

City of Madison

Conditional Use Alteration

Location 2801 Atwood Avenue

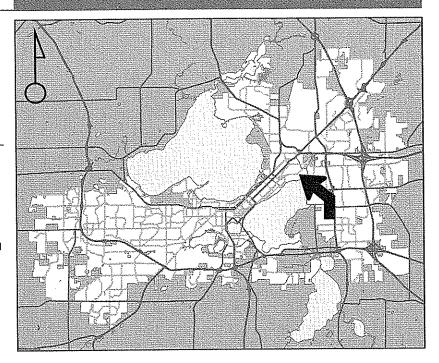
Project Name Repeal of Prohibition

Applicant Pema Chozom & Ramesh K. Chhabra -Chozom, LLC

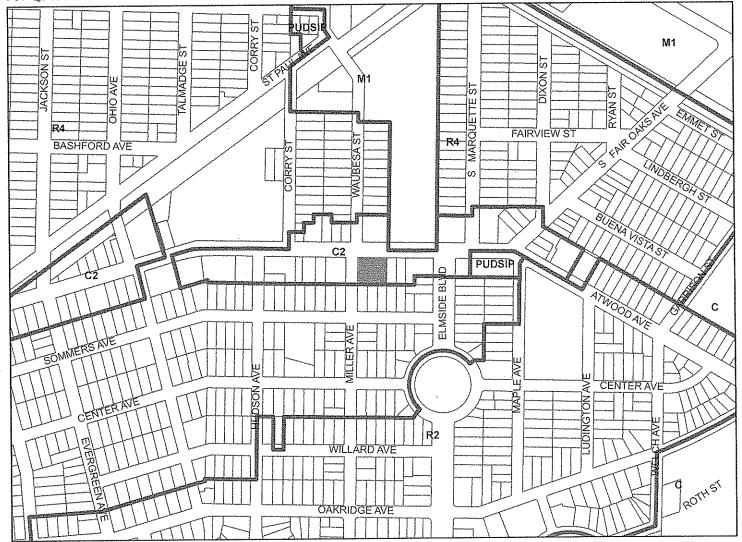
Existing Use Gas Station/Convenience Store

Proposed Use Remove/Modify 2006 Plan Commission Condition Prohibiting Alcohol Sales at Gas Station/Convenience Store

Public Hearing Date Plan Commission 20 September 2010



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 07 September 2010 🗸





LAND USE A. PLICATION 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 Commission review except subdivisions or land divisions, we 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	Ation Specification Complete Submittal Application Letter of Intent
 required fields. This application form may also be completed online www.cityofmadison.com/planning/plan.html 	Plan Sets NA Zoning Text NA Alder Notification Waiver
 All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. All zoning applications should be filed directly with the Zon Administrator. 	ning Data Class (second 5//2//)
Project Title (if any): 2. This is an application for: (check at least one)	
Zoning Map Amendment (check only ONE box below	,
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	Other Requests (Specify):
3. Applicant, Agent & Property Owner Informati	on:
Applicant's Name: PEMA CHOZOM & Ramesh K Chh	abacompany: <u>CHOZOM LLC</u>
Street Address: 2801 Atwood Ave City	/State: MADISON, WI zip: 53704
Telephone: $(608)244-9936$ Fax: $(608)244-4$	158 Email: BPATWOOD BYAHOO COM
Project Contact Person:	Company:
Street Address: City	/State: Zip:
	Email:
Property Owner (if not applicant):	
	/State: Zip:
4. Project Information:	
	ed uses of the site: ALTER ZOOG
	TIONS OF APPROVAL
Development Schedule: Commencement	Сотрletion

De CONTINUE→



5. Required Submittals: TO SITE	ED PLANS IF 30 CHANGE
Site Plans submitted as follows below and depicts parking areas and driveways; sidewalks; location of	all lot lines; existing, altered, demolished or proposed buildings; fany new signs; existing and proposed utility locations; building elopment schedule describing pertinent project details:
	vn to a scale of one inch equals 20 feet (collated and folded)
• Seven (7) copies of the plan set reduced to	it onto 11 inch by 17 inch paper (collated, stapled and folded)
 One (1) copy of the plan set reduced to fit or 	nto 8 ½ inch by 11 inch paper
conditions and uses of the property; development architect, landscaper, business manager, etc.); to	g this application in detail but not limited to, including: existing schedule for the project; names of persons involved (contractor, ypes of businesses; number of employees; hours of operation; liwelling units; sale or rental price range for dwelling units; gross stalls, etc.
any application for rezoning, the description must	or metes and bounds description prepared by a land surveyor. For be submitted as an electronic word document via CD or e-mail.
Filing Fee: \$550° See the fee schedule Treasurer.	on the application cover page. Make checks payable to: City
IN ADDITION, THE FOLLOWING ITEMS MAY ALS	O BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:
For any applications proposing demolition of existing to be demolished shall be submitted with your app by the City's Recycling Coordinator is required price	ng buildings, photos of the interior and exterior of the structure(s) lication. Be advised that a Reuse and Recycling Plan approved or to issuance of wrecking permits.
requirements outlined in Section 28.04 (25) of the	nits may be required to comply with the City's Inclusionary Zoning e Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT nance with these ordinance requirements shall be submitted at some IDUP materials will coincide with the above submittal
A Zoning Text must accompany all Planned Com	munity or Planned Unit Development (PCD/PUD) submittals.
application (including this application form, the letter of Adobe Acrobat PDF files compiled either on a non-returnal sent to prapplications@citvofmadison.com. The experience of the property of the experience of the property of the experience of the property of the prop	d to submit copies of all items submitted in hard copy with their intent, complete plan sets and elevations, etc.) as INDIVIDUAL mable CD to be included with their application materials, or in an e-mail shall include the name of the project and applicant. Applicants should contact the Planning Unit at (608) 266-4635 for assistance.
6. Applicant Declarations:	•
Conformance with adopted City plans: Applica	tions shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of the:	Plan, which recommends:
	for this property.
alder and any nearby neighborhood or business as	the Zoning Ordinance requires that the applicant notify the district sociations by mail no later than 30 days prior to filing this request: on(s), Business Association(s) AND dates you sent the notices:
NOTE: If the alder has granted a waiver to this requiren	nent, please attach any such correspondence to this form.
proposed development and review process with Z	eparation of this application, the applicant is required to discuss the oning Counter and Planning Unit staff; note staff persons and date.
Planner TIMPARKS Date 6/23/1	O Zoning Staff G. PATHYTHES Date 6/23/10
The signer attests that this form is accurately	completed and all required materials are submitted:
>Printed Name PEMA CHOZOM \$ Ram	esh K Chhabra Date 8/3/10
Signature (Kemarc & Kimer	Relation to Property Owner
Authorizing Signature of Property Owner	Date
Effective June 26, 2006	الحد

August 1, 2010

To: Marquette Neighborhood Association **Madison Planning Commission**

Ald. Marsha Rummel

Re: Conditional Use at BP on Atwood, a neighborhood convenience store to sell alcoholic beverages.

Chozom, LLC operates the family run BP service station at 2801 Atwood Avenue, Madison, WI, a convenience store that serves the neighborhood, as well as commuters who use Atwood Avenue. This is a popular store, both for gas, and for supplementary essentials and indulgences.

From the previous owner Kuldip Mavi, this store has inherited conditions contained in "June 19th, 2006, File Number 01113," which state that alcohol sales not be permitted at this location. This Letter of Intent is to inform you that we would like the restriction to be lifted, and we respectfully request your support and approval.

BP on Atwood currently employs three people, including one of the owners, Ramesh Chhabra. The hours of operation are M-F 6 a.m. to 10 p.m., and on weekends 7 a.m. to 10 p.m. The land is approximately 10,000 sq.ft, and the building itself is 1700 sq.ft. The land is paved with blacktop and has 5 parking stalls, and a dumpster enclosed by a privacy fence.

BP on Atwood not only provides gas and automotive supplies to their customers, but also offers one-stop shopping. This includes snacks, coffees, milk, eggs, groceries, pet food, and some fruits.

Oftentimes, customers request or inquire about beer. Customers want the convenience of one-stop shopping. Knowing that beer cannot be purchased at BP on Atwood, many people go where it is most convenient to purchase gas, foodstuffs, and beer at the same time.

We presently have in place strict compliance practices for checking IDs before selling cigarettes to persons aged 30 or younger, and confiscating IDs that are suspect, and signage to prevent littering, loitering, or drinking beer on the premises. Nor would we sell beer in quantities of less than a six-pack.

BP on Atwood wants to work with the neighborhood association and is receptive to any suggestions neighbors and association members may have. Currently, there is a public meeting scheduled to discuss this matter; it will be on August 24, 2010, at the Goodman Community Center, at 7 p.m.

We have posted a petition at our store, seeking signed support from our customers for our appeal to sell beer (with the option on the petition of registering disapproval). We shall bring photocopies of all petition sheets to the August 24th meeting.

Sincerely,

Pema Chozom, owner Ramesh Chhabra, owner

Rennalu ReMAC

BP

2801Atwood Avenue, Madison WI 53704

(608)244-9936

To: Board Members City of Madison, Wi

From: Ramesh Chhabra

This letter is to request approval of a Class B and C Wine selling license at British Petroleum gas station located at 2801 Atwood Avenue, Madison, Wisconsin. We offer groceries, convenience foods, gas and related products; a one-stop, shopping convenience store.

In order to serve our customers more completely, we would like to stock beer in our store. Many of our customers have asked for beer. We feel that the fat we don't provide this for our customers, eventually they will go somewhere where they can buy it.

Ours is a family oriented store. We anticipate being an asset to the Fair Oaks Neighborhood. Our goal is to provide a full service store. Without a beer license, we are operating with a handicap. Our sales will not exceed 20% of gross.

Our store / gas station is always clean, the grounds are meticulously kept. We operate with a no-nonsense, yet polite manner to our customers.

Again, I am requesting the board consider my request. Thank you for your time and consideration.

Responsibly yours,

Ramesh Chhabra

--- On Wed, 6/23/10, Mark McFadden <mark@mcfaddencentral.com> wrote:

From: Mark McFadden <mark@mcfaddencentral.com> Subject: RE: [sasy-council] Atwood BP owner contact info

To: sasy-council@yahoogroups.com

Cc: iferrick@uwalumni.com, marsha.rummel@gmail.com

Date: Wednesday, June 23, 2010, 12:11 PM

Just a note about this: Ramesh seemed to have not connected with anyone about the issues related to beer sales at the BP station prior to the Thursday SASYNA meeting. However, I had the pleasure of talking to John Ferrick at a graduation party on the Sunday after the SASYNA meeting and John said that he had already discussed the issues with Ramesh and company prior to our SASYNA meeting. I've heard nothing further. Just a couple of data points for future reference.

mark

From: sasy-council@yahoogroups.com [mailto:sasy-council@yahoogroups.com] On Behalf Of Dan Melton

Sent: Tuesday, June 22, 2010 2:08 PM To: sasy-council@yahoogroups.com

Cc: jferrick@uwalumni.com; marsha.rummel@gmail.com Subject: [sasy-council] Atwood BP owner contact info FYI Contact info Atwood BP owner left us at June 10 Neighborhood Association meeting:

Ramesh K Chhabra

608,244,9936

608.770.6085 cell

608.244.4158 fax

BPatwood@yahoo.com

He said he's owned the Atwood BP station since October 23, 2009.

--- On Fri, 1/8/10, Dan Melton < oakville000@yahoo.com > wrote:

From: Dan Melton <oakville000@yahoo.com>

Subject: [sasy-council] From: Marsha, Atwood BP sold

To: jferrick@uwalumni.com, mark@mcfaddencentral.com, sasy-council@yahoogroups.com,

mikeb@urbanthoreau.com, "Cathy" < lastephe@chorus.net>

Date: Friday, January 8, 2010, 10:11 PM

Marsha, I'm forwarding your email To: Mark McFadden, John Ferrick, and sasy-council members. Dan

--- On Fri, 1/8/10, Marsha Rummel <marsha.rummel@gmail.com> wrote:

From: Marsha Rummel <marsha.rummel@gmail.com>

Subject: BP Atwood sold

To: "Dan Melton" <oakville000@yahoo.com>

Date: Friday, January 8, 2010, 4:51 PM

to Rameesh Ehhebra (last name?) who claims not to know about the conditional use permit or n'hood history.....

I mentioned due diligence....and the SASY meeting Thurs.

m

DATE	Name	Address	Phone Number	Yes/No
MIF	Brent Gietal	4617 Les Dr.	608-622-4074	YES
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3 200	YURBAIN.	205 JACKSON	244-000	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
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9 /120	Ken Hammond	27/2 Center Ave	315-8972	Nes
(5) 1/20	Ben Rodlin	2121 Cangar Eve	414-630-4400	y ¿
93/20	Mo Young	2712 Arwood	608 341 5559	yes_
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11-1	Bob Kastorff	2818 Sommers Ave	608-179-1333	, V Yes
12-1	JennilerWest	2221 UNION ST. #2		Ves
13-7/20	Mica Clareno	Hila Cradeo		'YS
14-7/20	Such Leiner	253) Fairfield (1)	608446-0742	Yes
15-7/20	Deberah Hail	1,0		yes
16-7/20	1 BUHILER	131 SAMOYITE		yes
17=7/4	T. Breen	135.5. Margae 4.5	228-6347	Yes .
18-7/22	L KOTAV	313 ELIUSIDÉ	6152893947	72 S
	Jeheny KNUHSON		6-8-207-5218	Yes
19-7/28	Mr Jona		<u> </u>	Yes
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29.	The Melay Robins		Post- 38-820	7 & AG

Management chozom IIc.

s.n. Date	Name	Address	Phone no	Yes/No
30 7/23		1425 e johnson	608216944	
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34 7/23	Nice Sabeler	222 Merry StyzoMali	773-758-2006	V
35 7//23	William, Endicht		200-3345	141146
36 7/13	Millatt	4971 Goodon Ave		
37 7/23	De Sanda That	824 Fairmont		1
38 7/23		2210 Sommers	3338267	/소S
39 7123	ANNA CAMBBOLL	611 S. FOW ST. # 2-1537		YES
40 9/2	S. Magungun	2145 Farroaks		yes!
41 1/23	Royand To Awick	6 232-1117/12 AM	241.2392	
W2 1/74	William Grangeson	1265 Whilesa St. #L	Z45-1809	Ves 1
43 1/24	Until Spackilland	3123 Heard Dec #1	7445-0744	7651
44 7/24	Um Healitz	2929 Atwood	379-7666	Yes
us 7/24	Tristan Sciencen	3725 DUSSE 54	778-6435	TYES
no TIZU	SARAH HECCE	256 WAUSEJA	7.50	र्भं र
47 7/24/10		5711 Particion RD		V
48 1/24/10	Julie Delkamp	534 Miller Ave	2446709	Yes
49 7/24/10	Alaron Morre	1146 Florence el	886-0245	Yes
So 7-34	Chois Quane	703 Pines	294-2589	ge3
51 7-27	Bushows	452 E/61m		Tes s
SL 7-24	Rosi Worth	31 Swanton Rd	***************************************	105
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Management chozom llc.

s.n.	Date	Name	Address	Phone no	Yes/No
Si		KOTHY RROBES	75725 EMWITH	5H1-0085	MES
60	143.7 143.7	Natalie Prazak	213 S. Marquette St. 42	630-9059	YES
61	7-24	Janet Ady	2213 Sommors	242-8452	' Yes
62	7-25	Grin Warner	2823 ATWOOD AVE	9209460524	YES!
63	7/25	Henr View	1900 W. 1/1 ander 14	COS-489-81St	Yes!
64	7/26	Caroly Moretwe	1502 TROY DR: #4	6084	yes.
65	1/24	Maril	3528 Khura Ax	242-2490	402
66	TU	<u> </u>	2926 Milwallers	9122884	W
67	7hu	falla Hobban	OBLE SUMMERS WA	~~~	WS
68	1/1/	Beth I men	3141 Brene Vista	335-9147	EM
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71	7/26	BAVIS/GIGITULE	ZOST F. WASH. AVE	338-S867	762
71_	The	Dont there-	1547 durage st. Ave	464-8745	yes
73	4/26	MAH Damon	3726 CIOVE 6 19		yes
74	7100	Peter Front	2324 Atwork Aughts	845-9356	1765
75	17/2:10	Brest Muzzall	14 W. Franklin Apt. L.		
76	11/1/4	Mel) (Sachinan		Mic	167
77	1225	DEStriction stieners	YOZ EMAPLE MAN		1/23
78	7/27	JONHANSEN	525 State St	920-214-415)	Yes
74	11/27	MILSTALBOERGER	2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	332-9696	455
80	1127	MAT CELLA.	3134 Par Oaks		1267
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87	17/27	Carra Steinhall	200 Dunning #2	<u> </u>	14/05!
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1114		149 Division	608-622-4114	Yes
112	Wich Carlson		608-210.9716	Yes
116		2719 Center Ave Acta	360-494-5170	Yes .
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	Name	Address	Phone Number	Yes/No
29	Scott IVES	205 JACKS 57	414 406 1724	YES
30	DIGHT, LAND	4315 MONONA		YES.
31	V. Malan			
32	The Chevoz	SIX Brok St	608-467-2791	<u> 4°5 </u>
33	Chers Mobile	23/3 (ederst	608-572-3121	
134	Sandy Harmozi	234 Willow 4n.	(600) 241-4447	/Ves
35	Michael Enought	246 Walasa St	692 95 44	<u>ješ</u>
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Management chozom llc.

S.No.	Date	., Ņame	Address	Phone no	Yes/No
163	7-31	Kari Hamann,	201 Oakridish	291-8193	Yes
164	431	Den GARIAN	2309#561845	1,950763	V15
165	7-31	Ellett Brein	2730 Callage	354-4914	Yeş
166	17-51	David Jarver	2506 SOHWERS	246-8724	1ES
167	7+31	1/1/le	2008 EMain	516.8765	TPS
168	57.31	Davi Petera			yes
169	7-12	BW 21-21-men	2722 Cal-	feg 715 456 265	7 / yes
100	1/31	(Man Whit	2065gmagt	641701812	100
171	131	TRACY CHUTAIN	1102 Magan	608-146-038	, 'Yes
172	7/21/	2094/La	222 Merry St	739935725	1225
173	45-1	Chi Both	421 Fist Blof	575-1446	908
174	8-1	Blemand F. Haskin	2414 Bashforda	- 249-5800	YES
195	8-1	west Sutter	250 Northand	7.	yes
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150	<i>31,1</i>	Hichard Thorsell	2101 Sammers	608-249-4221	les
181	8/2	Jule Snage	465825	239-9081	405
182	3/2/11	Cesar Hde			Yes
183	1/2/10	Stepen M. Reating	1720 Benton	1881-012 803	1466
184	3/2/60	Poly way	N42115 Wagy Holle	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 405
195	8-2-10	Charles Suggs	SAltaStBlue	Company of the compan	9/12
186	8/3/10	Brisa Bockdher	2406 Journs Aix	608-512-6139	19es
181	73/10	Three Terrent	MY ELVISIDE	3075-51322	YES !
188	8/3/10	Vohnt Lemme	362 Designed	(608-241-4937	ye5
189	9/8/10	- Daragal Dr	10000 2000 Transon	3925445	L YED
196		togel fear	27 18 W, Novel A	1320 PHG	NOV
191	8-3-10	LILLA HARLIFE	12924Haved	1279-7666	125

Nole: There are
manos laddresses on
this list which are
not from neaghborhood
Norther (4617 Leo
Drive; 5158 BrindisiCt;
one with a Mc (wouter
phono #, etc.)