

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 2801 Atwood Avenue

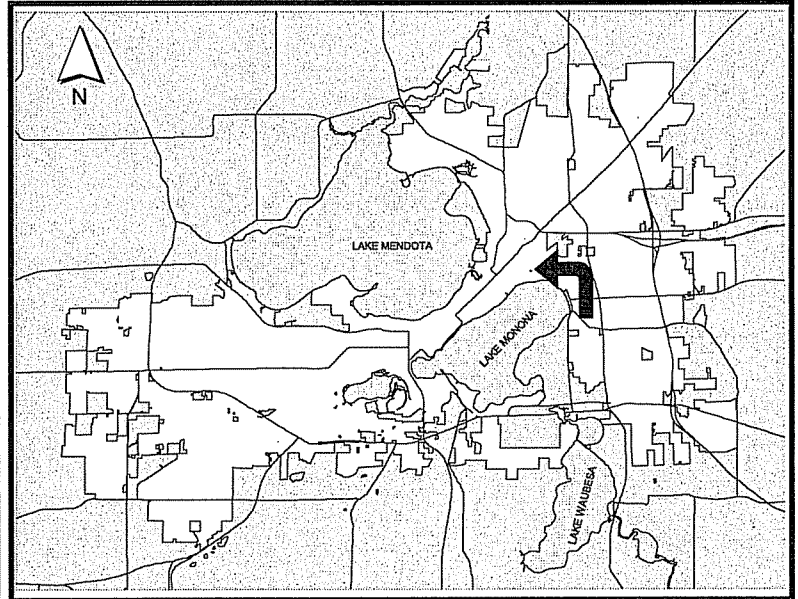
Project Name: Atwood BP Station

Applicant: Murthy Polasa - M&J Petroleum

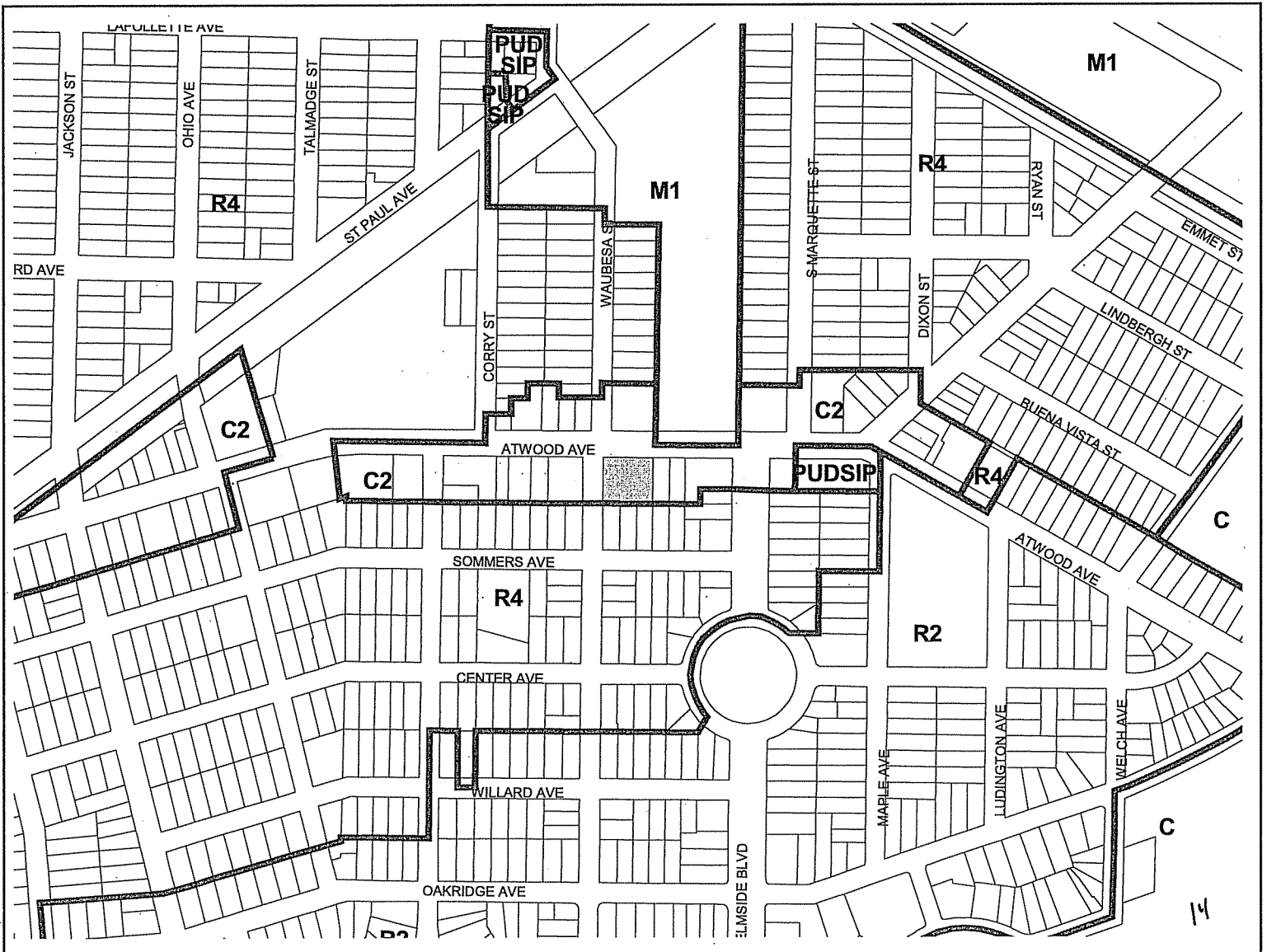
Existing Use: Gas Station and Convenience Store

Proposed Use: Demolish Convenience Store &
Build New Convenience Store with Gas Sales

Public Hearing Date:
Plan Commission 19 June 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



2801 Atwood Avenue

100 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

- 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 pd previously Receipt No. _____
Date Received 5-10-06
Received By KAW
Parcel No. 0710-053-270 5-4
Aldermanic District 06 - Judy ~~Compton~~ ^{Madison}
GQ near above ground fuel storage
Zoning District C-2
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification yes. Waiver _____
Ngrhd. Assn Not. yes. Waiver _____
Date Sign Issued _____

1. Project Address: 2801 Atwood Ave. MADISON WI 53704 Project Area in Acres: 0.333
Project Title (if any): ATWOOD BP Station

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: Murthy Polasa Company: M&J Petroleum LLC
Street Address: 2801 Atwood Ave. City/State: MADISON Zip: 53704
Telephone: (920)222-1236 Fax: () Email: murthyp@hotmail.com
Project Contact Person: Murthy Polasa Company: M&J Petroleum LLC
Street Address: 2801 Atwood Ave City/State: MADISON, WI Zip: 53704
Telephone: cell (920)222-1236 Fax: () Email: murthyp@hotmail.com
store (608)244-9936
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Gas Station and Convenience Store.

Development Schedule: Commencement _____ Completion _____

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 ½ 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:** \$ _____ 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 City of MADISON 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:
Judy Olson Atwood Neighborhood
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 Ron Date _____ | Zoning Staff _____ Date _____

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

Printed Name MURTHY POLAS A Date 5/10/08
Signature P.L. Murthy Relation to Property Owner Own
Authorizing Signature of Property Owner _____ Date _____

M & J Petroleum LLC
434 South Main Street
Lake Mills, WI 53551
Phone # (920) 222-1236

May 10, 2006

Planning & Development Office
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703-3345

RE: Conditional Use Permit
2801 Atwood Avenue
Madison, WI 53704

Dear Planning Commission Members,

My name is Murthy Polasa and my partner's name is Kuldip Singh Mavi. We are the organizing members of M & J Petroleum LLC. and have purchased the Old Clark Oil gas station at 2801 Atwood Avenue in November 2003. This is a gas station and convenience store combination. The station was re-branded (imaged) to a BP Amoco.

At this time we would like to request a conditional use permit to convert the station to a more modern facility. We like to construct a new convenience store on site, remove the existing structure, and update the landscaping, keeping in mind the needs and concerns of the surrounding community.

Design Coalition is the Architect for the project and I will be serving as the general contractor on the project, our landscaper is James Forest from Lake Mills. We would be looking to start construction within 30 days of receiving the necessary permits and looking to complete the project 90-120 days after commencing. Possibly from July to October 2006.

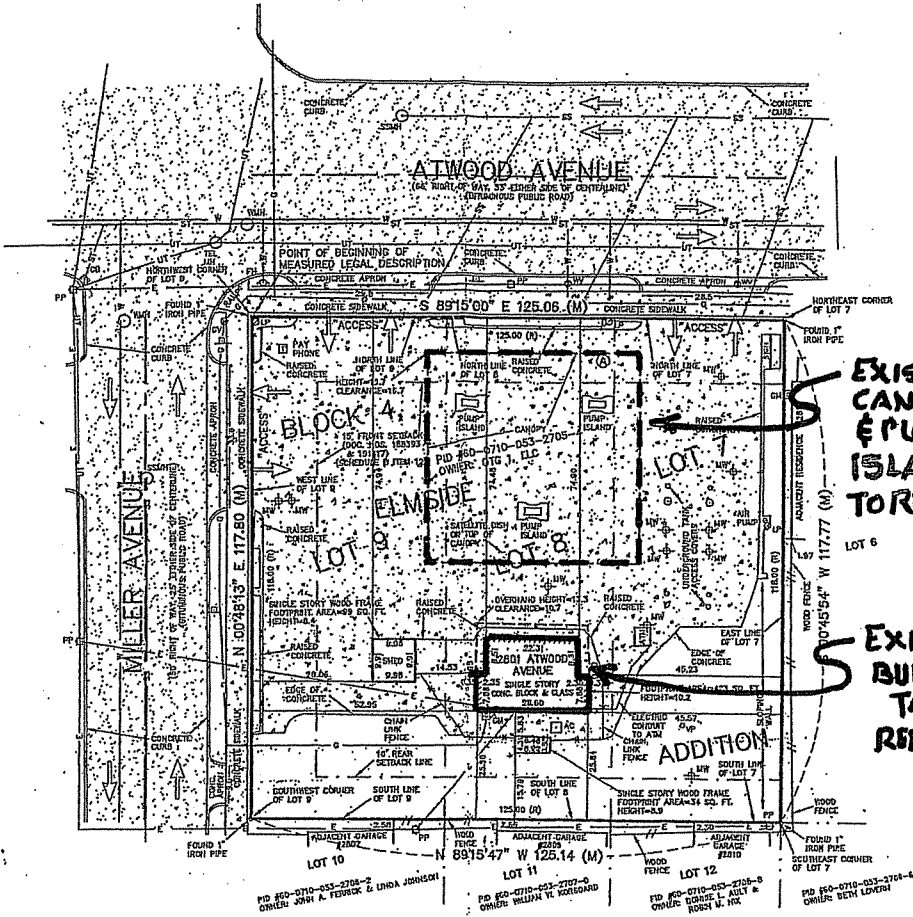
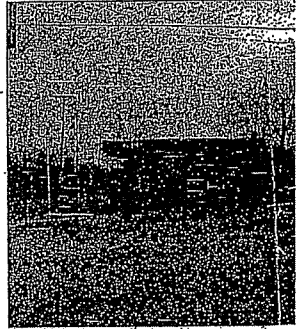
This will be a gas station and convenience store combination as it has been and located on 14,745 square feet or 0.3383 acres of land, employing 2 persons to start, open from 6 A.M. until 10 P.M. We will have a store with 1,650 square feet of selling space, utilizing 7 parking stalls to support our three pumps.

I have enclosed survey plans, a site plan, a floor plan, and an elevation detail. If you have any questions please feel free to call me at (920) 648-4342.

Sincerely,

M & J Petroleum, LLC


Murthy Polasa



EXISTING
CANOPY
& PUMP
ISLANDS
TO REMAIN

EXISTING
BUILDING
TO BE
REMOVED

AREA SUMMARY

TOTAL PROPERTY AREA = 14,735 SQUARE FEET OR 0.3383 ACRES

NOTES

- THIS SURVEY WAS CONDUCTED WITH A LEICA RCS/IPS 1100 TOTAL STATION.
- ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES SHOWN ARE MEASURED PERPENDICULAR TO SAID PROPERTY LINES.
- ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
- UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS TAKEN DURING THE COURSE OF THIS SURVEY AND AVAILABLE UTILITY PLANS. GAS LINES SHOWN AS PER FIELD MEASUREMENTS. WATER LINES SHOWN AS PER CITY OF MADISON PLAN. STORM AND SANITARY SEWERS SHOWN AS PER CITY OF MADISON PLAN. UNDERGROUND TELEPHONE LINES SHOWN AS PER FIELD MEASUREMENTS.
- SUBJECT PROPERTY HAS ACCESS TO ATWOOD AVENUE AND MILLER AVENUE, WHICH ARE PUBLIC ROADS.
- MOVABLE RACKS FOR NEWSPAPERS, OIL, WASHER FLUID, PROPANE TANKS, ETC. ARE NOT SHOWN HEREON.

FLOOD ZONE

SUBJECT PROPERTY LIES COMPLETELY WITHIN FLOOD ZONE "C" - AREAS OUTSIDE THE 100 YEAR FLOOD PLAN, ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 550003-0017-D, CITY OF MADISON, DATED 1/18/88.

LEGEND

PP	POWER POLE		DENOTES CONCRETE SURFACING
SCM	SANITARY SEWER MANHOLE		DENOTES BITUMINOUS SURFACING
WHM	WATER MANHOLE	BO	DENOTES BOUNDARY MEASURED DURING THE COURSE OF THIS SURVEY
TEL	TELEPHONE MANHOLE	(M)	DENOTES RECORD DIMENSION AS PER PLAT OF ELMSIDE ADDITION
CS	STORM SEWER CATCH BASIN	ALTA	AMERICAN LAND TITLE ASSOCIATION
GV	GAS VALVE	ACSM	AMERICAN CONGRESS ON SURVEYING AND MAPPING
WV	WATER VALVE	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
GL	GAS METER	RLS	REGISTERED LAND SURVEYOR
LP	LIGHT POLE		TRAFFIC FLOW DIRECTION
NW	NORTHING WELL		DENOTES OUTSIDE BUILDING LINE
VP	VENT PIPES	SS	SANITARY SEWER
PH	FIRE HYDRANT	W	UNDERGROUND WATER LINES
SL	SIGN	G	UNDERGROUND GAS LINES
AD	AIR CONDITIONER	E	OVERHEAD UTILITY LINES
ATM	AUTOMATIC TELLER MACHINE	ST	STORM SEWER
		UT	UNDERGROUND TELEPHONE LINES

ZONING & SETBACK REQUIREMENTS

ZONED C-2 - GENERAL COMMERCIAL

BUILDING SETBACKS:
 FRONT - 0 FEET
 SIDE - 0 FEET
 REAR (ADJACENT TO RESIDENTIAL R4) - 10 FEET

MAXIMUM BUILDING HEIGHT - NONE

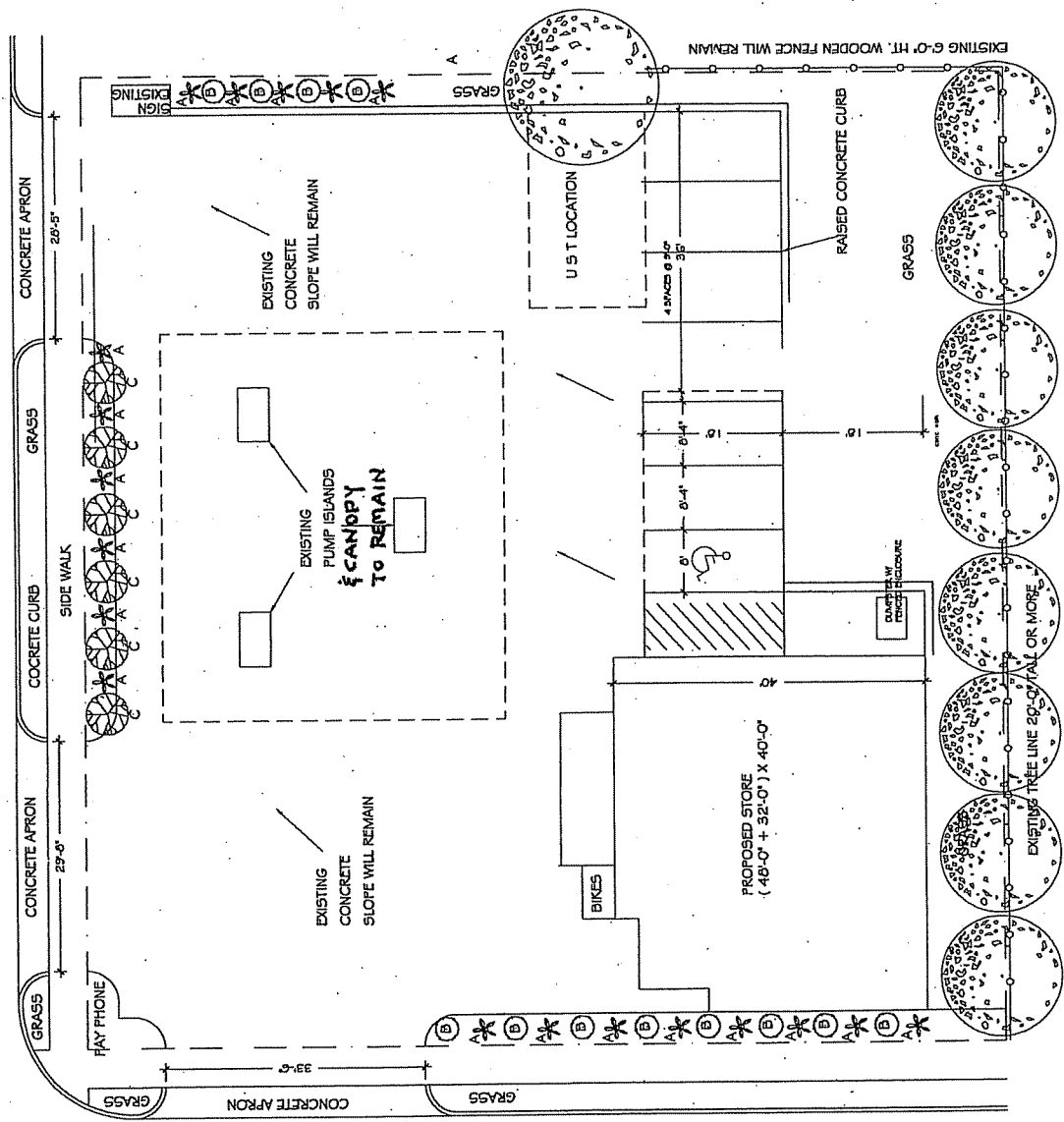
PARKING REQUIREMENTS:
 1 SPACE FOR EACH 2 EMPLOYEES PLUS 1 SPACE FOR

NOTE: THE CURRENT USE OF THE SUBJECT PROPERTY IS PERMITTED AS A CONDITIONAL USE IN ZONE C-2.

(AS PER RON TOWLE, CITY OF MADISON ZONING DEPARTMENT 608-266-4560)

14

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A	19	JUNIPERUS PEITZERIANA	PEITZER JUNPER	36"
B	12	BERBERIS THUNBERGII ATROPURPUREA	RED BARBERRY	36"
C	6	BERBERIS THUNBERGII AUREA	GOLDEN BARBERRY	36"



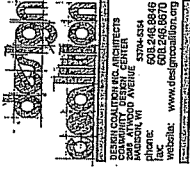
SCALE: 1" = 10'

NORTH



ATWOOD BP STATION
 2801 Atwood Avenue
 Madison, WI

ADVANCED CONSULTING, LLC
 434 S. Main Street
 Lake Mills, WI 53551



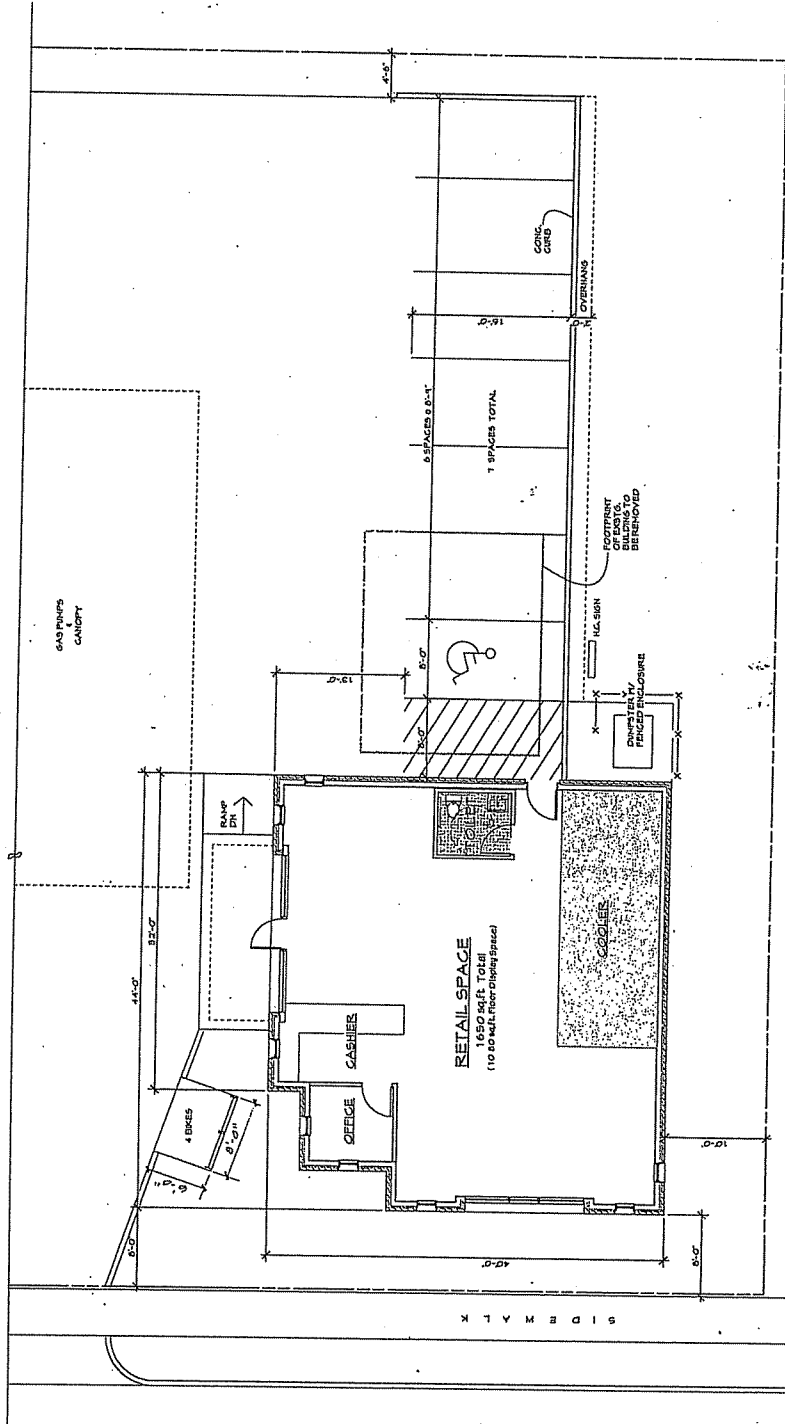
DESIGNATION
COMMUNITY DESIGN CENTER
SALMON, WI 53704-4324
PHONE: 608.266.8869
FAX: 608.266.8870
Website: www.designation.org

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Mark _____ **Date** _____ **Description** _____
Project Title
BP STATION
2801 ATWOOD AVE.
MADISON, WI

Drawn By _____ **Issue Date** _____
RKS **05/02/06**
Sheet Title
FLOOR PLAN

Project ID _____ **Drawing No.** _____
A-1
of _____



1 FIRST FLOOR PLAN
 A-1 Scale: 1/8" = 1'-0"

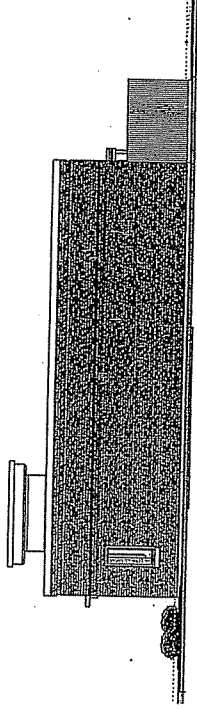
2

This document is a representation of services and the results of a design process. It is not to be used for any other purpose without the written consent of Design Professionals, Inc. The user of this project must be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

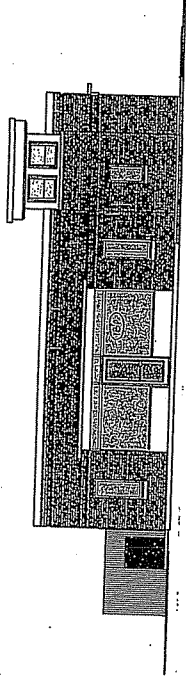
Mark	Date	Description
		Project Title
		BP STATION
		2801 ATWOOD AVE.
		MADISON, WI

Drawn By	Issue Date
RKS	05/02/06
Sheet Title	
Elevations	
Perspective	

Project ID	Drawing No.
	A-2
of	
Design Consultant	



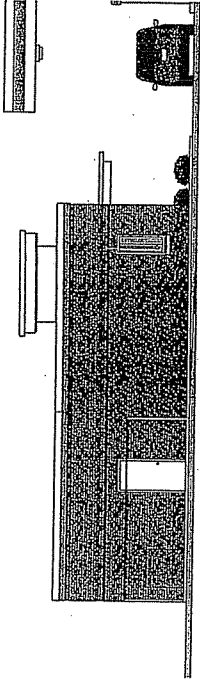
3 SOUTH ELEVATION
A-2 Scale: 1/8" = 1'-0"



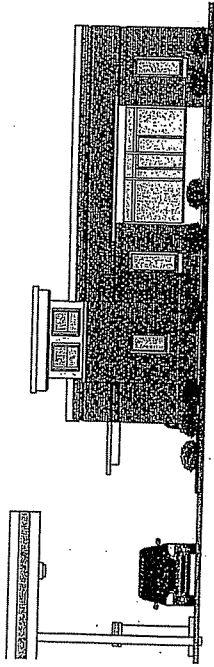
1 NORTH ELEVATION
A-2 Scale: 1/8" = 1'-0"



PERSPECTIVE VIEW
A-2 Scale: 1/8" = 1'-0"



4 EAST ELEVATION
A-2 Scale: 1/8" = 1'-0"



2 WEST ELEVATION
A-2 Scale: 1/8" = 1'-0"