



Location
1101 North Sherman Avenue

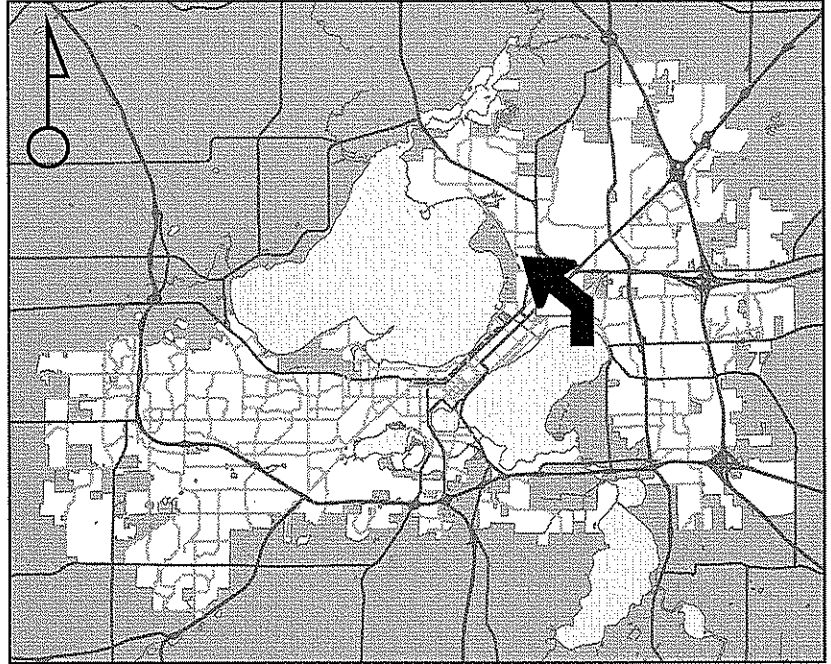
Project Name
C-Store Alteration

Applicant
Philip Roth/
Brad Koning – Shulfer Architects

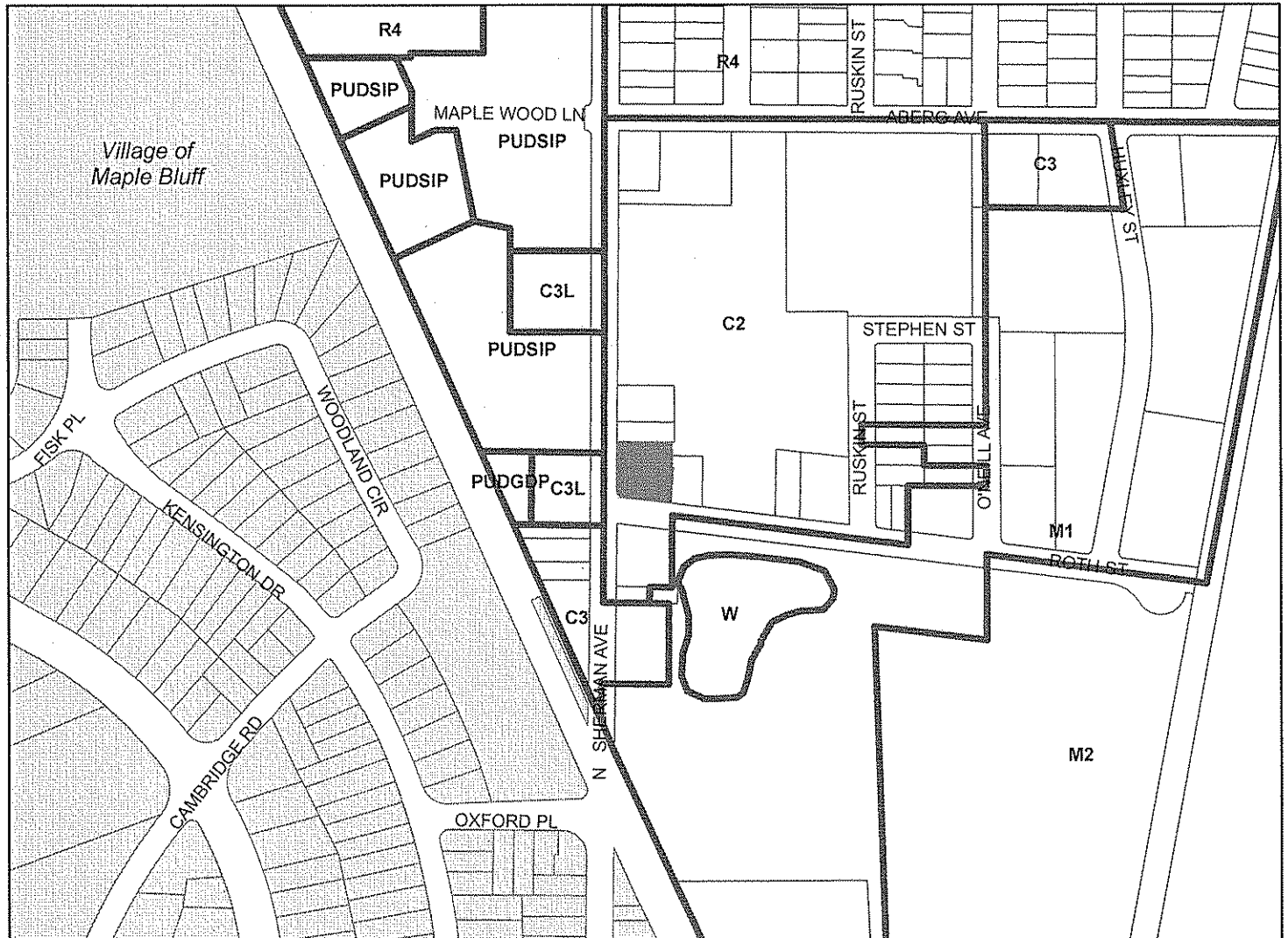
Existing Use
Vacant Gas Station and
Convenience Store

Proposed Use
Re-establish Fuel Pumps, Canopy
and Tanks for Gas Station/
Convenience Store

Public Hearing Date
Plan Commission
09 August 2010

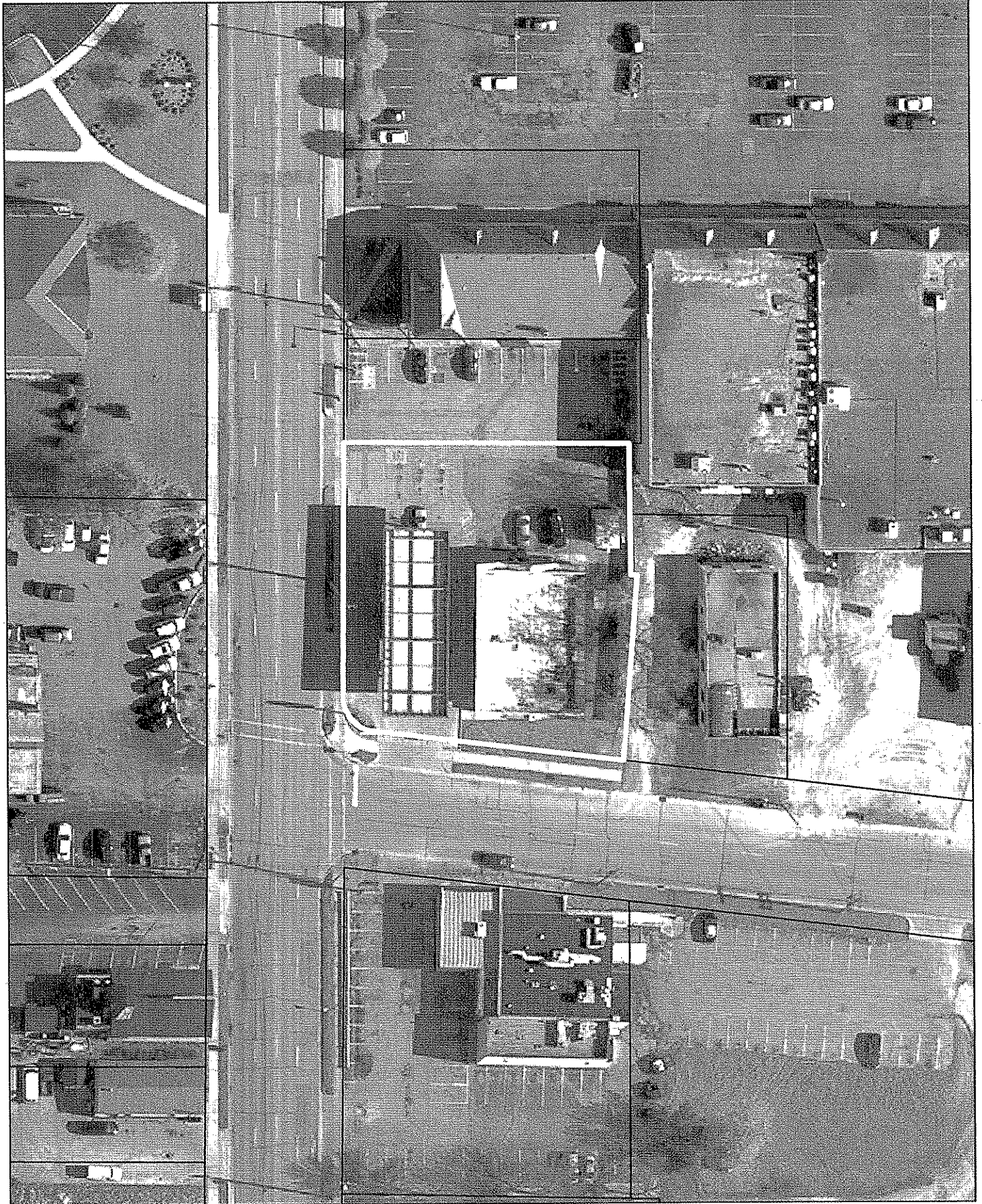


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 July 2010





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: 11147

Amt. Paid: 550.00 Receipt No. 11146

Date Received: 6/22/10

Received By: JLK

Parcel No. 0810-313-0307-7

Aldermanic District 12 Satya Rhodes-Ganway

GQ CU/ALcohol/Remediation site

Zoning District C2

For Complete Submittal

Application Letter of Intent

IDUP NA Legal Descript.

Plan Sets Zoning Text NA

Alder Notification 5/7/10 Waiver

Nbrhd. Assn Not. Waiver

Date Sign Issued 6/22/10

1. **Project Address:** 1101 N Sherman Avenue **Project Area in Acres:** 0.475

Project Title (if any): C-Store Alteration

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. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Rupinder S. Chahal Company: Madison Oil, LLC.

Street Address: 1414 Starr Grass Drive City/State: Madison, WI. Zip: 53719

Telephone: (608) 692-6524 Fax: () Email: lkaur@kw.com

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.

Street Address: 1918 Parmenter St. Ste. 2 City/State: Middleton, WI. Zip: 53562

Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: bkoning@shulferarchitects.com

Property Owner (if not applicant): Philip Roth (M&I Trust / Roth Tr Dept 775)

Street Address: P.O. Box 2035 City/State: Milwaukee, WI. Zip: 53201

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Alteration of existing convenience store and fuel station - re-installation of canopy, pumps, and fuel tanks.

Development Schedule: Commencement August 2010 Completion October 2010

CONTINUE →

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (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:** \$ 550 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.
- Zoning Text (12 copies):** must accompany 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 Northport-Warner Park-Sherman Plan, which recommends: Currently in progress - not yet approved 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: District 12 Alderperson - Satya V. Rhodes-Conway Notification letter sent 5/10/10.
 - 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: Tim Parks Date: 5/10/10 Zoning Staff: Matt Tucker Date: 5/10/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

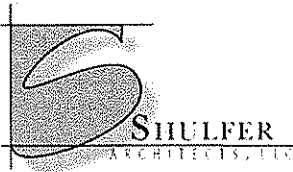
The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Brad Koning Date 5/26/10

Signature *Bradley S. Koning* Relation to Property Owner Architect

Authorizing Signature of Property Owner *Thomas D. Kettler* Date 6/18/10

Effective May 1, 2009 Thomas D. Kettler, VP
Marshall & Ilsley Trust Company N.A., Trustee of the Thomas Paul Roth Trust



June 18, 2010

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Land Use Application – Conditional Use
1101 Sherman Ave., Madison, WI.

Plan Commission Members,

On behalf of my client Lakhvir Kaur, and Madison Oil, LLC., I am submitting this letter of intent and application for conditional use to the C2 zoned property located at 1101 Sherman Avenue. We are seeking approval of a proposed gas station / convenience store located where a previous Speedway gas station existed. The hours of operation are to be from 5 o'clock am until 12 o'clock pm, Sunday through Saturday. The convenience store will provide a variety of goods, and the owner anticipates obtaining a permit for the sale of alcoholic beverages to include beer and wine.

We have presented this design to the City of Madison Planning and Development at a meeting which took place on May 10, 2010. We have also been in communication and shared the design with the District Alder, Satya V. Rhodes-Conway. As advised by the Alder, we anticipate meeting with the Neighborhood Association and conduct a Neighborhood meeting as deemed necessary. We anticipate this process to be mutually beneficial to the City, and the neighborhood.

Project Overview:

Proposed is the reuse of a single story, 3360 square foot building which was once a Speedway Gas Station and Convenience store. A new canopy, tanks, and pumps would be installed, as they once were and shown on the site plan pending any further comments from City Staff.

Accessing the site will be from a single existing drive from North Sherman Avenue, and one drive from Roth Street. There is one existing drive that will be permanently closed on North Sherman Avenue due to its proximity to the intersection of North Sherman Avenue and Roth Street. Truck loading will occur at the north side of the building.

City services will be used for all primary utilities. Trash collection, snow removal, and general grounds maintenance will be contracted privately.



In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name: Madison Oil, LLC.
Address: 1101 Sherman Avenue
Lot size: 20,714 sq. ft. / 0.475 acres
Proposed Use: Mercantile (M) Convenience Store
Total Building Area: 3,360 GSF
Floor Area Ratio: .16
Parking Required: 10
Parking Provided: 7 *parking reduction requested.
Bike Parking Required: 2
Bike Parking Provided: 4

Zoning District:

The property is currently zoned C2, commercial zoning – the proposed use is allowable for this zoning district with conditional use.

Project Schedule:

The project construction schedule will be completed in phases:
Phase 1: Convenience Store Opening July, 2010
Phase 2: Gas Canopy, Tanks, Pumps August, 2010

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Current Owner:
Philip Roth
M&I TR/Roth TR Dept. 775
PO Box 2035
Milwaukee, WI. 53201

Future Owner:
Rupinder S. Chahal
1414 Starr Grass Dr.
Madison, WI. 53719

Oil Supply Contractor:
(TBD)

Architect:
Brad Koning, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562



I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in cursive script that reads 'Bradley Koning'.

Brad Koning, AIA.
Shulfer Architects, LLC

C-STORE ALTERATION

MADISON, WISCONSIN
 PLAN COMMISSION - CONDITIONAL USE

SITE LOCATION

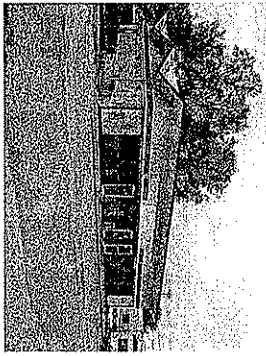


PROJECT LOCATION

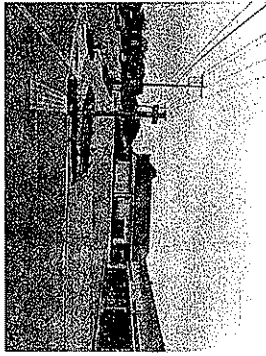
- SHEET INDEX**
- A1.1 EXISTING AND DEMOLITION PLAN SITE PHOTOS
 - A1.2 SITE PLAN AND NOTES
 - A1.3 FLOOR PLAN (DEMOLITION / REMAIN FOR REFERENCE)
 - A1.4 SITE ELEVATION PLAN
 - E1.1 SITE LIGHTING PLAN

PLANNING DESCRIPTION
 PLANNING ASSOCIATION PLAT NO. 2, PART CORRECT 1, CLEAR AS SHOWN AT INTERSECTION OF N. 4th NORTH AVENUE & N. SHERMAN AVE. THE 20,714 SQ. FT. C-STORE IS TO BE DEMOLISHED AND A 3,500 SQ. FT. MERCHANDISE BUILDING TO BE CONSTRUCTED. THE 20,714 SQ. FT. C-STORE IS TO BE DEMOLISHED AND A 3,500 SQ. FT. MERCHANDISE BUILDING TO BE CONSTRUCTED. THE 20,714 SQ. FT. C-STORE IS TO BE DEMOLISHED AND A 3,500 SQ. FT. MERCHANDISE BUILDING TO BE CONSTRUCTED.

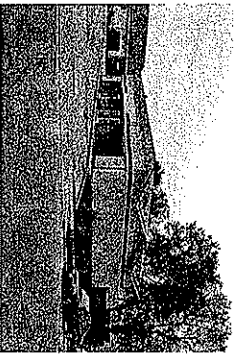
EXISTING PHOTOS



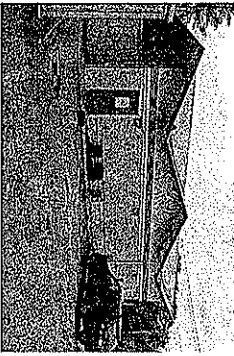
3 SHERMAN AVE. LOOKING SOUTH



CORNER OF SHERMAN AVE. AND NORTH STREET LOOKING NORTH

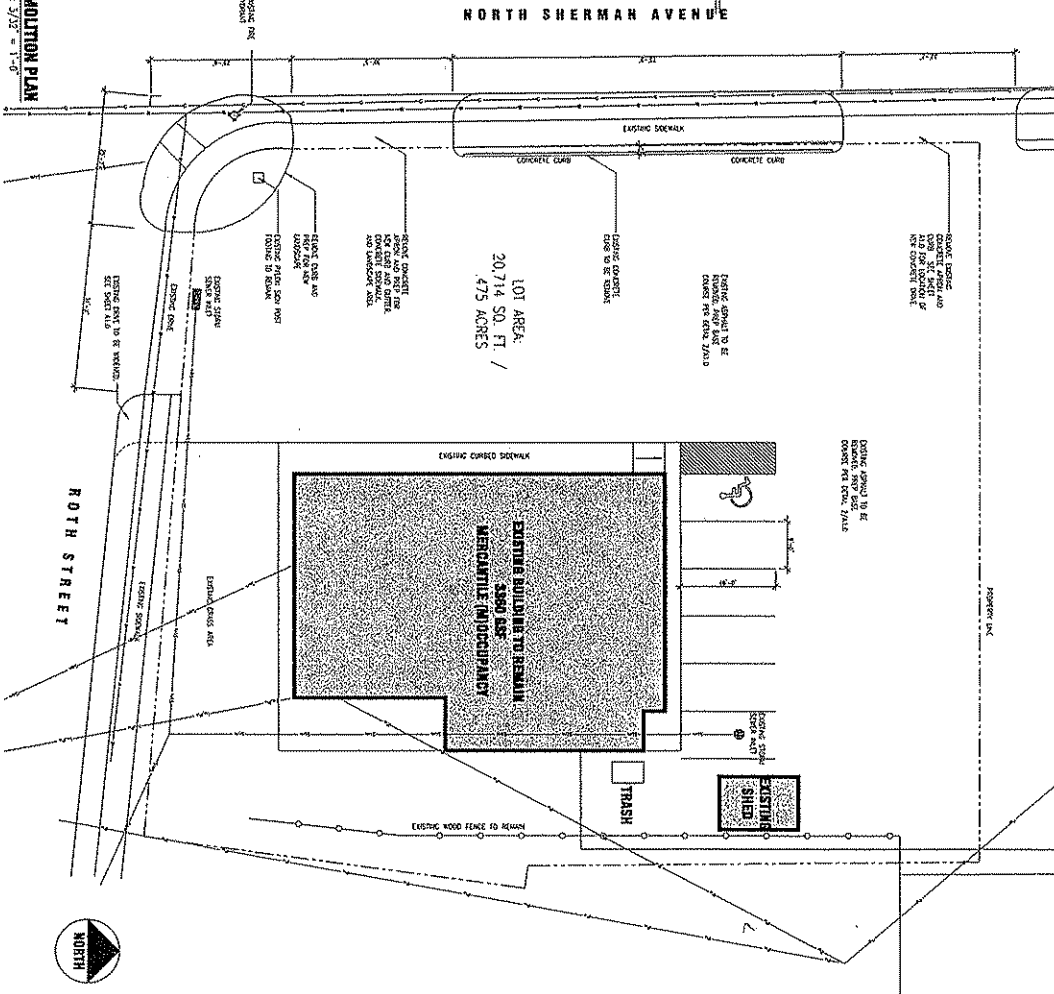


NORTH STREET LOOKING NORTH



NORTH STREET LOOKING NORTH

NORTH SHERMAN AVENUE

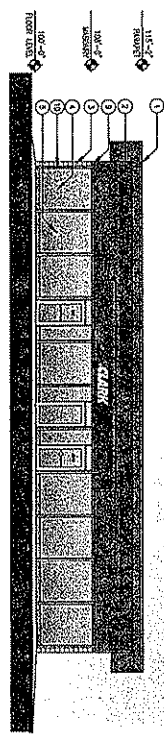


LOT AREA:
 20,714 SQ. FT.
 475 ACRES

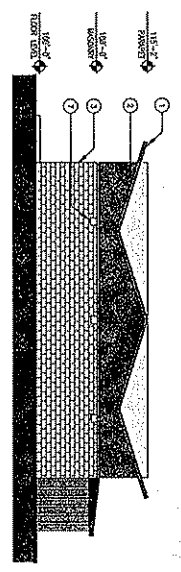
EXISTING BUILDING TO REMAIN
 3,500 SQ. FT.
 MERCHANDISE (OCCUPANCY)

1 DEMOLITION PLAN
 SCALE 3/8" = 1'-0"

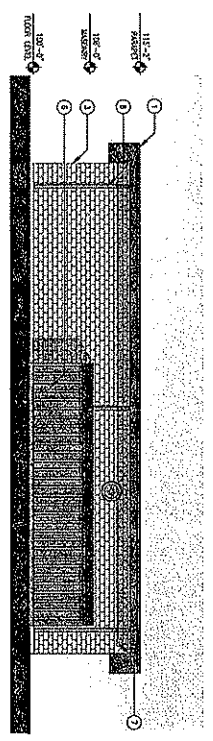
<p>AO.1</p>	<p>EXISTING SITE PLAN / DEMOLITION PLAN</p>	<p>C-Store Alteration</p> <p>1181 N Sherman Ave. Madison, Wisconsin</p>	<p>SHULFER ARCHITECTS, LLC</p>
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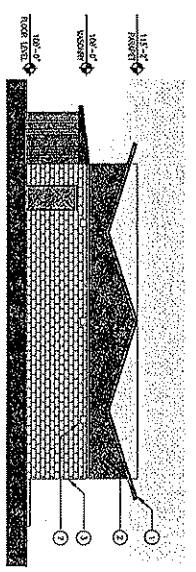
5 WEST ELEVATION
SCALE 1/8"=1'-0"



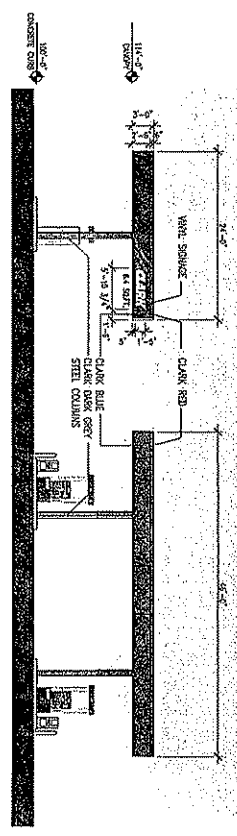
4 SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 EAST ELEVATION
SCALE 1/8"=1'-0"

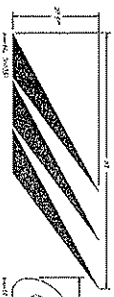


2 NORTH ELEVATION
SCALE 1/8"=1'-0"

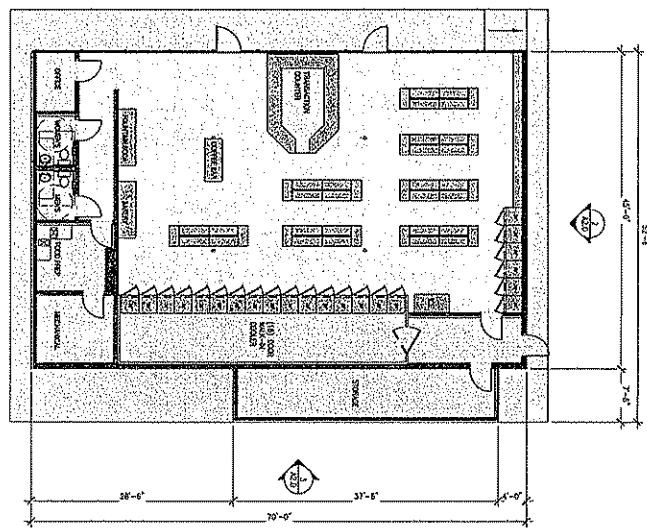


6 CANOPY ELEVATIONS
SCALE 1/8"=1'-0"

BUILDING AND CANOPY FASCIA LOGOS

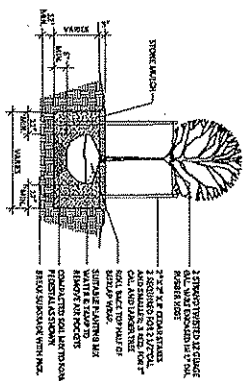


- LEGENDS SYMBOLS:**
- 1 POPPER LUMBER DOOR TO BE FACED WITH DOOR
 - 2 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 3 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 4 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 5 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 6 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 7 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 8 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 9 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL
 - 10 POPPER LUMBER WALL PANEL TO BE FACED WITH PANEL

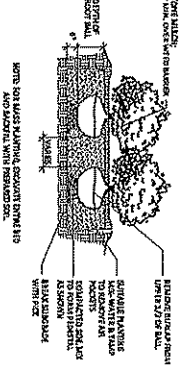


1 FLOOR PLAN
SCALE 1/8"=1'-0"

2 TREE PLANTING
SCALE: 1/8" = 1'-0"



3 SHRUB PLANTING
SCALE: 1/8" = 1'-0"



LANDSCAPE REQUIREMENT CHART

1. TOTAL NUMBER OF PLANTS REQUIRED FOR EACH PLANTING AREA

PLANTING AREA	PLANT TYPE	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
1. RED SUNSET MAPLE	2 1/2" Cal. B&B	1	1	Acer rubrum 'Frohnberg'
		2	2	Acer rubrum 'Frohnberg'
		3	3	Acer rubrum 'Frohnberg'
2. RUBUS LEAF SPANCOCHERY	4' Ht.	1	1	Rubus spectabilis
		2	2	Rubus spectabilis
		3	3	Rubus spectabilis
3. GOLDFLAME SPREA	Spiraea x bumalda 'Goldflame'	1	1	Spiraea x bumalda 'Goldflame'
		2	2	Spiraea x bumalda 'Goldflame'
		3	3	Spiraea x bumalda 'Goldflame'
3. MARY TODD DAVIDY	1 Gal.	1	1	Mary Todd Davidy
		2	2	Mary Todd Davidy
		3	3	Mary Todd Davidy
TOTAL			10	

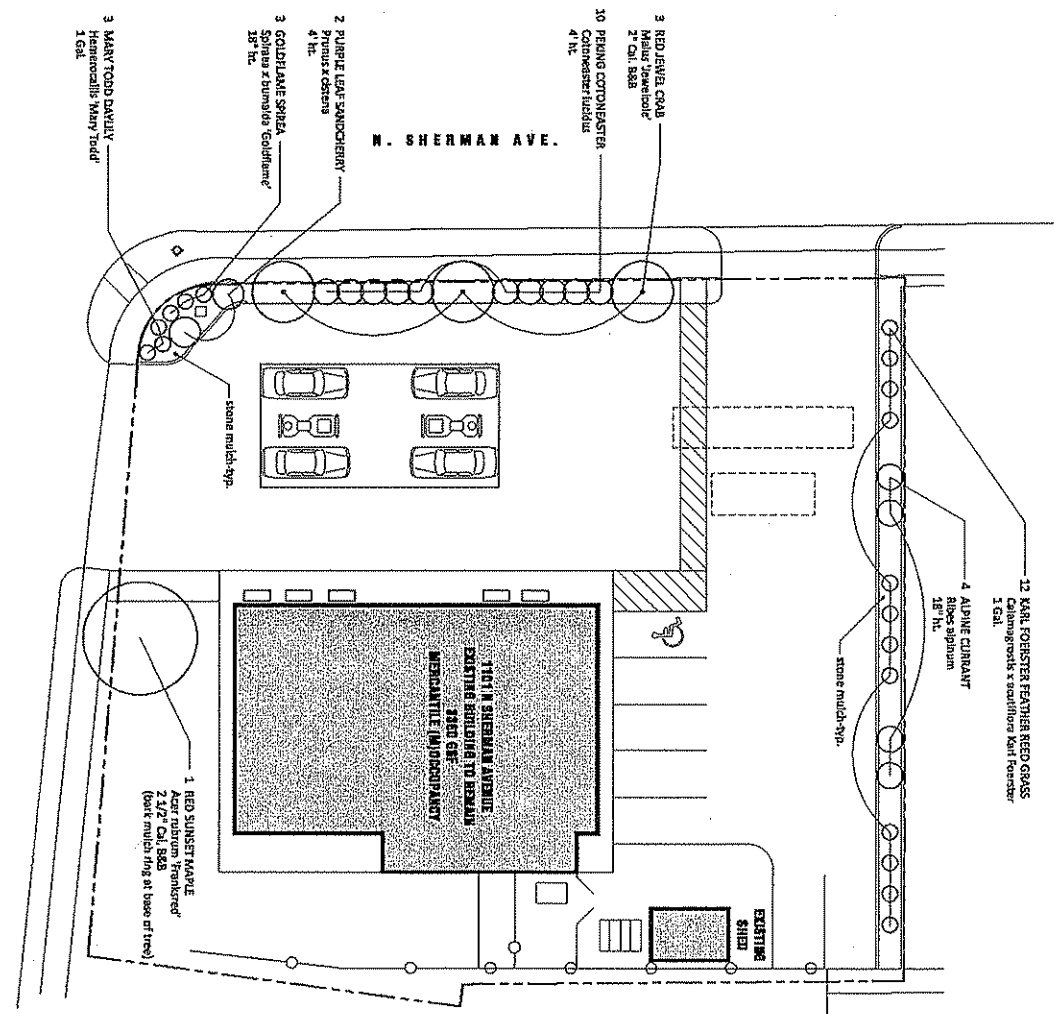
2. PLANTING AREA REQUIREMENTS

3. PLANTING AREA REQUIREMENTS

4. PLANTING AREA REQUIREMENTS

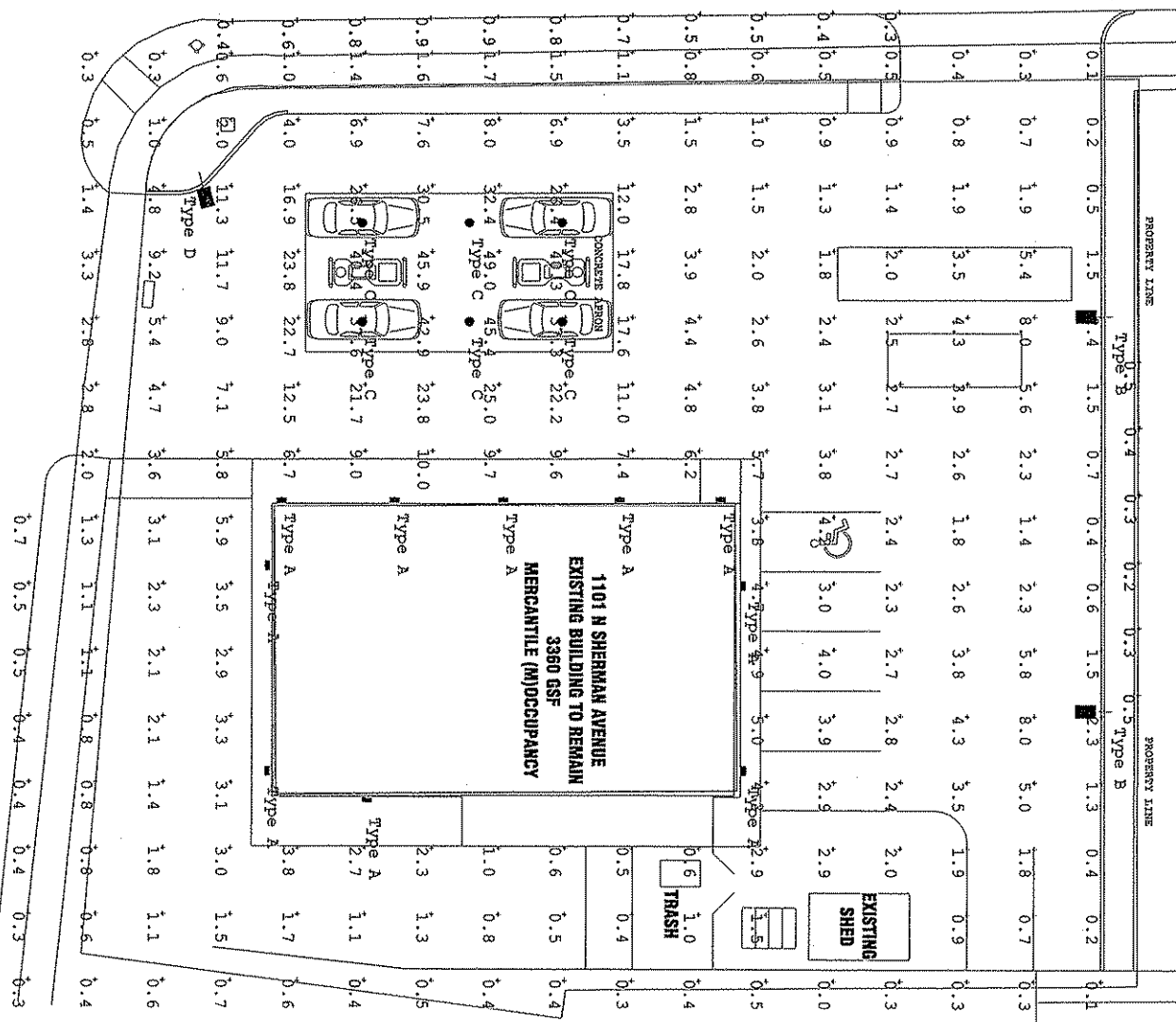
4 LANDSCAPE REQUIREMENT CHART
SCALE: 1/8" = 1'-0"

1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



ROTH STREET

NORTH SHERMAN AVENUE



FIXTURE SCHEDULE

Type A	70 W MH wall Fixture with Projection Cut Off
Type B	175 W PSMH Area Cut Off with BLS on 15' Pole
Type C	Beeta-Box-150 W PSMH Recessed Canopy Light with Lens

N/T Scale

REVISIONS

No.	Description	Date

LYONS ELECTRIC
Since 1979

PROJECT NAME:
C-Store
1101 N. Sherman Ave.
Madison, WI

CONTACT INFORMATION:
Madison, WI 53703
Phone: (608) 263-8222

PROJECT NO.:
E1