

February 4, 2020

Plan Commission  
City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
Madison WI 53714

RE: Woodman's Madison East  
Gas, Lube & Car Wash Redevelopment  
3817 Milwaukee Street  
Madison WI 53714

Land Use Application - Letter of Intent

Dear Members of the Plan Commission:

On behalf of Woodman's Food Markets Inc., we have prepared the following description of the proposed redevelopment at the Woodman's property on the East side of Madison.

#### **Project Background**

Woodman's has operated their Food Market on Milwaukee Street since coming to Madison in 1979 when they opened their first 90,000 sf "super store". In 1992, this Milwaukee Street location was the first Woodman's gas station to offer oil changes and car washes to their customers. Over the years Woodman's has continually upgraded their equipment and services to provide the highest quality services for the lowest prices. Today's technology for servicing their customer's vehicles has changed to the point that the existing buildings, including the convenience store/lube center, fuel canopy, and car wash, no longer allow them to maintain the level of service their customers desire.

Recently, Woodman's had the opportunity to purchase the restaurant outlot located in front of the Food Market at 3737 Milwaukee Street. The acquisition of this property now affords enough contiguous property to allow Woodman's to redevelop their gas, lube, & car wash operations at this site without losing a considerable number of essential customer parking spaces for their Food Market customers. The new development will allow Woodman's to better serve their customers with a modern facility.

#### **Site Considerations**

The new facility requires a larger site footprint than the current configuration. In demolishing the existing restaurant and redeveloping the gas, lube & car wash more than 10% of the property will be disturbed. This requires the entire property be brought up to the city's current standards for landscaping. As a result, landscape islands will be cut into the existing north and west parking lots in addition to the landscaping that is required for the redeveloped gas, lube & car wash site.

Woodman's is in a long-term lease arrangement with an outdoor advertising company for the billboard that is currently on the gas lube site. Woodman's has indicated that the advertising company is not willing to reach an arrangement to end the current lease early. As a result, the billboard has been incorporated into the redeveloped site in such a way that it can be removed at the end of the current lease agreement.

### **City of Madison Staff Input**

Woodman's, FoxArneson, and raSmith (civil consultant) met with the Development Assistance Team (DAT) on Thursday, December 12 to review the project and request staff input. From that meeting staff comments have been incorporated into the overall site layout. A striped pedestrian connection between the public bus stop along Dempsey Road and the easternmost Food Market entrance has been added. The C-Store and Lube Center have been reoriented so that the C-Store addresses the street.

### **Project Phasing**

The three structures required for the redeveloped facility (convenience store/lube center, fuel canopy, and car wash) have been arranged on the site to allow the removal of the existing car wash and fuel canopy while leaving the existing convenience store and lube facility to continue serving customers while the new convenience store and lube center is constructed. Once the new C-store and lube center are operational, the remainder of the existing facilities can be removed to make room for the new fuel canopy and car wash.

The restaurant will be removed, and that portion of the project site will be redeveloped as parking lot with underground stormwater detention. This will be part of the first phase of construction. Additionally, landscape islands will be cut into the existing north and west parking lots to meet the current landscape requirements of the ordinance. Additional bicycle parking areas at the Food Market will also be provided. This work can be performed at any time during construction but will be scheduled to provide the least amount of disruption to the flow of customer traffic as is practicable.

### **Project Schedule**

We anticipate that construction will commence in early May 2020 or as soon as we can after municipal approval. The anticipated construction timeframe is approximately six months.

### **Building Form and Material Choices**

The forms for the three structures are based on a prototype that Woodman's has developed over the last several years and is adapted to the requirements of each site and municipality. The convenience store/lube center has been adjusted to address the zoning requirements for entrance orientation and façade articulation.

Principal building materials include clay brick masonry, aluminum composite panels, and storefront glazing. The materials are consistent between the three structures.

### **Building Areas**

Convenience Store - 1,496 gsf

Lube Center - 1,984 gsf + 1,718 gsf Lube Pit

Fueling Canopy - 4,116 gsf

Car Wash - 2,174 gsf

**Hours of Operation**

Gas Station

7:15 am – 6:45 pm Attended Daily  
6:45 pm – 7:15 am Unattended Daily (Fuel Dispensers)

Lube Center

8:00 am – 6:15 pm Monday-Friday  
7:30 am – 5 pm Saturday  
8:00 am – 4:30 pm Sunday

Car Wash

7:15 am – 6:45 pm Attended Daily

**Pedestrian and Bicycle Access**

FoxArneson met with Alder Grant Foster at the site to walk through the proposed project and gather any feedback that he might offer. Alder Foster expressed his interest in seeing improved pedestrian and bicycle access to both the Food Market and the proposed redeveloped Gas Lube & Car Wash. As a result of his input, our current proposed design shows additional paved access points from the existing public multi-purpose path that serves the site at the south and west. Additionally, three pedestrian routes connect the food market and gas lube with the existing sidewalk along the south side of Milwaukee Street.

**Number of Employees**

Woodman's anticipates that they will staff the Convenience Store and Lube Center with 1 employee in the Convenience Store and 5 employees in the Lube Center for a total of 5 employees. The Car Wash is operated unattended.

**Project Team**

Design/Builder

FoxArneson, Inc.  
5972 Executive Drive, Suite 100  
Madison, WI 53719  
Contact: James Arneson 608 663-6233

Architect

FoxArneson Design, Inc.  
5972 Executive Drive, Suite 100  
Madison, WI 53719  
Contact: Philip Weightman 608 663-6235

Civil Engineer, Landscape Architect, and Surveyor

raSmith, Inc.  
16745 Bluemound Road  
Brookfield, WI 53005  
Contact: Paul McIlheran 262 317-3245



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Regards,

Philip Weightman, AIA, ALA, CCS  
Vice President  
FoxArneson, Inc.

**MEMORANDUM**

**DATE:** February 5, 2020

**TO:** Joseph Grande / Madison Water Utility

**FROM:** Philip Weightman / FoxArneson, Inc.

**CC:** Aaron Schneider / raSmith, Inc.  
James Arneson / FoxArneson, Inc.

**RE:** **Madison Water Utility Request for Project Evaluation-  
Woodman's Food Market Madison East Redevelopment**

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**Petroleum Storage and Dispensing**

For bulk storage of fuel product on site, Woodman's utilizes double-wall fiberglass underground storage tanks (USTs) with interstitial monitoring to detect the presence of fuel or water in the space between the inner and outer tank wall. The sensors are "non-discriminating" meaning that they will detect either fuel leaking from the inner tank or water entering through the outer wall. In either case, the detection of liquid will cause an alarm to be sent to the monitoring equipment.

The distribution piping from the USTs to the fuel dispensers is double wall piping that is fusion welded at the joints. Like the USTs, the piping is also monitored for leaks and any breaches will cause an alarm to be sent.

The USTs are equipped with overfill alarms and mechanical valves to protect against overfilling of the tank by the tanker driver. The valve limits the volume of the tank to 90% of the nominal capacity. At that limit, the mechanical valve in the drop tube activates and stops the flow of product at the tanker. A sump located at the drop tube catches any incidental fuel that spills from the filler hose and directs it to the tank. The tanks are also equipped with continuous tank monitoring to identify loss of product.

The fuel dispensers are mounted over sumps that contain any fuel that may leak where the double-wall distribution piping connects to the dispenser. The dispenser is equipped with a shear valve that stops the flow of fuel to the dispenser if a vehicle strikes and dislodges the dispenser. Additionally, the shear key is equipped with a fusible link that will stop the flow of fuel in case of a fire.

Each fuel dispenser is equipped with an Emergency Stop button that, when activated, will stop the flow of fuel to ALL dispensers. An additional E-Stop is located on the front of the Convenience Store.

The hoses located at each dispenser are equipped with a break-away valve that stops the flow of fuel at that specific dispenser if a customer drives away with the nozzle still engaged with the vehicle.

**Lube Center Equipment**

Bulk oil and waste oil are stored in double-walled steel tanks in the lube pit below the lube center. These tanks are equipped with overfill alarms to notify employees when the tanks are nearing capacity to help prevent spills.

The lube pit has floor drains that are piped to an oil separator before the water is released into the sanitary sewer system.



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**Safety Procedures**

Woodman's maintains fuel spill kits at the Convenience Store to be used by employees for addressing incidental surface spills.

Regards,

Philip Weightman, AIA, ALA, CCS  
Vice President  
FoxArneson, Inc.