



Location  
4624 Monona Drive

Project Name  
Stop-N-Go

Applicant  
Andrew Bonman – Stop & Go of Madison, Inc/Brad Koning – Shulfer Architects

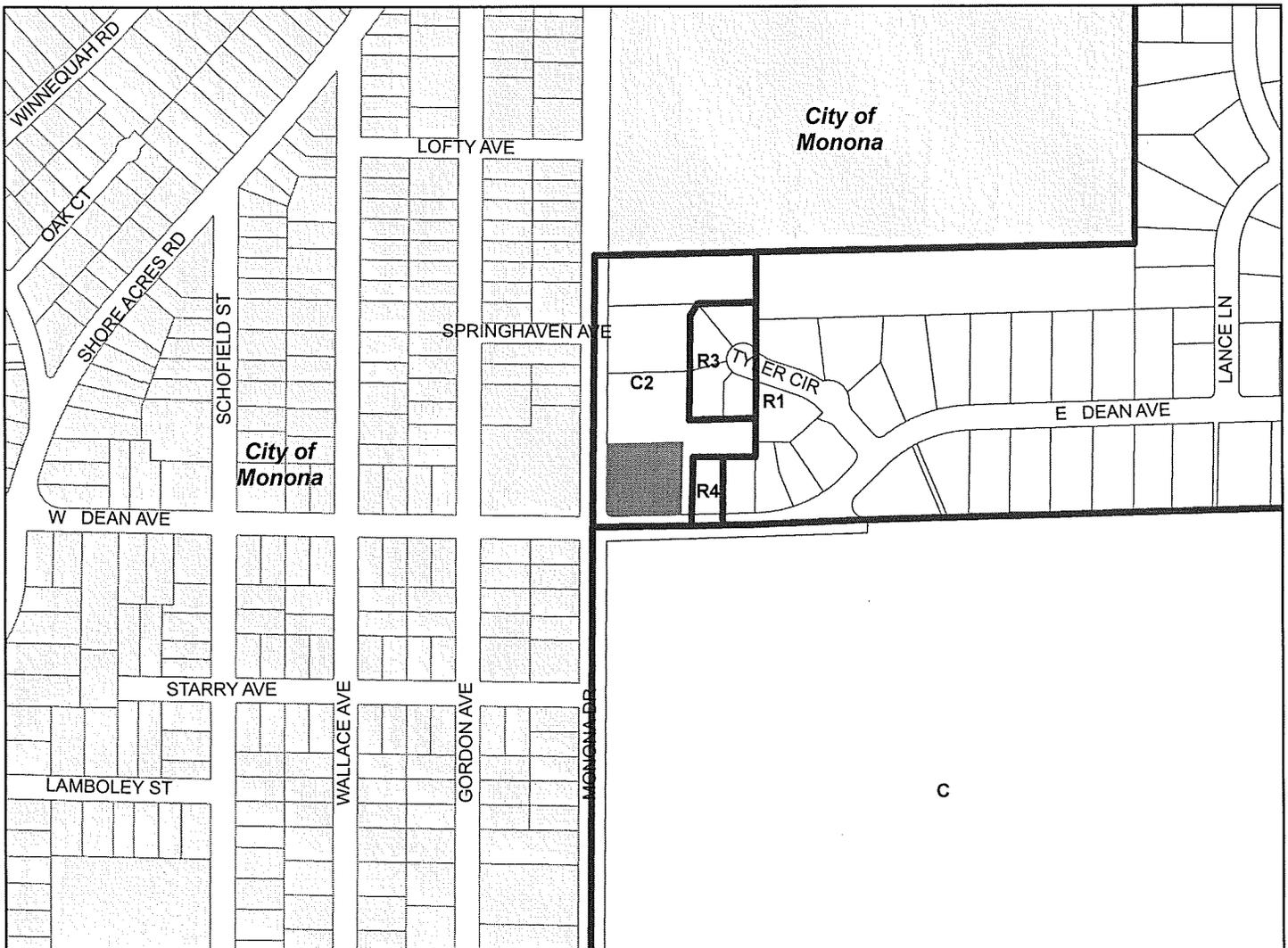
Existing Use  
Gas station and convenience store

Proposed Use  
Demolish existing gas station/convenience store to allow construction of new gas station/convenience store adjacent to City of Madison park.

Public Hearing Date  
Plan Commission  
02 May 2011



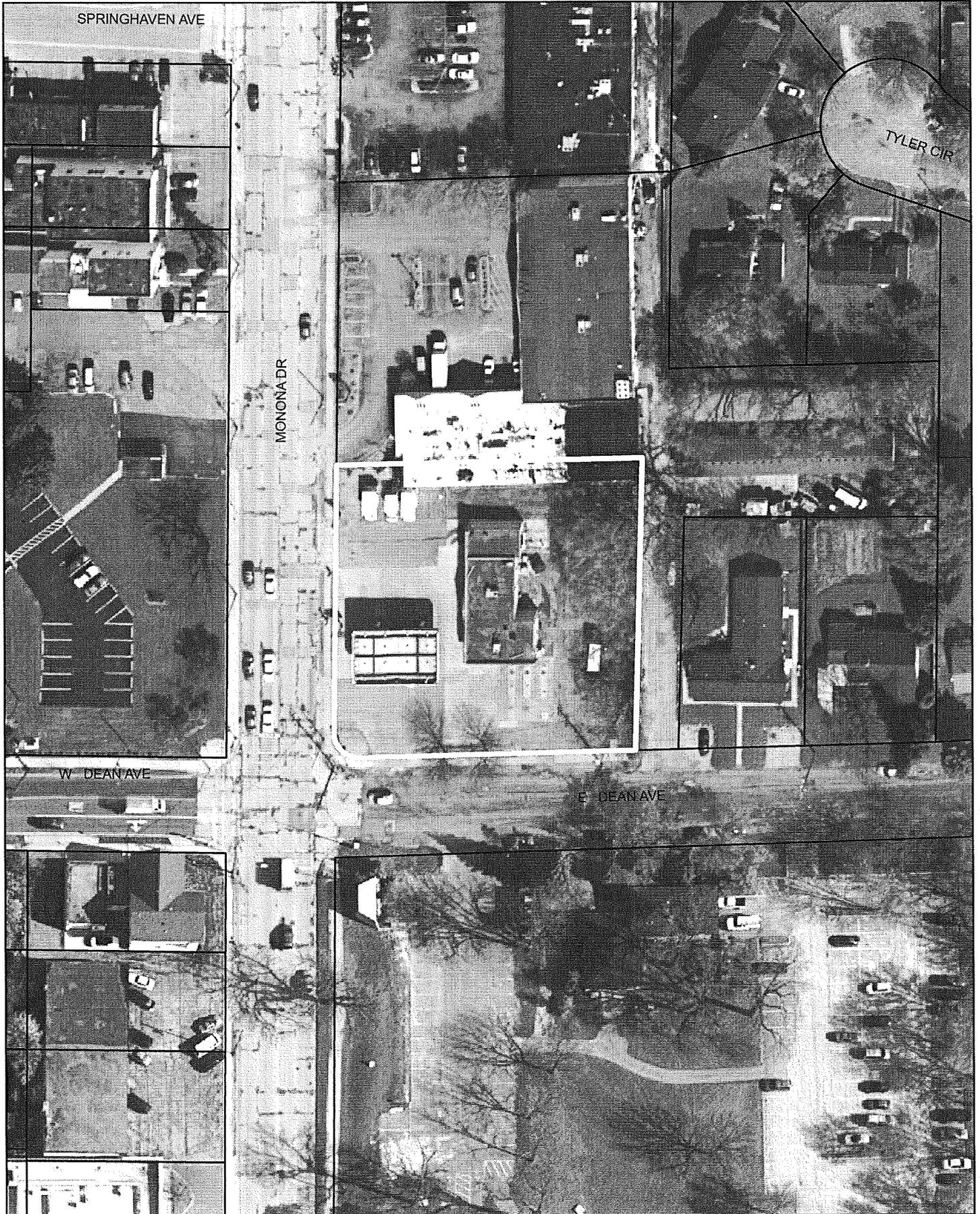
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 April 2011

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# 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](http://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. 118554
Date Received	3/15/11
Received By	PDA.
Parcel No.	0710-162-0707-1
Aldermanic District	15 LARRY PALM
GQ	EXST. CIV.
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent
✓	✓
IDUP	Legal Descript.
—	✓
Plan Sets	Zoning Text
✓	—
Alder Notification	Waiver
✓	—
Ngrbrhd. Assn Not.	Waiver
✓	—
Date Sign Issued	✓

1. **Project Address:** 4624 Monona Drive **Project Area in Acres:** 0.71  
**Project Title (if any):** Stop - N - Go

2. **This is an application for:** FUEL DISPENSING 28.09(2)(d)2.

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

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

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Andrew Bowman Company: Stop-N-Go of Madison, Inc.  
 Street Address: 2934 Fish Hatchery Rd. City/State: Madison, WI. Zip: 53713-3175  
 Telephone: (608) 271-4433 Fax: (608) 271-1222 Email: bowmana@stop-n-go.com

Project Contact Person: Brad Koning Company: Shulperarchitects.com  
 Street Address: 1918 Parmenter St. #2 City/State: Middleton, WI. Zip: 53562  
 Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: bkoning@shulperarchitects.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**  
 Provide a brief description of the project and all proposed uses of the site: Demolition of existing building - removal of canopy and underground tanks. Const. of new store, canopy, and underground tanks.

Development Schedule: Commencement May 1, 2011 Completion August 1, 2011.

**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](mailto: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 N/A Plan, which recommends: There is no known City of Madison Plan for this address 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: 1/24/11 (notice)
  - Alder Larry Palm - 1/14/11 Lake Edge Neighbor hood Assoc. 3/9/11 (mtg)
  - 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: 1/27/11 Zoning Staff: PAT ANDERSON Kevin Firehow Date: 1/27/11
- 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 Bradley S. Koning Date 3/15/11  
 Signature Bradley S. Koning Relation to Property Owner Architect  
 Authorizing Signature of Property Owner [Signature] Date 3/15/2011



March 16, 2011

City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985 Street

RE: Conditional Use / Demolition Permit Application  
4624 Monona Drive, Madison, WI.

Dear Commission members and Planning and Development Staff:

On behalf of Stop-N-Go of Madison, Inc., I am submitting this letter of intent and application for a demolition permit and conditional use to a C2 zoned property. We are seeking approval of a demolition permit for the removal of the building structure and accessory equipment to the existing gas station located at 4624 Monona Drive to include the canopy, pumps, and below grade tanks. In addition, we are seeking approval of a proposed gas station / convenience store to be at the same location, operated by Stop-N-Go of Madison, Inc.

We have presented this design to the City of Madison Planning and Development at a meeting which took place on January 27, 2011. We have also been in communication and shared the design with the District Alder, Larry Palm. A neighborhood meeting was held on March 9, 2011 where we presented the project and answered questions. We anticipate this process to be mutually beneficial to the City, and the neighborhood.

**Project Overview:**

Proposed is a single-story convenience store and gas station of approximately 3,500 square feet for Stop-N-Go of Madison, Inc. The existing building, gas canopy, pumps, and below grade tanks will be removed as part of the demolition permit. The intent is to construct the proposed building and amenities in order to enable the business a smooth transition into their new facility with minimal disruption to their customers neighborhood.

Hours of operation will be approximately 5:30 am until 11pm.

The buildings will be architecturally pleasing and presentable on all four sides - understanding that there is a residential neighborhood to the north and east.

Accessing the site will be an entrance from Monona Drive, and a single entrance from Dean Avenue. Coordination of fuel delivery at non-peak times will be maintained. Truck loading will occur at the north side of the building, and will occur "off-hours".

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: Stop-N-Go of Madison , Inc.  
Address: 4624 Monona Drive  
Lot size: 31,310 sf / 0.71 acres  
Proposed Use: Mercantile (M) Convenience Store  
Total Building Area: 3,500 GSF  
Floor Area Ratio: .11  
Parking Required: 12  
Parking Provided: 12  
Bike Parking Required: 2  
Bike Parking Provided: 2

**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 as follows:

Construction Start: May 1, 2011  
Substantial Completion: September, 2011

**Project Design Team:**

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

Owner:  
Stop-N-Go of Madison, Inc.  
Daniel Driscoll  
2934 Fish Hatchery Road  
Madison, WI. 53713

Civil Engineer:  
Roxanne Johnson, PE  
Professional Engineering, LLC  
3830 Manito Ct.  
Middleton, WI 53562

Building General Contractor:  
Dan Bertler  
Supreme Structures  
4487 Robertson Road  
Madison, WI 53714

Landscape Architect:  
Sandy Devalt  
McKay Nursery Company  
PO Box 185, 750 S. Monroe St.  
Waterloo, WI. 53594

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

Structural Engineer:  
Mark Puccio, PE  
MP-Squared Structural Engineers, LLC  
583 D'Onofrio Dr.  
Madison, WI 53719



I hope that you find this Land Use Application acceptable and invite you to contact our office should you have any further questions.

Respectfully,

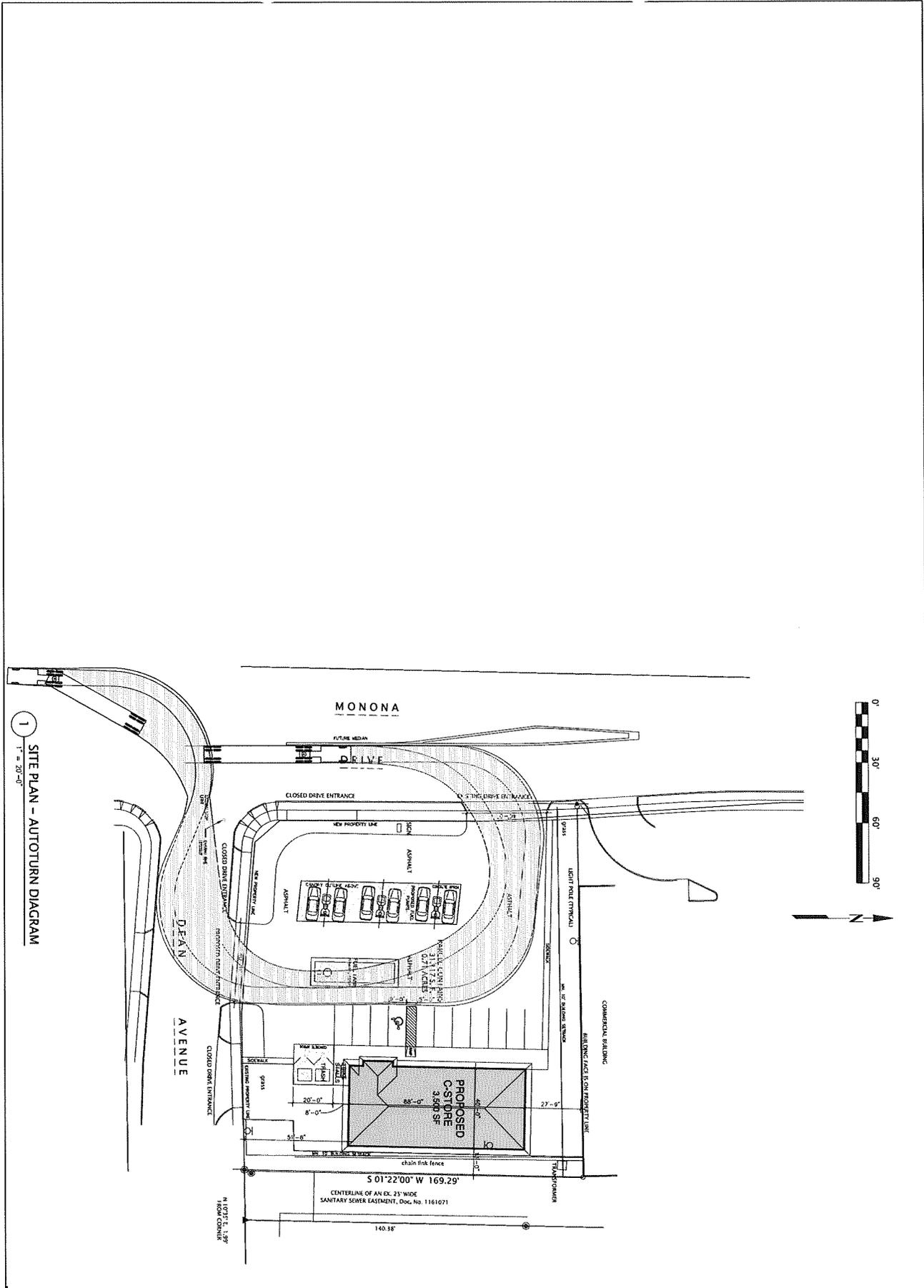
Brad Koning, AIA.  
Shulfer Architects, LLC

**Attachments:**

- Seven copies large-sized site and building plans
- Seven copies reduced (11x17) size site and building plans
- One copy reduced (8.5x11) size site and building plans







**A1.1**

01/14/11  
01/18/11  
01/24/11  
DATE REVIEW  
01/31/11  
SITE REVIEW #3  
02/14/11  
SITE REVIEW #4  
03/16/11  
PLAN COMM

**AUTOTURN DIAGRAM**

**STOP-N-GO**  
4624 MONONA DRIVE  
MADISON, WI 53716



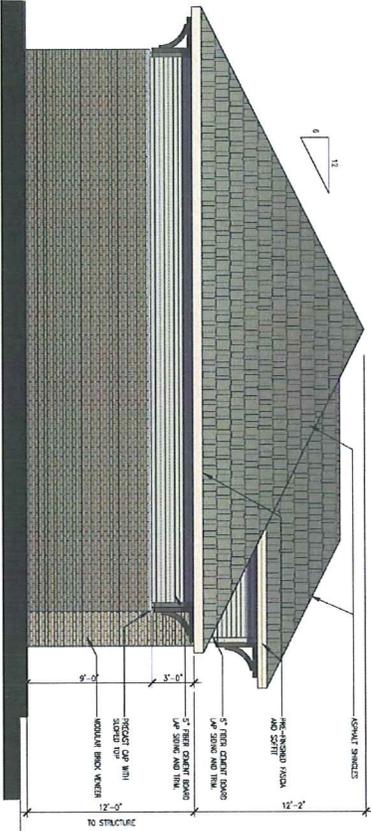
11



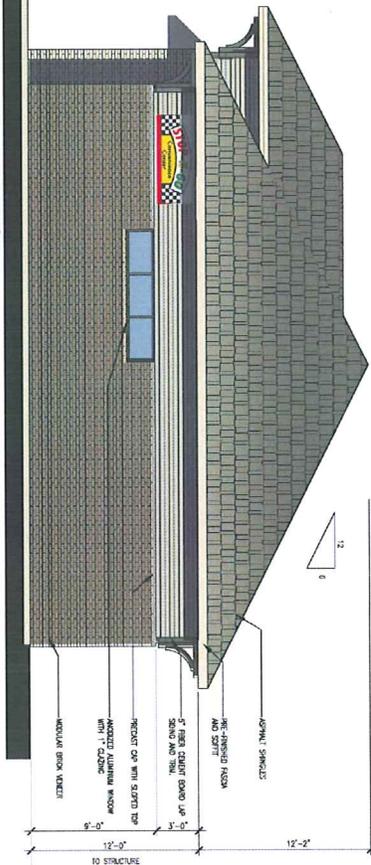
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



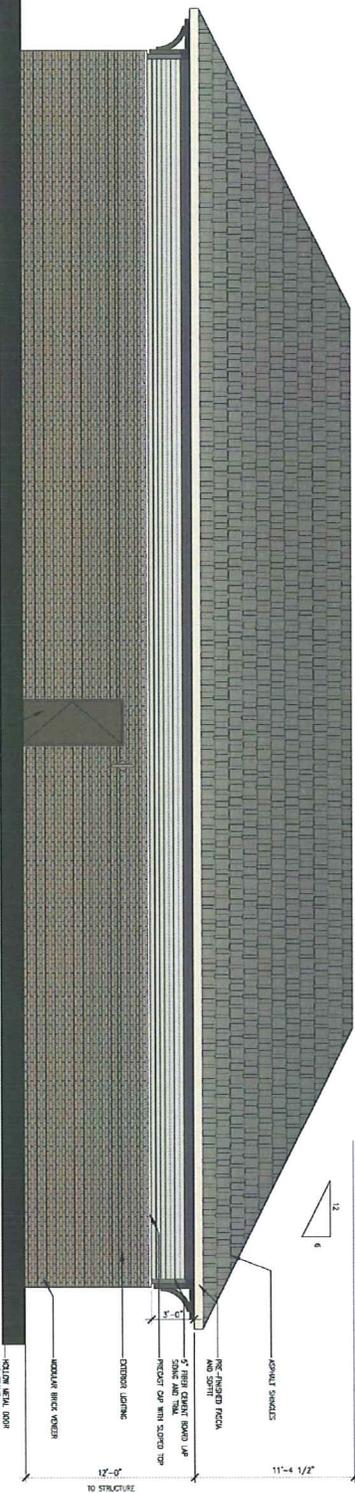
2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 EAST ELEVATION  
SCALE: 1/8"=1'-0"



BUILDING ELEVATIONS

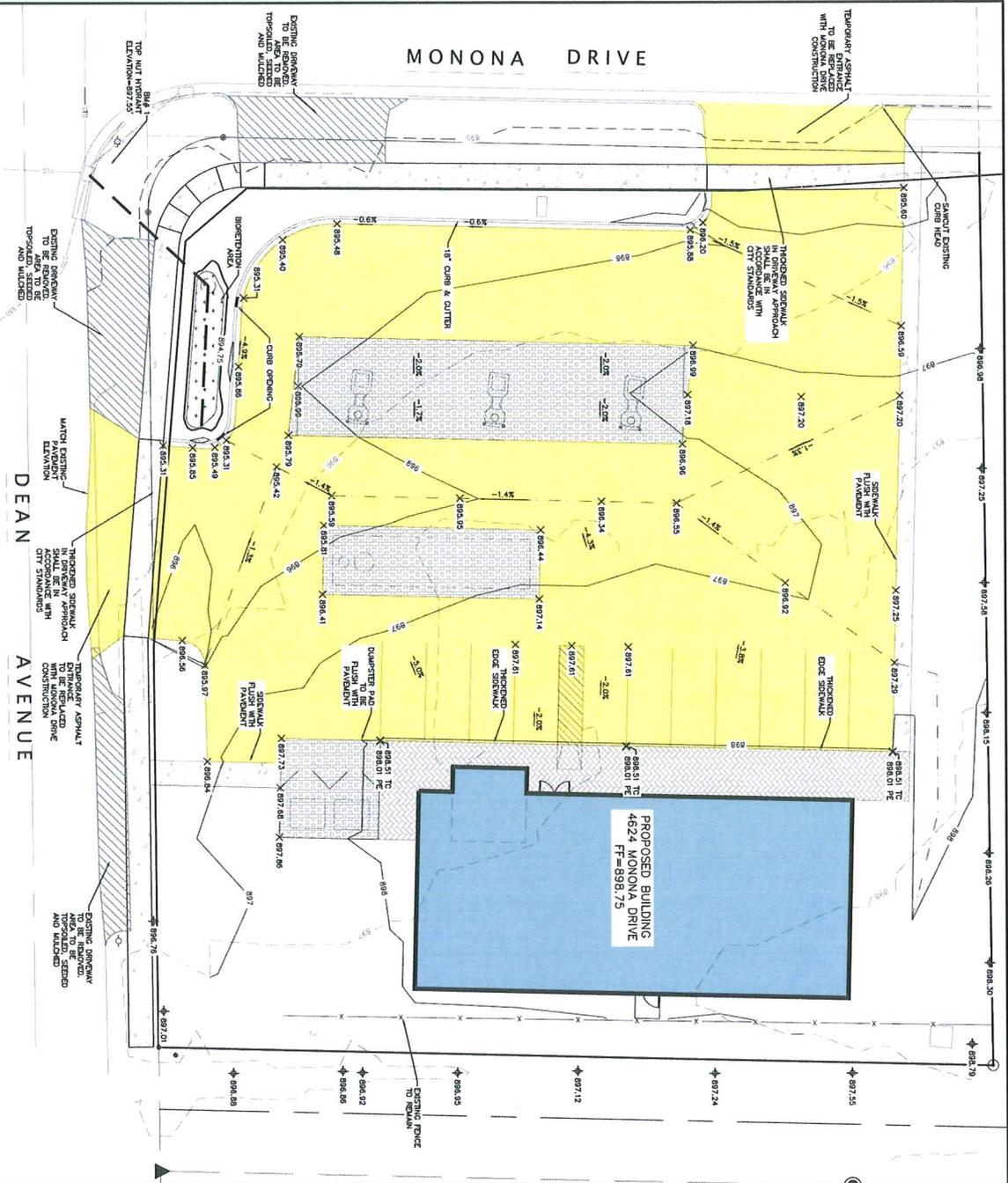
STOP-N-GO

4624 MONONA DRIVE  
MADISON, WI 53716



01.17.11  
CONCEPT REVIEW  
Owner Review  
03.16.11  
PLAN COMM

A3.0



MONONA DRIVE

DEAN AVENUE

PROPOSED BUILDING  
4624 MONONA DRIVE  
FT=698.75

**GRADING NOTES**

1. CONTRACTOR SHALL CALL DODDERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. UTILITIES MARKED BY DODDERS HOMEPLANNING GROUP.
3. ALL LINES AND PLANTING AREAS WHICH HAVE BEEN EXISTING SHALL BE REPAIRED AND MULCHED TO ALLOW FOR PROPER DRAINAGE.
4. ALL LANE AND PLANTING AREAS WHICH HAVE BEEN EXISTING SHALL BE REPAIRED AND MULCHED TO ALLOW FOR PROPER DRAINAGE.
5. ALL LANE AND PLANTING AREAS WHICH HAVE BEEN EXISTING SHALL BE REPAIRED AND MULCHED TO ALLOW FOR PROPER DRAINAGE.

**GRADING LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ▲ 1032.00 EXISTING SPOT ELEVATION
- ✦ 1032.00 FE PAVEMENT ELEVATION
- ✦ 1032.00 FE TOP OF CURB ELEVATION
- X 1032.00 PROPOSED SPOT ELEVATION

**PAVEMENT KEY**

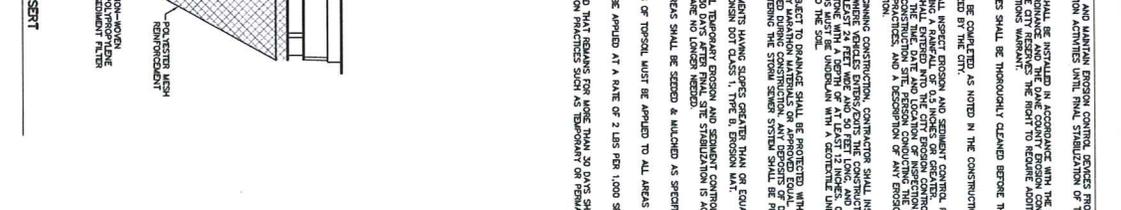
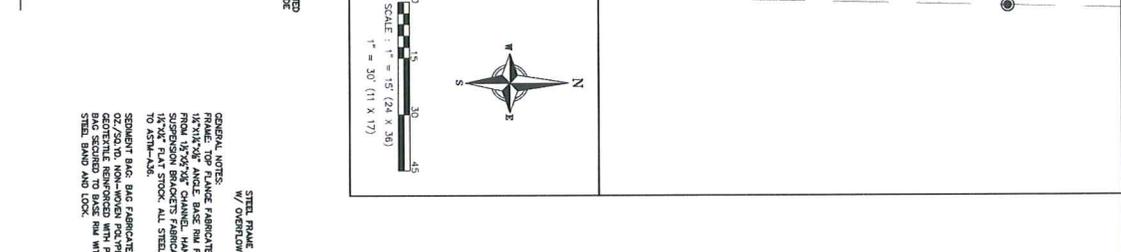
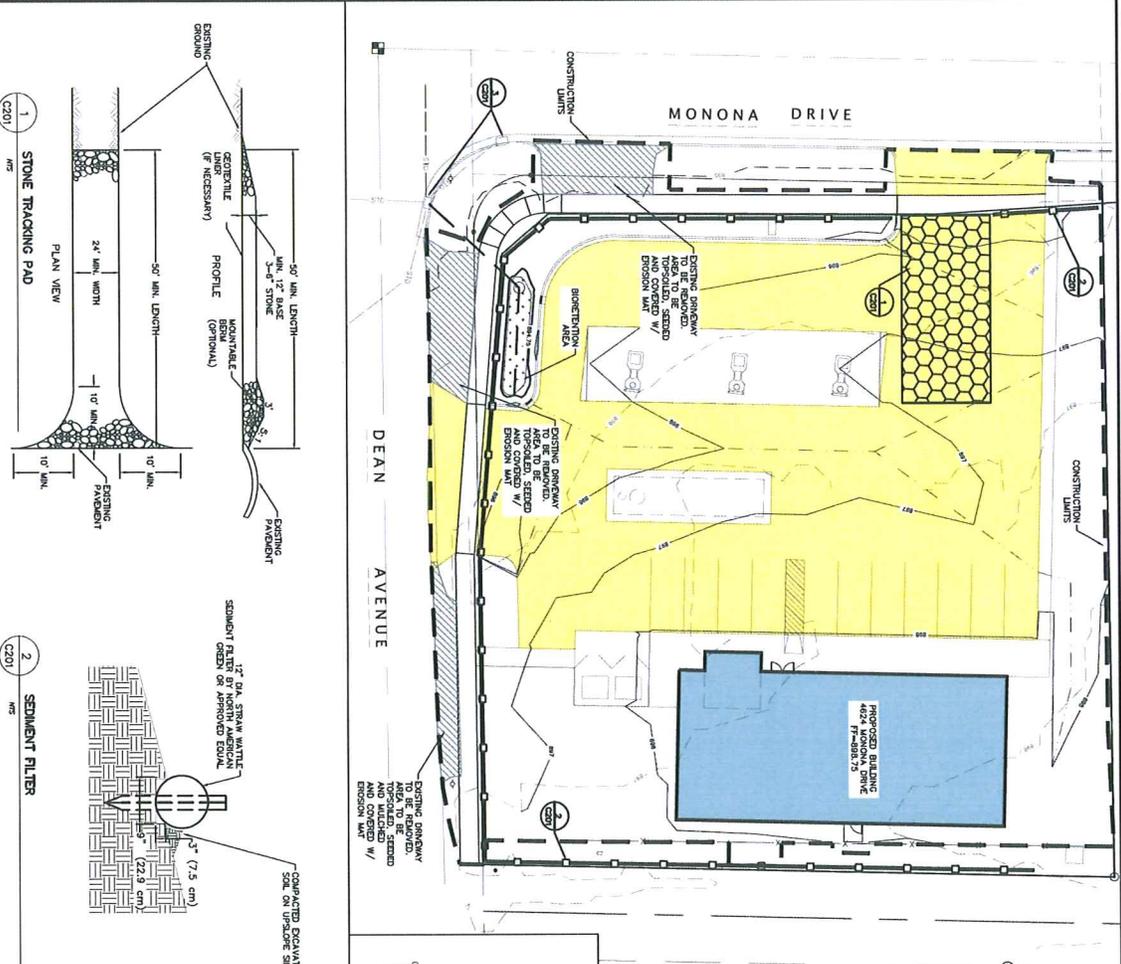
- 4" ES EXISTING PAVEMENT OVER 10" BASE COURSE
- 5" SIDEWALK
- THICKENED EDGE SIDEWALK
- 12" CONCRETE PAVEMENT 1/2" DIA HWK, KEYWAY BUTY



**C200**  
**STOP-N-GO GRADING PLAN**  
4624 MONONA DRIVE  
MADISON, WISCONSIN

**PROFESSIONAL ENGINEERING**  
818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-14-11



- EROSION CONTROL NOTES**
- (1) THE CONTRACTOR SHALL MAINTAIN AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF AND DURING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE.
  - (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT AND CONTROL MANUALS. THE RIGHT TO EROSION CONTROL MEASURES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
  - (3) RESTORATION, RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
  - (4) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES REGULARLY AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT AND 5% OF EROSION CONTROL PRACTICES. THE CONTRACTOR SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE INSPECTION ASSASSIANT OF CONTROL PRACTICES AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL UPGRADE INSTALLATION.
  - (5) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 30 FEET LONG, AND CONSTRUCTED OF 3/4" RICH WASHED STONE WITH A MINIMUM OF 10% OF THE STONE BEING WASHED TO PASS THROUGH A NO. 10 SIEVE. THE STONE SHALL BE PLACED IN A 2" DEEP LAYER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
  - (6) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT BAG SECURED TO THE DRAINAGE STRUCTURE. ANY DEBRIS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY REMOVED ON SITES.
  - (7) EROSION MAT. EROSION MAT MANAGEMENT HAVING STRENGTH GREATER THAN 80 LBS PER SQ YD SHALL BE USED ON ALL EXPOSED SOIL SURFACES. EROSION MAT SHALL BE INSTALLED IN A MANNER THAT PREVENTS THE MAT FROM SLIPPING OR BEING BLOWN AWAY BY WIND.
  - (8) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
  - (9) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
  - (10) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOILED.
  - (11) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SQ FT OF AREA TO BE SEEDING.
  - (12) SOIL. SEED MIXTURE SHALL REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

**C201**

**STOP-N-GO  
EROSION CONTROL PLAN**  
424 MONONA DRIVE  
MADISON, WISCONSIN

**PROFESSIONAL  
ENGINEERING**  
818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

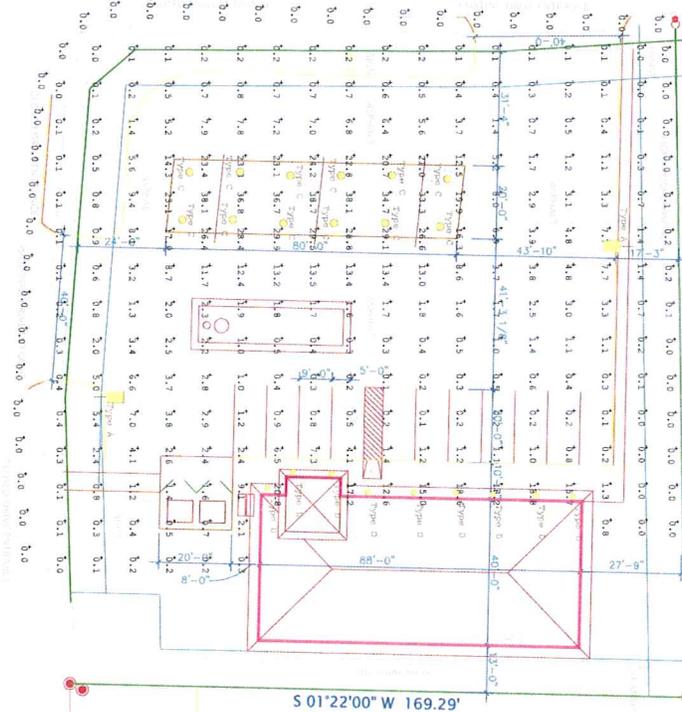
ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-14-11





MONONA  
DRIVE

DIAN AVENUE



FIXTURE SCHEDULES  
 Type A 200 p foot area out off with mid on 17' face  
 Type B 800 down  
 Type C Beta Flat Lens recess 113W (500) canopy fixture  
 Type D 10' W recess fixture install - recess

S 01°22'00" W 169.29'

StatArea A  
 parking  
 Illuminance Values (fc)  
 Average =28  
 Maximum =38.7  
 Minimum =0.1  
 Avg/Min Ratio=72.80  
 Max/Min Ratio=387.00  
 Max/Avg Ratio=5.32

StatArea  
 canopy  
 Illuminance Values (fc)  
 Average =26.58  
 Maximum =38.7  
 Minimum =12.5  
 Avg/Min Ratio=2.13  
 Max/Min Ratio=3.10  
 Max/Avg Ratio=1.46

Lyons Electric Co.  
 75 Enterprise Rd  
 Delfield, WI

Stop N Co Store  
 Monona Rd  
 Madison, WI

03/11/2011  
 Not to Scale

ES

