMIT	07/20/17
8	ISSUED FOR PERMIT	07/20/17
9	ISSUED FOR PERMIT	07/20/17
10	ISSUED FOR PERMIT	07/20/17
11	ISSUED FOR PERMIT	07/20/17
12	ISSUED FOR PERMIT	07/20/17
13	ISSUED FOR PERMIT	07/20/17
14	ISSUED FOR PERMIT	07/20/17
15	ISSUED FOR PERMIT	07/20/17
16	ISSUED FOR PERMIT	07/20/17
17	ISSUED FOR PERMIT	07/20/17
18	ISSUED FOR PERMIT	07/20/17
19	ISSUED FOR PERMIT	07/20/17
20	ISSUED FOR PERMIT	07/20/17
21	ISSUED FOR PERMIT	07/20/17
22	ISSUED FOR PERMIT	07/20/17
23	ISSUED FOR PERMIT	07/20/17
24	ISSUED FOR PERMIT	07/20/17
25	ISSUED FOR PERMIT	07/20/17
26	ISSUED FOR PERMIT	07/20/17
27	ISSUED FOR PERMIT	07/20/17
28	ISSUED FOR PERMIT	07/20/17
29	ISSUED FOR PERMIT	07/20/17
30	ISSUED FOR PERMIT	07/20/17
31	ISSUED FOR PERMIT	07/20/17
32	ISSUED FOR PERMIT	07/20/17
33	ISSUED FOR PERMIT	07/20/17
34	ISSUED FOR PERMIT	07/20/17
35	ISSUED FOR PERMIT	07/20/17
36	ISSUED FOR PERMIT	07/20/17
37	ISSUED FOR PERMIT	07/20/17
38	ISSUED FOR PERMIT	07/20/17
39	ISSUED FOR PERMIT	07/20/17
40	ISSUED FOR PERMIT	07/20/17
41	ISSUED FOR PERMIT	07/20/17
42	ISSUED FOR PERMIT	07/20/17
43	ISSUED FOR PERMIT	07/20/17
44	ISSUED FOR PERMIT	07/20/17
45	ISSUED FOR PERMIT	07/20/17
46	ISSUED FOR PERMIT	07/20/17
47	ISSUED FOR PERMIT	07/20/17
48	ISSUED FOR PERMIT	07/20/17
49	ISSUED FOR PERMIT	07/20/17
50	ISSUED FOR PERMIT	07/20/17

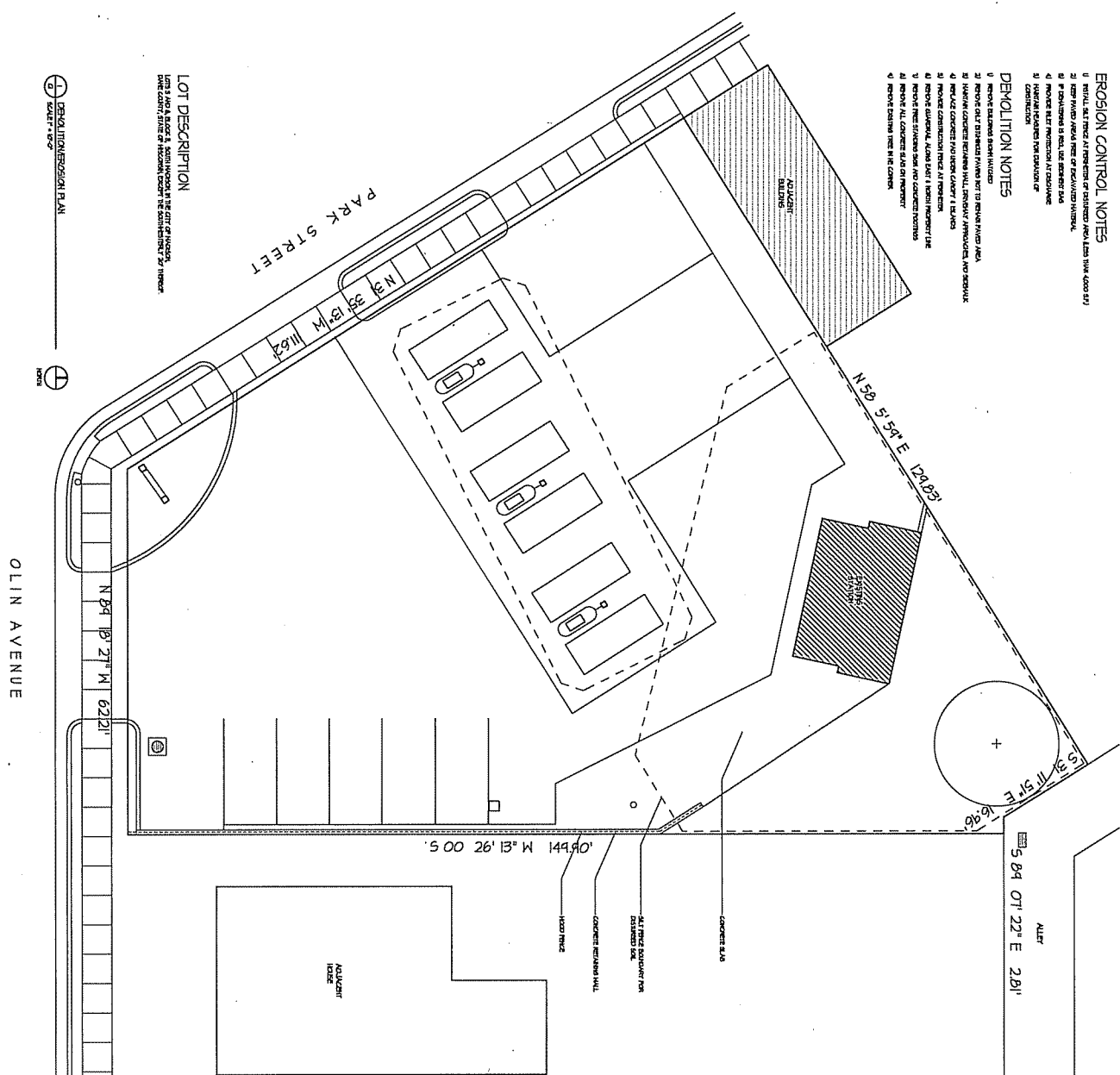
SUTTON
ARCHITECTURE
 501 East Grand Street
 Madison, WI 53703
 Tel: 608-255-1234 Fax: 608-255-1235

EROSION CONTROL NOTES

- 1) INSTALL S&P FENCE AT PERIMETER OF DISTURBED AREA LESS THAN 1000 SQ YD
- 2) REMOVE EXISTING FENCE OR DISTURBED PERIMETER
- 3) INSTALL S&P FENCE AT PERIMETER OF DISTURBED AREA
- 4) REMOVE S&P FENCE AT COMPLETION OF CONSTRUCTION
- 5) MAINTAIN FENCE FOR DURATION OF CONSTRUCTION

DEMOLITION NOTES

- 1) REMOVE EXISTING BRICK BUILDING
- 2) REMOVE EXISTING CONCRETE FOUNDATION
- 3) REMOVE EXISTING ROOFING MATERIAL
- 4) REMOVE EXISTING INTERIOR WALLS, PARTIAL EXTERIOR WALLS AND DOORS
- 5) REMOVE EXISTING FLOORING AT PERIMETER
- 6) REMOVE EXISTING ALUMINUM SIDING & BRICK INTERIOR LINING
- 7) REMOVE FINEST FINISHED BASE AND CONCRETE FLOORS
- 8) REMOVE ALL CONCRETE SLAB ON GRADE
- 9) REMOVE EXISTING TREE IN REAR



LOT DESCRIPTION

LOTS 3 AND 4, BLOCK 2, SOUTH WISCONSIN IN THE CITY OF MADISON, WISCONSIN. PART OF THE STATE OF WISCONSIN DEPARTMENT OF REVENUE.



OLIN AVENUE

PARK STREET

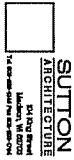
PROJECT
The Gas Station
109 South Park Street
Madison, Wisconsin

DRAWING
DEMOLITION/RECON PLAN

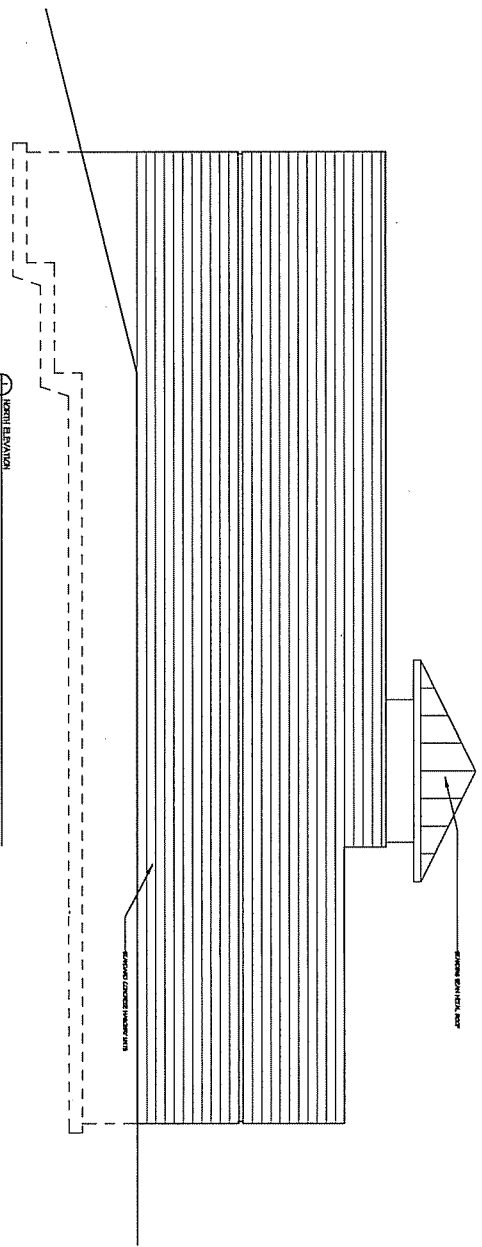
DATE
Project: 2000
Date: 07/27/00
Drawn By: JAL

CI

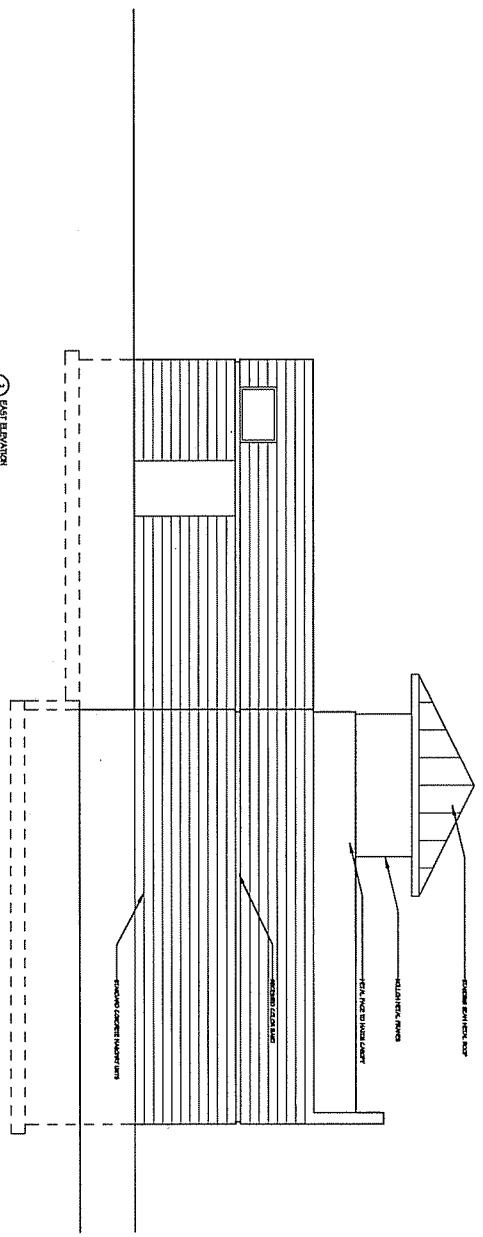
SUTTON
ARCHITECTURE
500 East Washington
Madison, Wisconsin 53703
Tel: 608.255.1111 Fax: 608.255.1110



SUTTON ARCHITECTURE
101 E. State Street
Madison, WI 53703
Tel: 608.255.1234
Fax: 608.255.1235



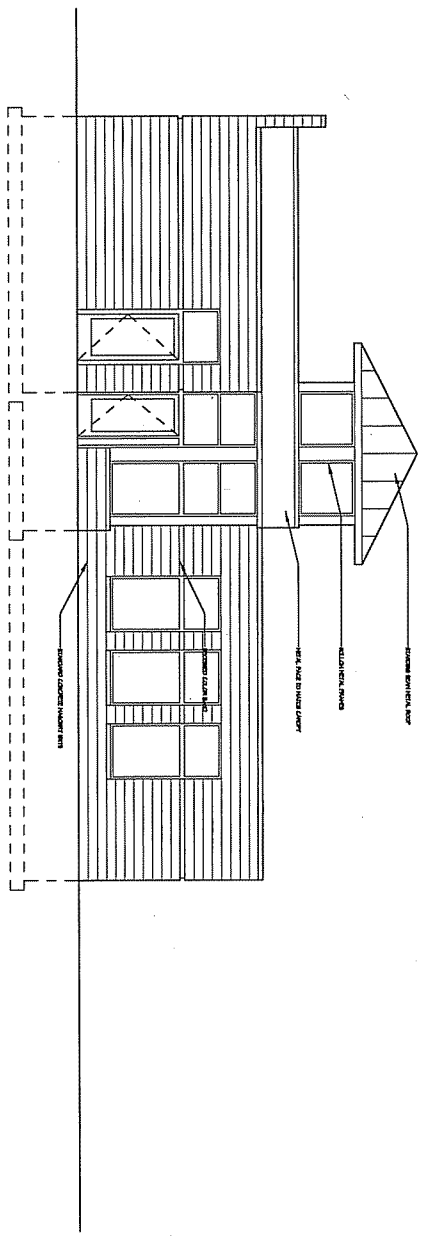
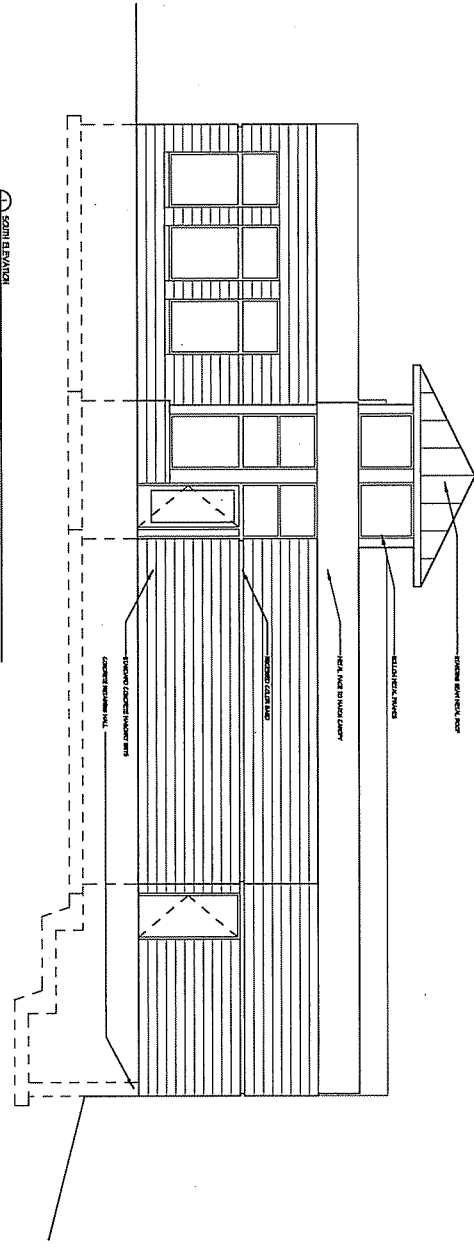
17 WEST ELEVATION



18 EAST ELEVATION

PROJECT
The Gas Station
1028 South Park Street
Madison Wisconsin
DRAWING
BUILDING ELEVATIONS
DATE 02/07
SCALE 1/8" = 1'-0"
DRAWN BY JAK

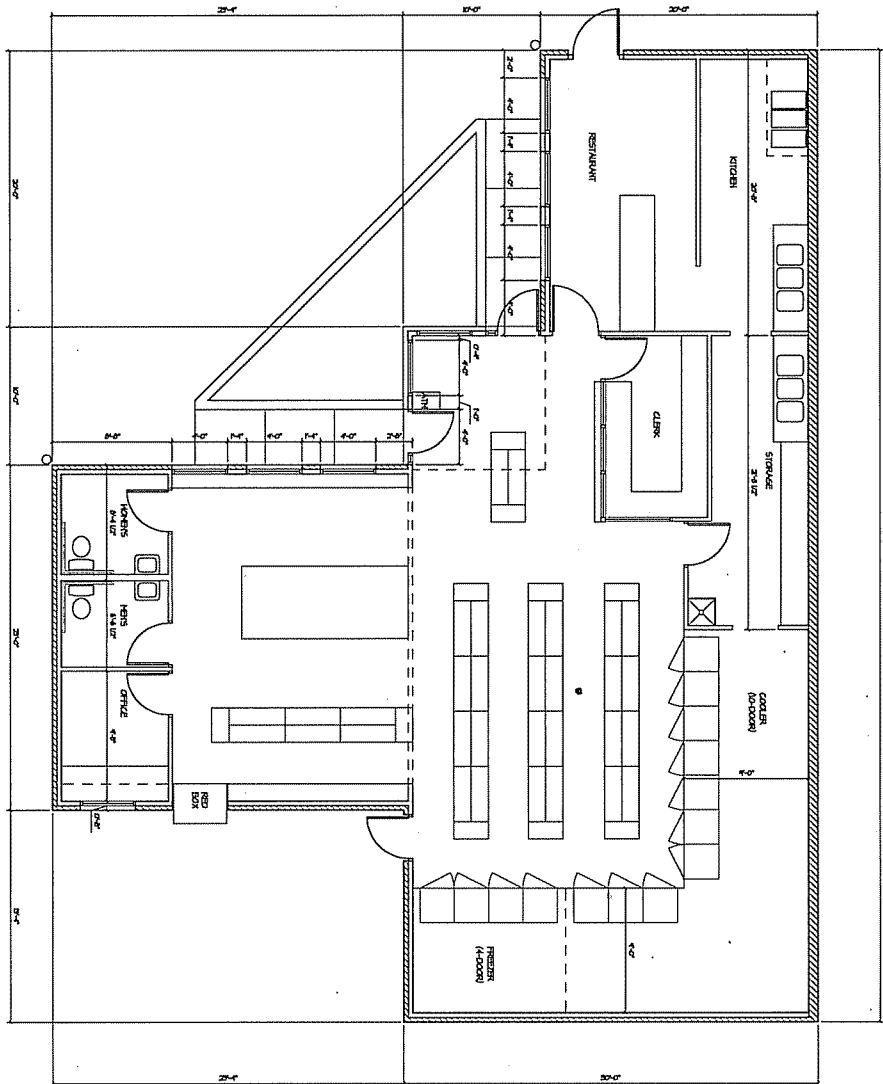
A3



PROJECT
 The Care Station
 109 South Park Street
 Madison Wisconsin
DRAWING
 BUILDING ELEVATIONS

DATE: 11/11/11
SCALE: AS SHOWN
DESIGNED BY: JAK

A2



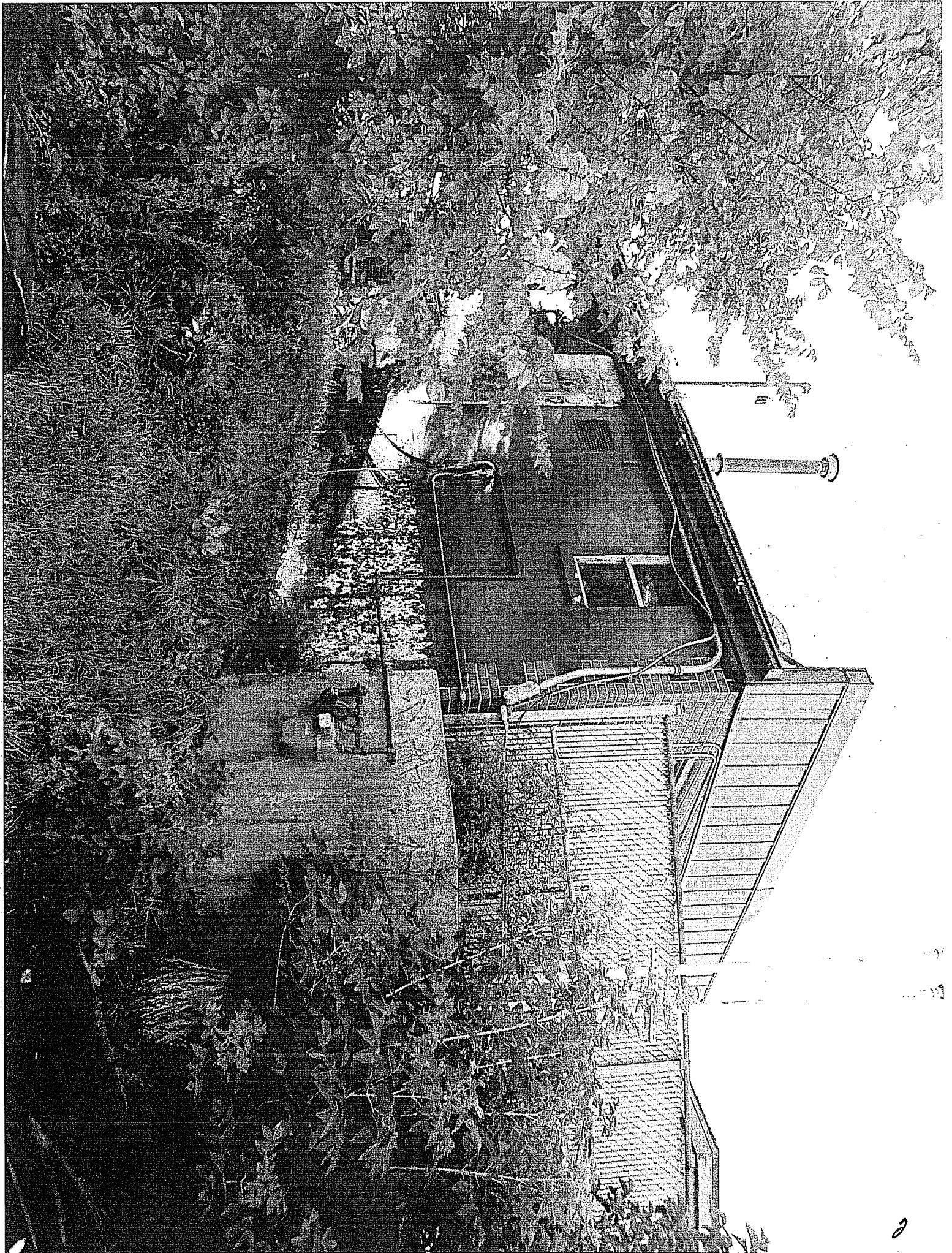
SUTTON
ARCHITECTURE
 514 Reg Street
 Madison, WI 53703
 Tel: 608/255-1234 Fax: 608/255-1234

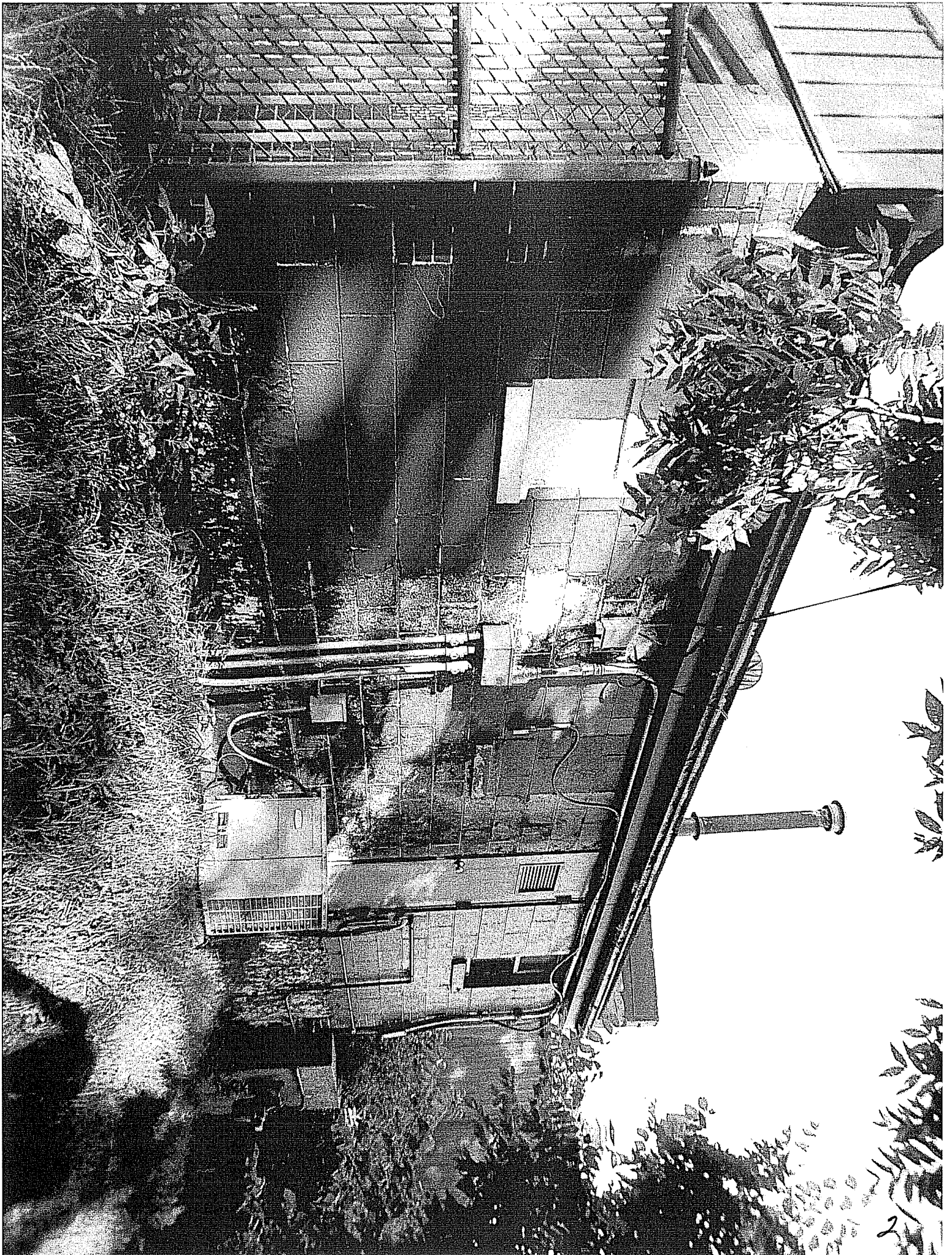
PROJECT
 The Gap Station
 1129 South Park Street
 Madison, Wisconsin

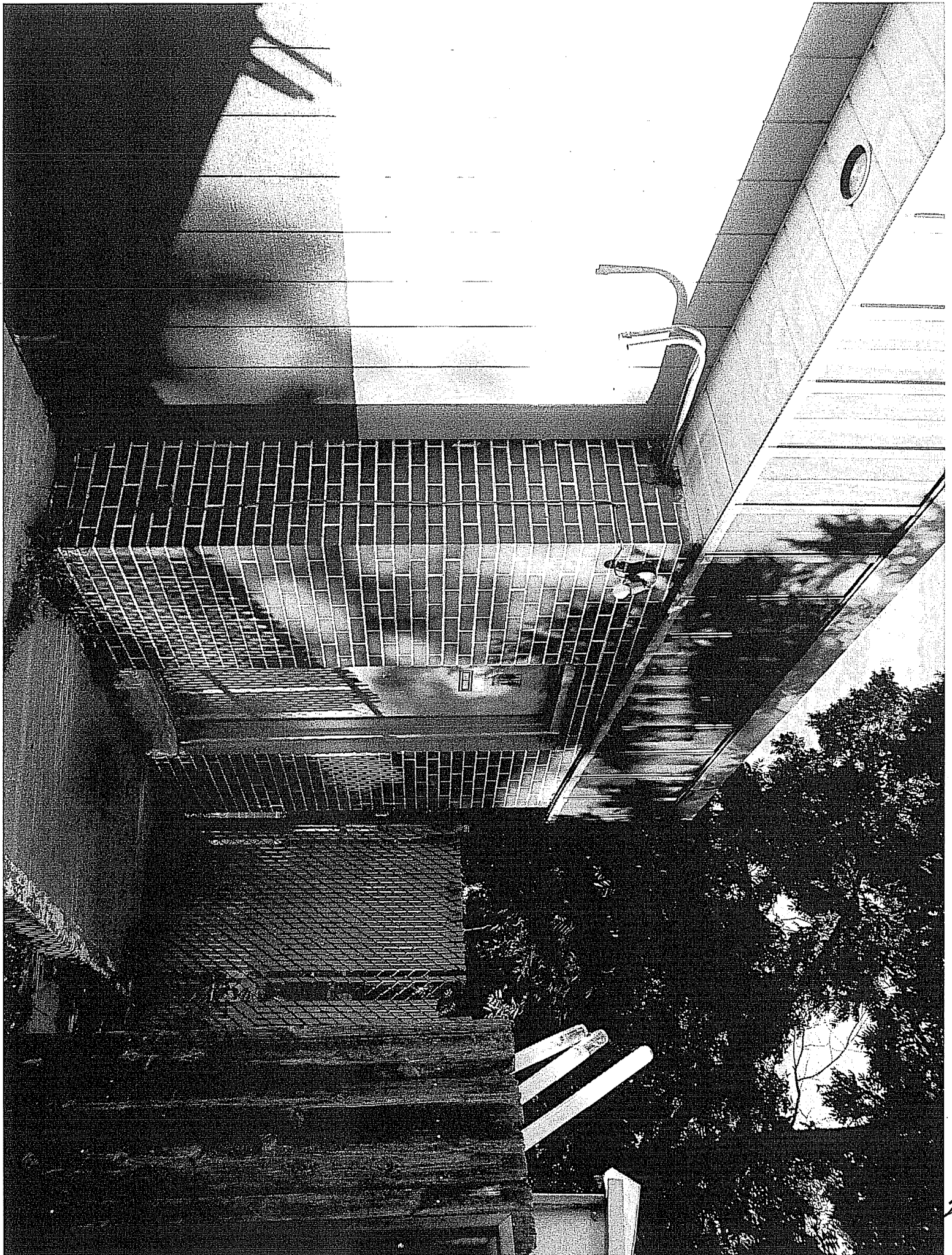
DRAWING
 FLOOR PLAN

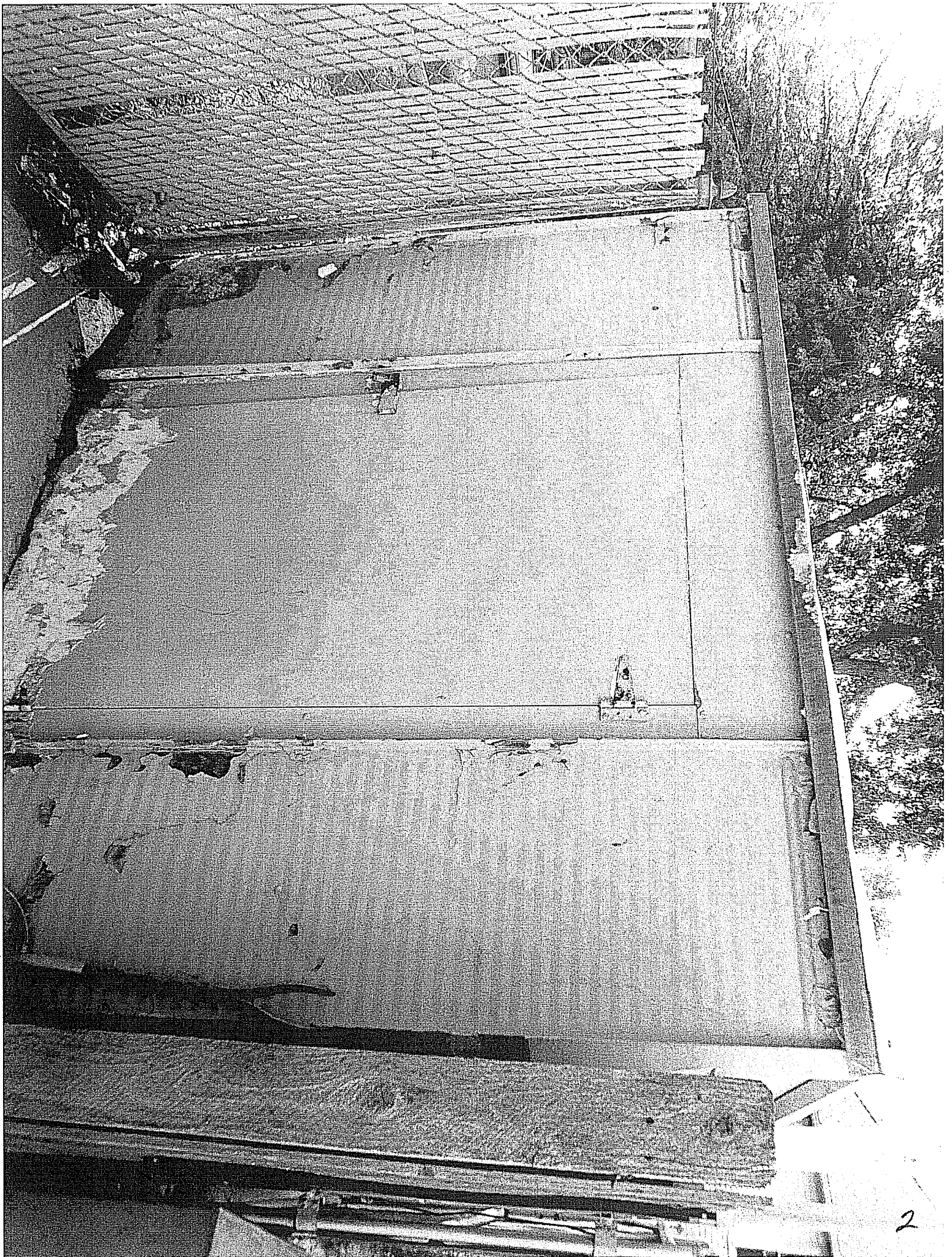
DATE
 08/01/07
 Drawn by: JAK
 Checked by: JAK

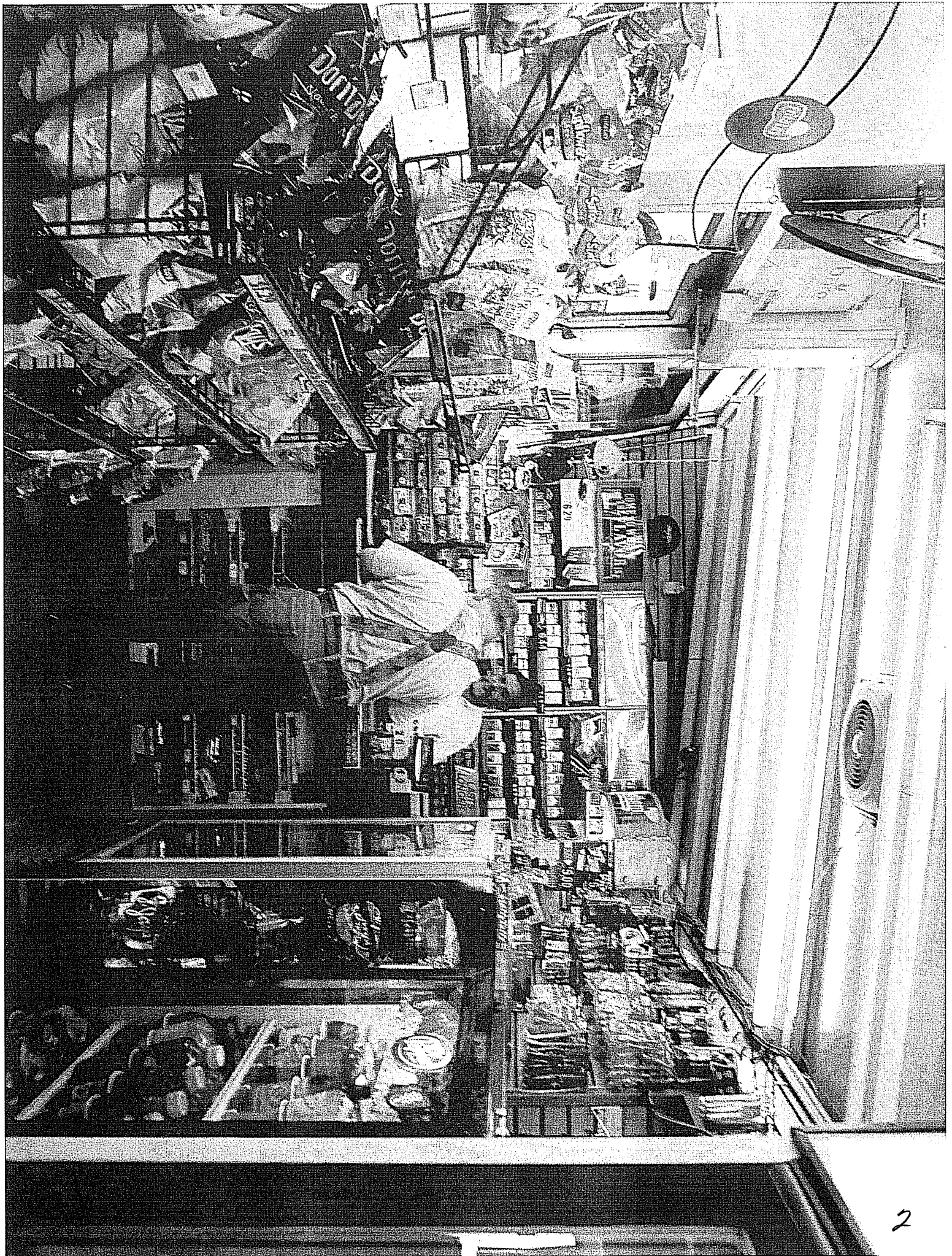
A1

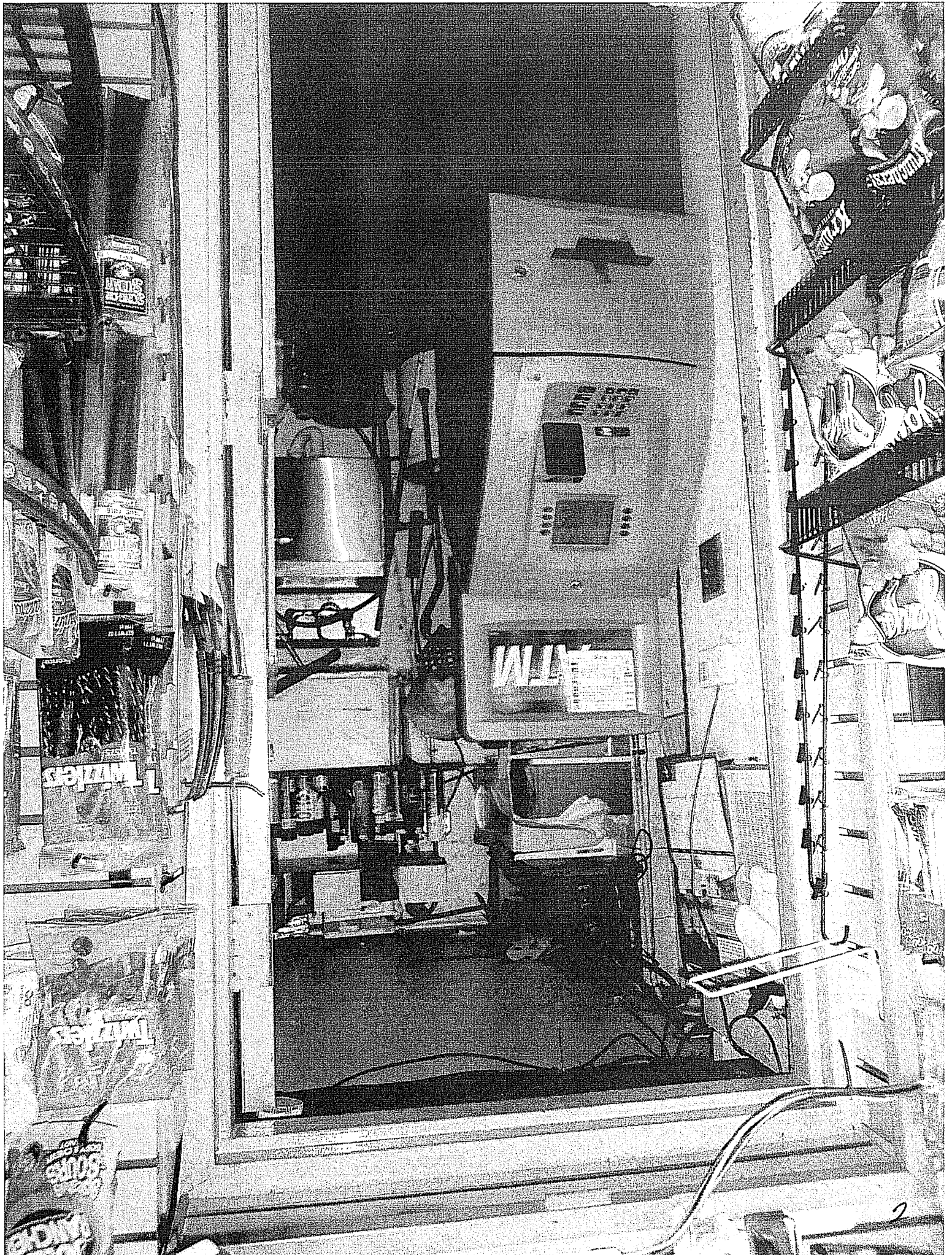




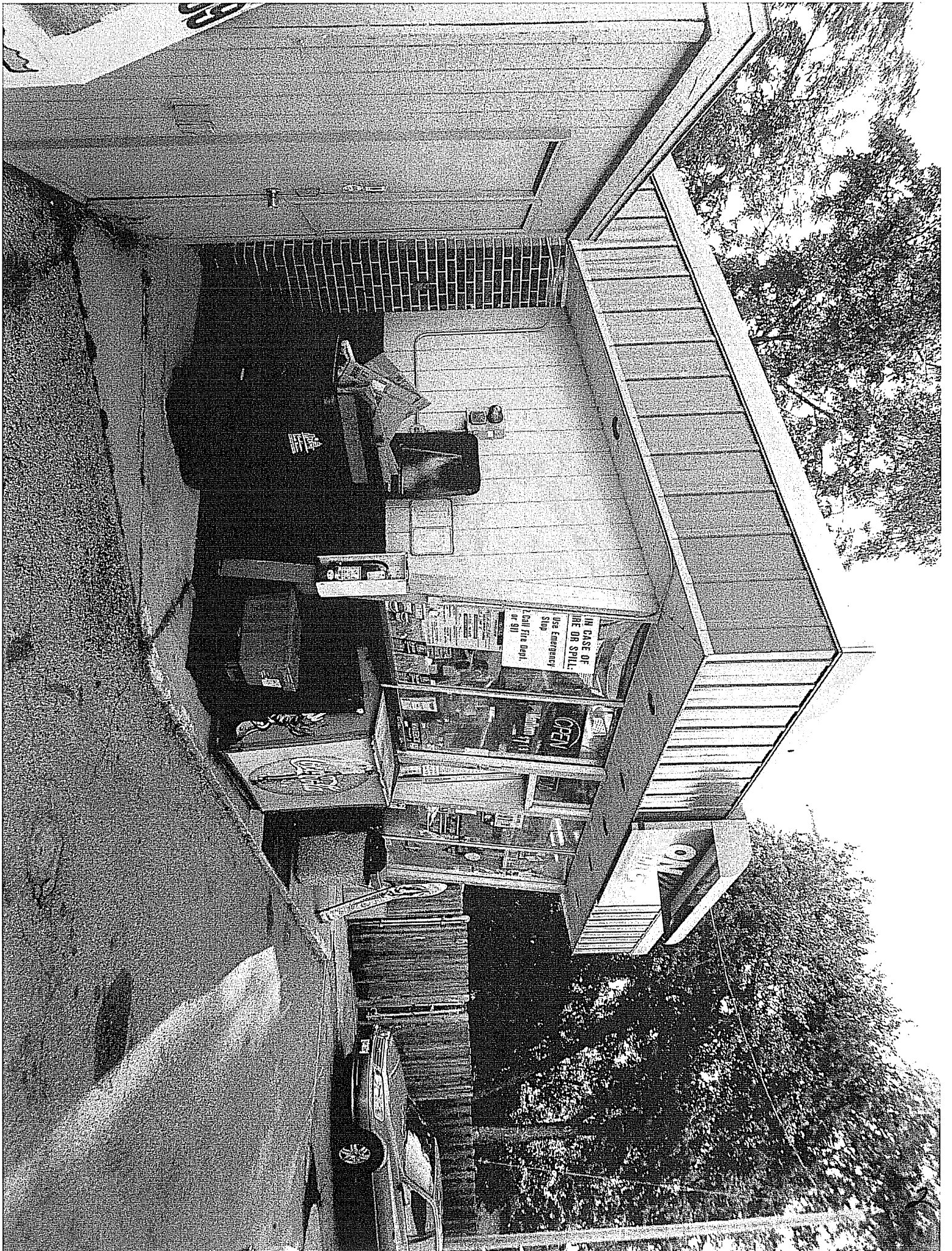












IN CASE OF
FIRE OR SPILL:
Use Emergency
Stop
Call Fire Dept.
or 911

OPEN

OPEN

Wash State
Wash State

