

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # 23443

DATE SUBMITTED: Dec. 12, 2012

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

UDC MEETING DATE: Dec. 19, 2012

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1129 SOUTH PARK STREET

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
SUTTON ARCHITECTURE

CONTACT PERSON: JOHN W. SUTTON

Address: 104 KING STREET
MADISON

Phone: 608 469 2528

Fax: 608 255 1764

E-mail address: JOHN@SUTTONARCHITECTURE.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

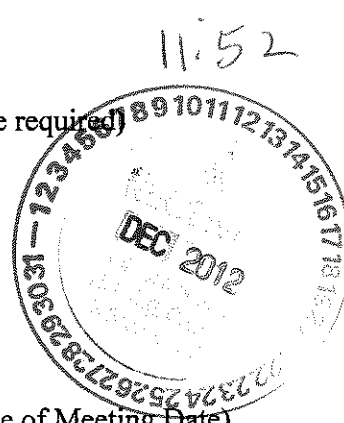
- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____



*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

LOCATION

PROJECT

Gas Station
1129 South Park Street

OWNER

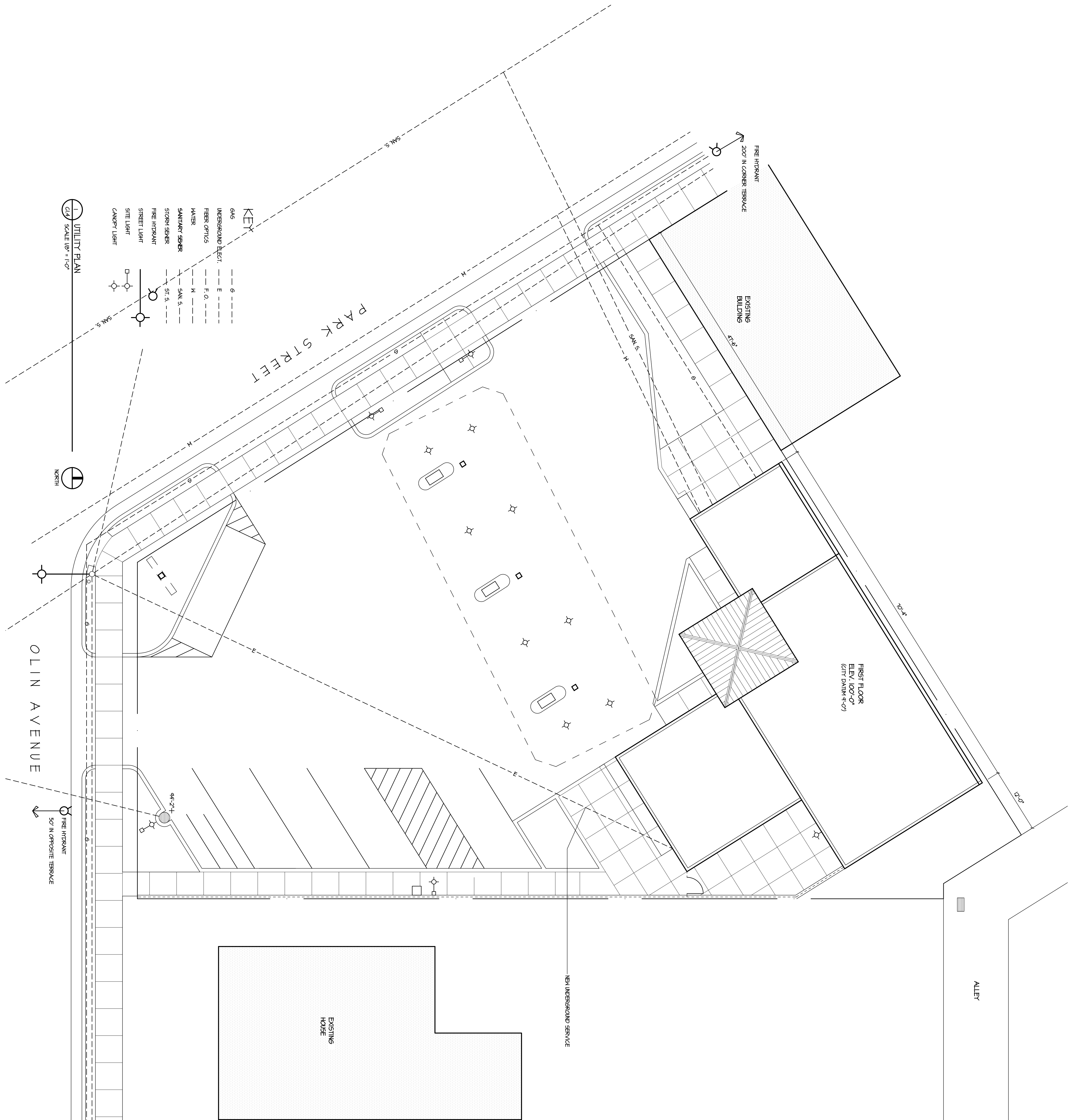
Mohammed Ehtasham
1129 South Park Street
Madison, WI 53715 (414)460-4050

ZONING

SITE DATA

INDEX

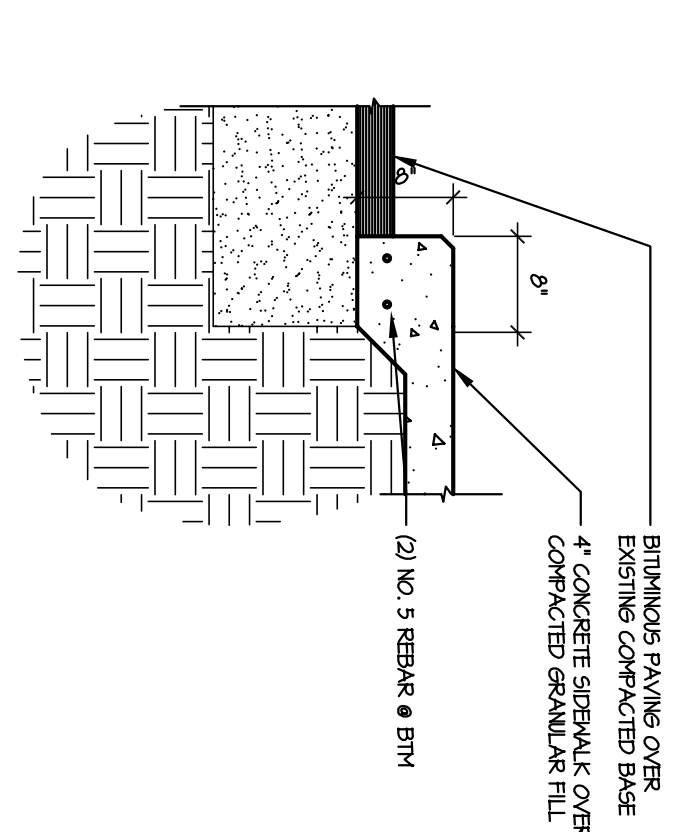
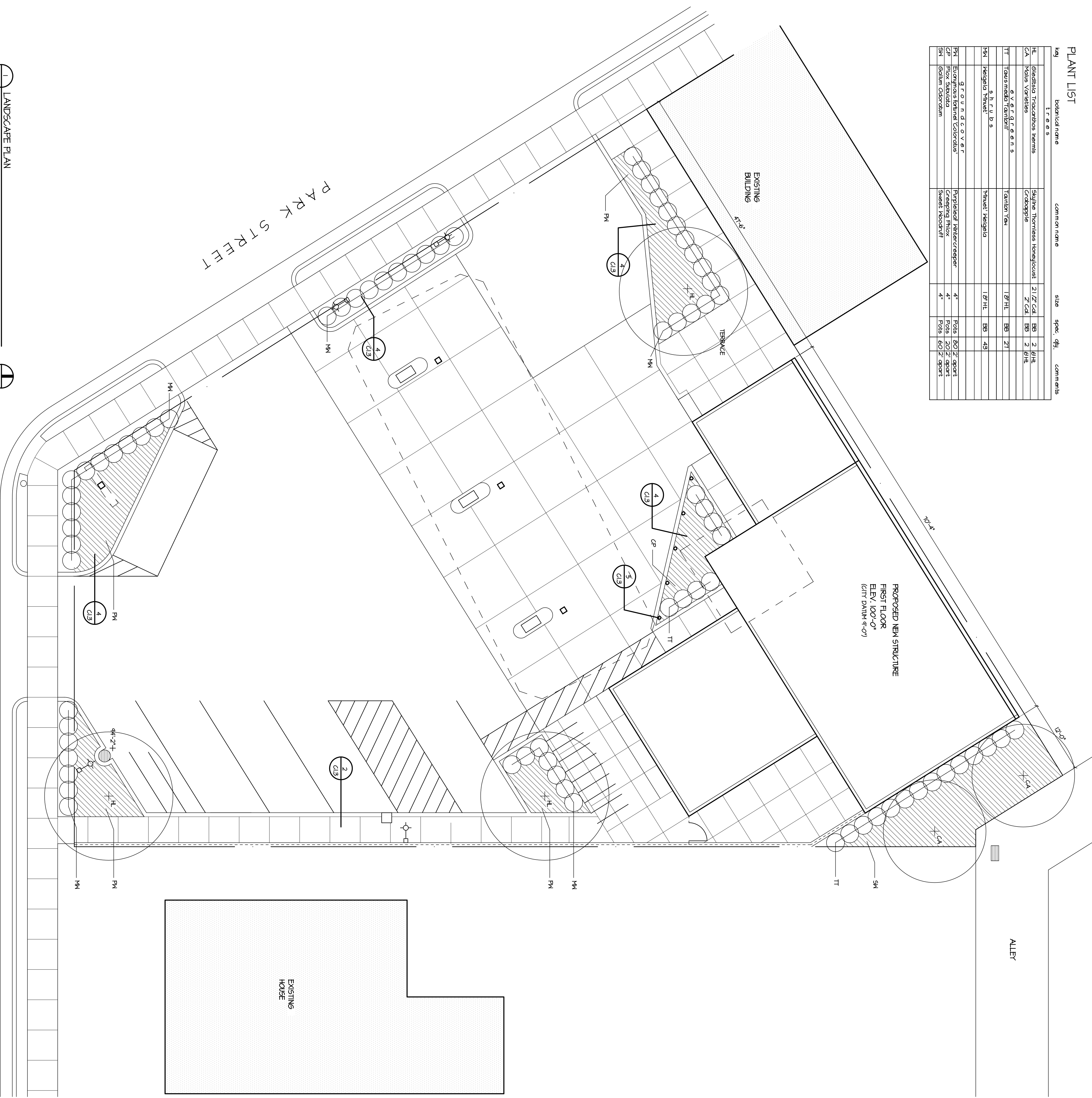
BUILDING SIZE	2,500	T1	TITLE SHEET
CONSTRUCTION TYPE	5B	C1	SITE SURVEY/DEMOLITION PLAN
BUILDING HEIGHT	25 FEET	C2	SITE PLAN
NUMBER OF STORIES	1	C3	LANDSCAPE PLAN
OCCUPANCY TYPE	B	C4	UTILITY PLAN
CAPACITY	20	A1	FLOOR PLAN
LOT SIZE	13,200 SQUARE FEET	A2	BUILDING ELEVATIONS
PARKING	7	A3	BUILDING ELEVATIONS
BIKE STALLS	10		
PUMPS	3		
ZONING	C2		



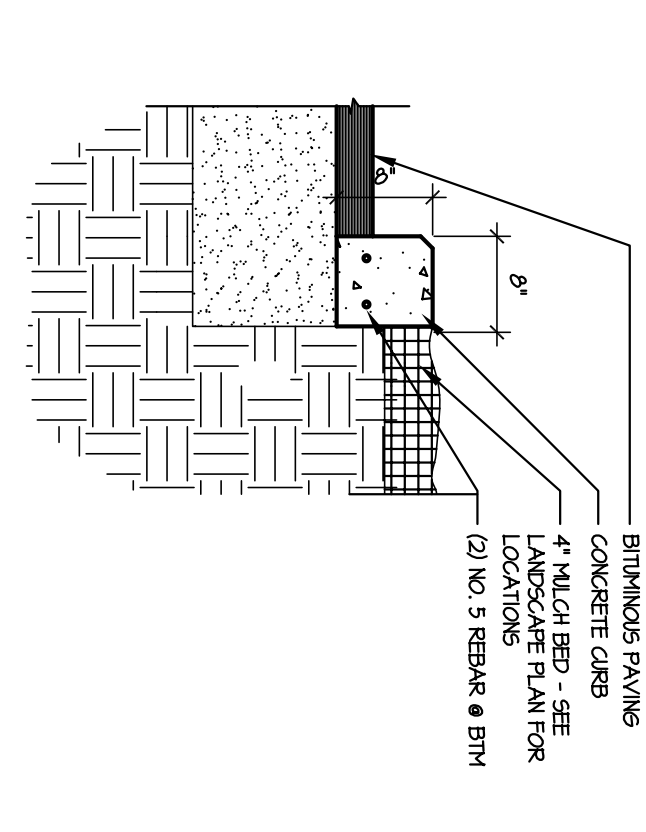
PROJECT	AmStar
PROJECT #	1129 South Park Street
DATE	Madison Wisconsin
DRAWING	UTILITY PLAN
DATA	
Project #	20117
Date	08/08/12
Drawn by	JWA

PLANT LIST

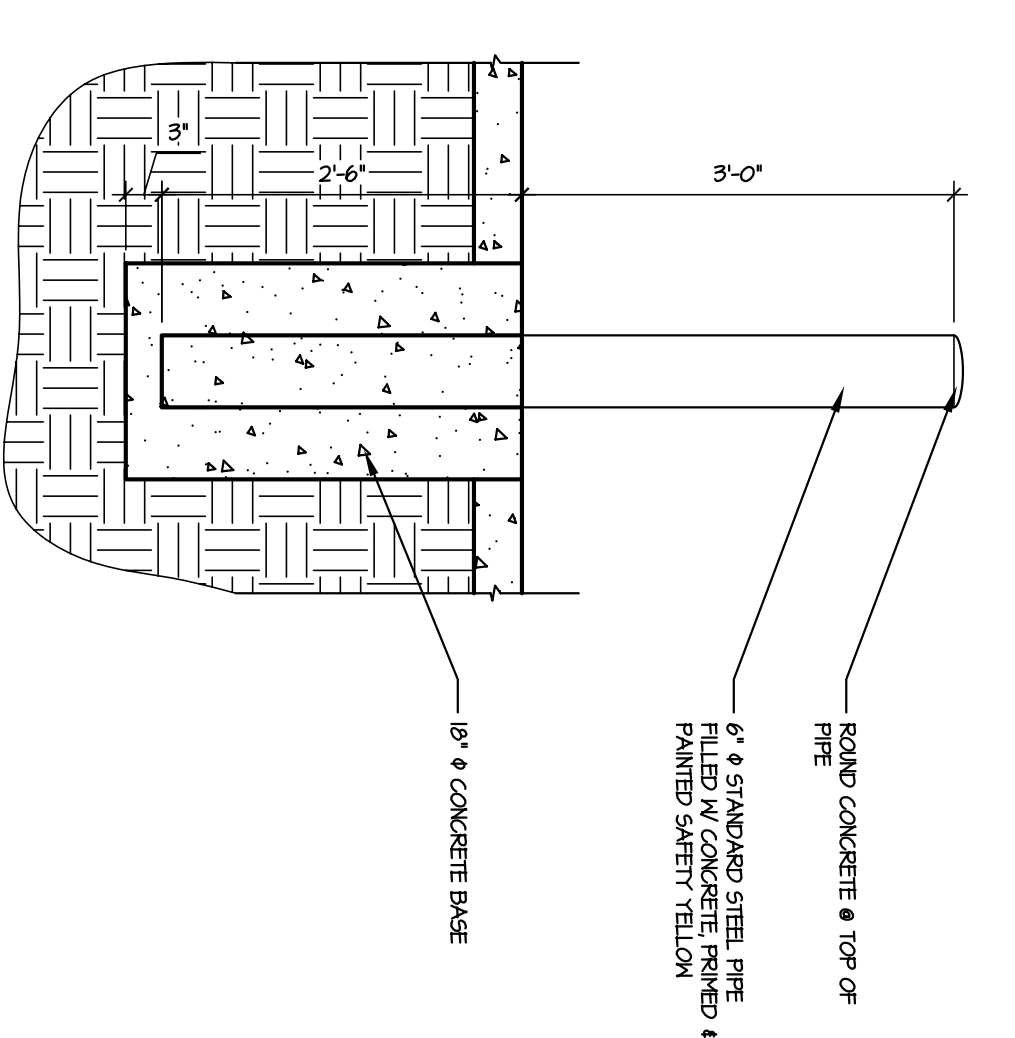
key	botanical name	common name	size	spec. qty.	comments
	T r e e s				
HL	Gleditsia triacanthos nemris	Southern Thornless Honeylocust	2 1/2 Cal.	BB	2 6" H.
CA	Koeleria verticillata	Crochopile	2 Cal.	BB	2 6" H.
TT	Quercus macrocarpa	Tanbark Oak	1 8" H.	BB	21
	S h r u b s				
PM	Hydrangea Thunbergii	Thunberg Hydrangea	1 8" H.	BB	43
	G r o u n d c o v e r s				
PM	Erigeron annuus	Field Bindweed	4"	Pots	20 2" apart
CP	Stachys recta	Creeping Foxglove	4"	Pots	20 2" apart
SM	Galium aparine	Spice Nettle	4"	Pots	20 2" apart



2 CURB/SIDEWALK DETAIL
SCALE 3/4" = 1'-0"



4 CURB DETAIL
SCALE 3/4" = 1'-0"



5 BOLLARD DETAIL
SCALE 3/4" = 1'-0"

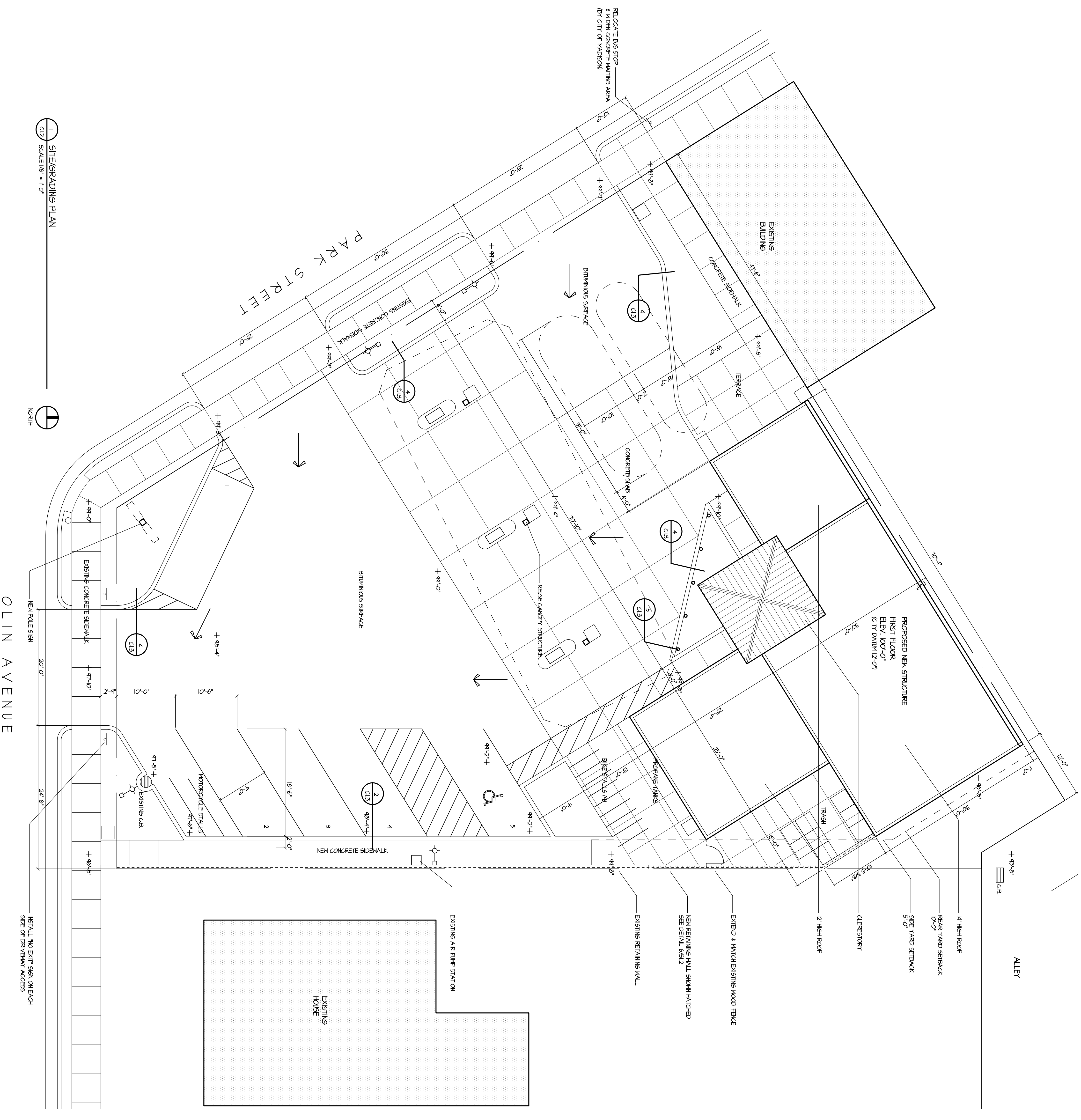
SUTTON
ARCHITECTURE
104 King Street
Madison, WI 53703
Tel: 608-489-2828 Fax: 608-255-7704

PROJECT
AmStar
1129 South Park Street
Madison Wisconsin
DRAWING
LANDSCAPE PLAN

DATA
Project # 20117
Date 08/08/12
Drawn by JWA
C13

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

OLIN AVENUE



1 SITE/GRADING PLAN
C12 SCALE 1/8" = 1'-0"



OLIN AVENUE

NEED NOT BE PLACED ON EACH SIDE OF PROPERTY ACCESS

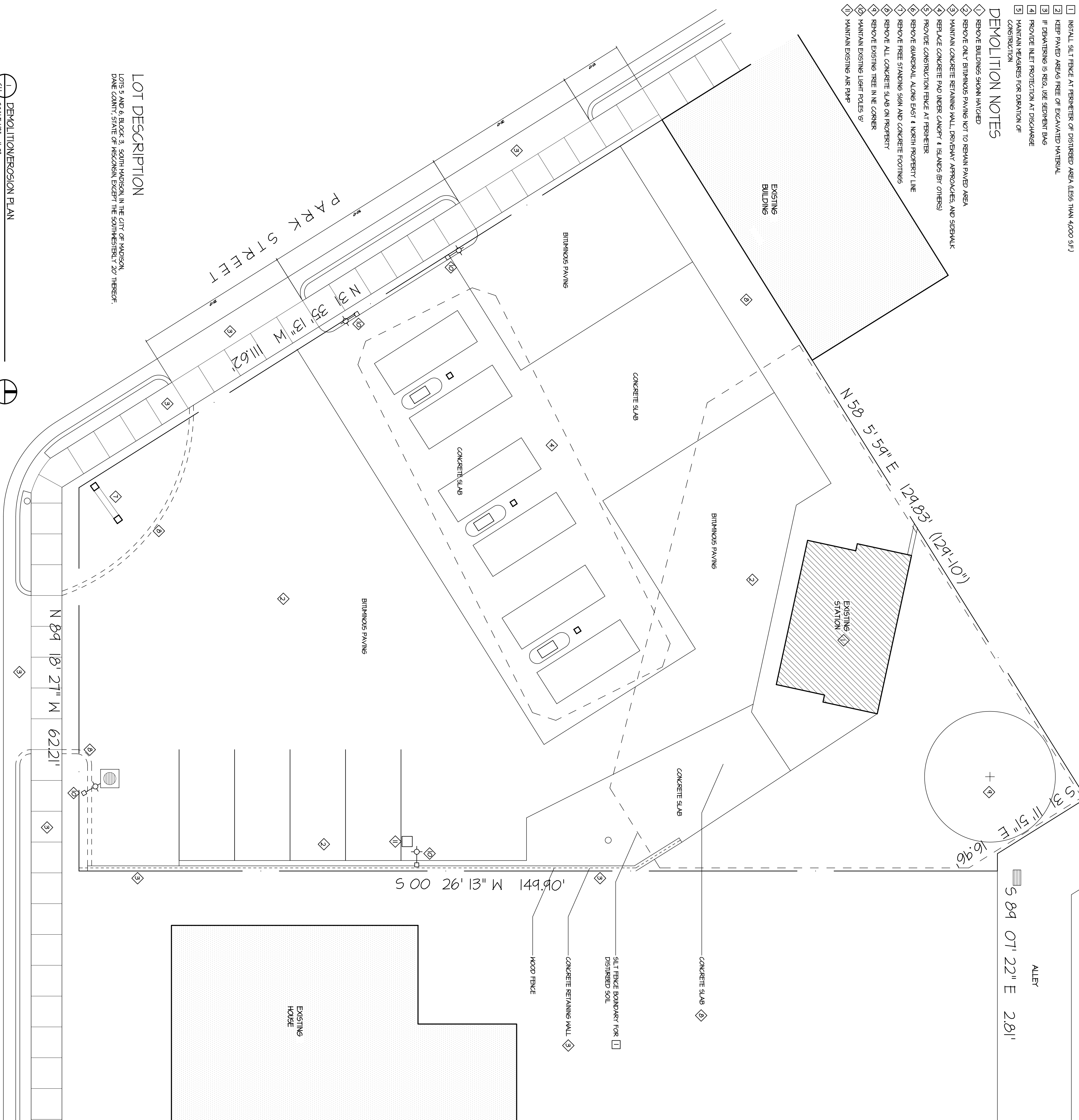
PROJECT	AmStar
ADDRESS	1129 South Park Street Madison Wisconsin
DRAWING	SITE PLAN
DATE	2017 08/08/12
DRAWN BY	JMA

EROSION CONTROL NOTES

- 1 INSTALL SILT FENCE AT PERIMETER OF DISTURBED AREA (LESS THAN 4000 SF)
- 2 KEEP PAVED AREAS FREE OF EXCAVATED MATERIAL
- 3 IF DEWATERING IS REQ. USE SEDIMENT BAG
- 4 PROVIDE INLET PROTECTION AT DISCHARGE
- 5 MAINTAIN HEADGAGES FOR DURATION OF CONSTRUCTION

DEMOLITION NOTES

- 1 REMOVE BUILDINGS SHOWN HATCHED
- 2 REMOVE ONLY BITUMINOUS PAVING NOT TO REMAIN PAVED AREA
- 3 MAINTAIN CONCRETE RETAINING WALL, DRIVEWAY APPROACHES, AND SIDEWALK
- 4 REPLACE CONCRETE PAV. UNDER CANOPY & ISLANDS (BY OTHERS)
- 5 PROVIDE CONSTRUCTION FENCE AT PERIMETER
- 6 REMOVE GUARDRAIL ALONG EAST & NORTH PROPERTY LINE
- 7 REMOVE FREE STANDING SIGN AND CONCRETE FOOTINGS
- 8 REMOVE ALL CONCRETE SLAB ON PROPERTY
- 9 REMOVE EXISTING TREE IN NE CORNER
- 10 MAINTAIN EXISTING LIGHT POLES &
- 11 MAINTAIN EXISTING AIR RAMP

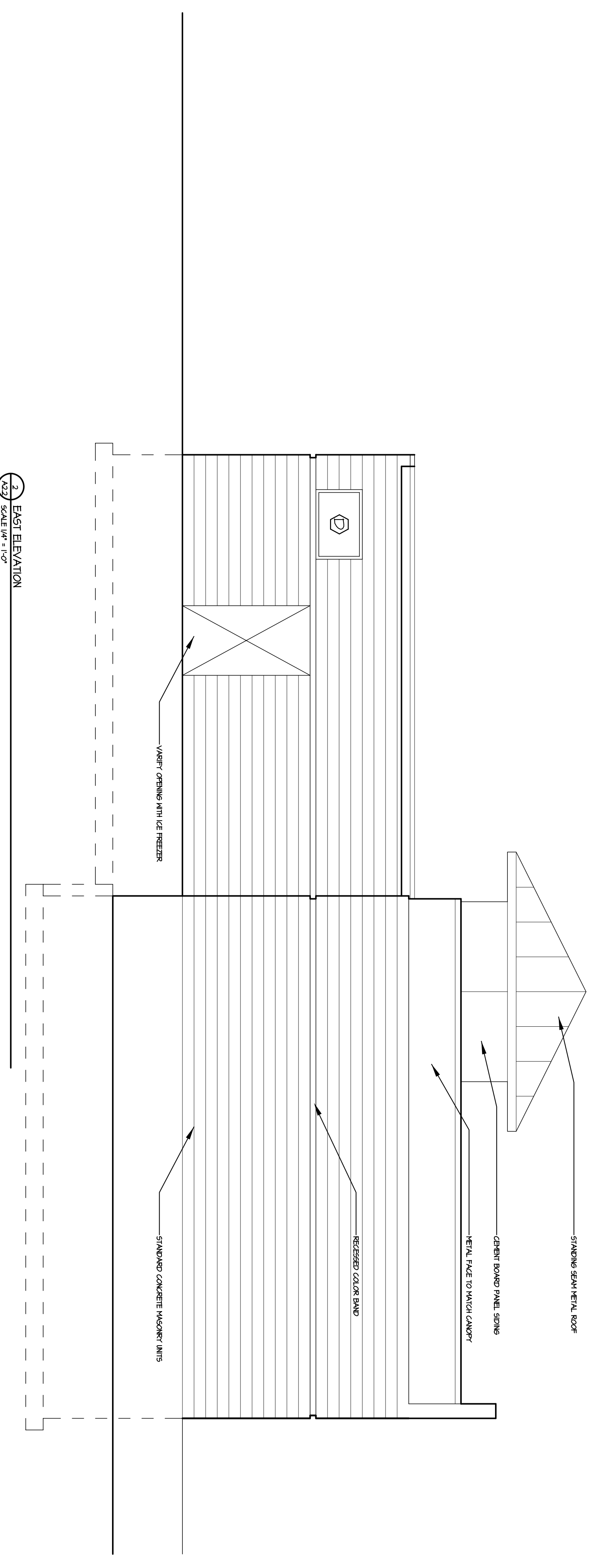
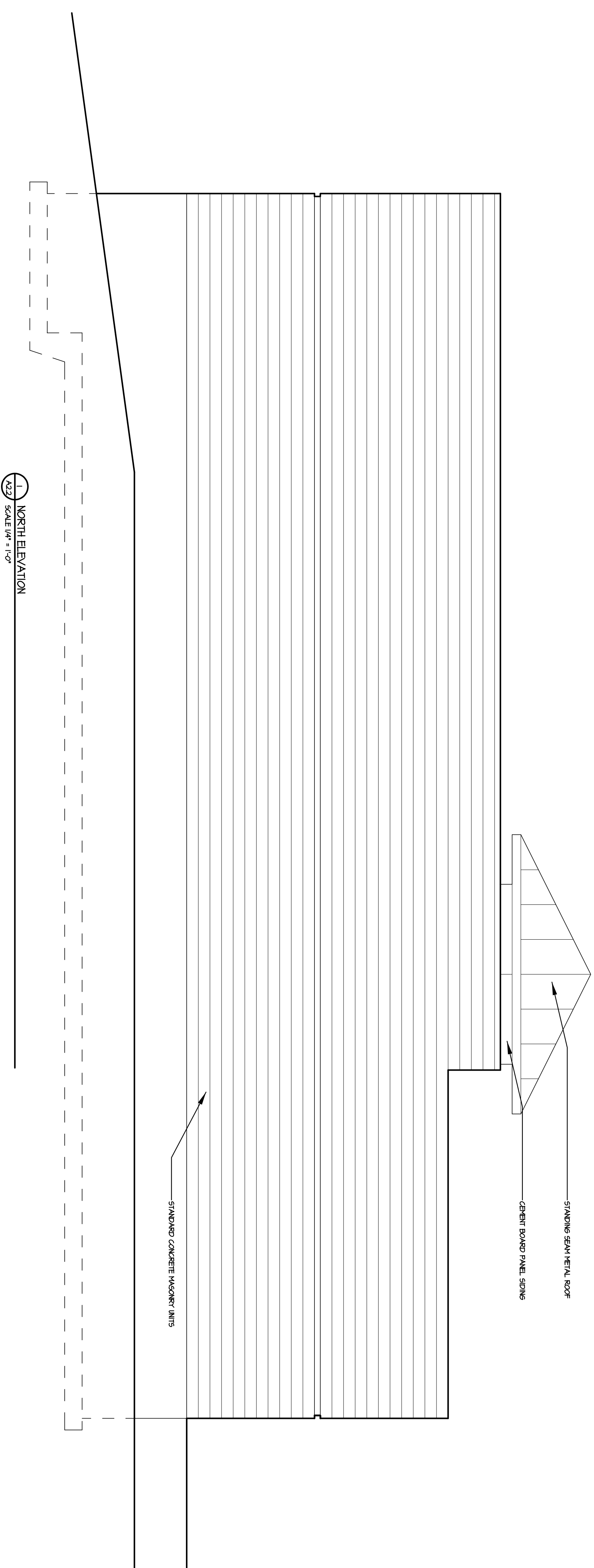


LOT DESCRIPTION

LOTS 5 AND 6, BLOCK 3, SOUTH MADISON IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN EXCEPT THE SOUTHWESTERLY 20' THEREOF.

1 DEMOLITION/EROSION PLAN
 (2) SCALE 1/8" = 1'-0"
 NORTH

OLIN AVENUE

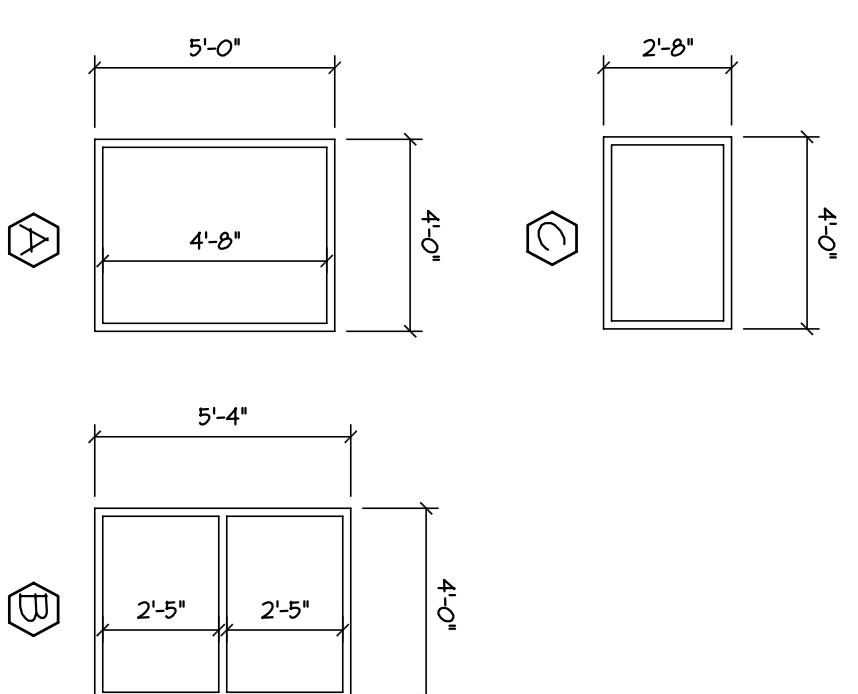


PROJECT
AmStar

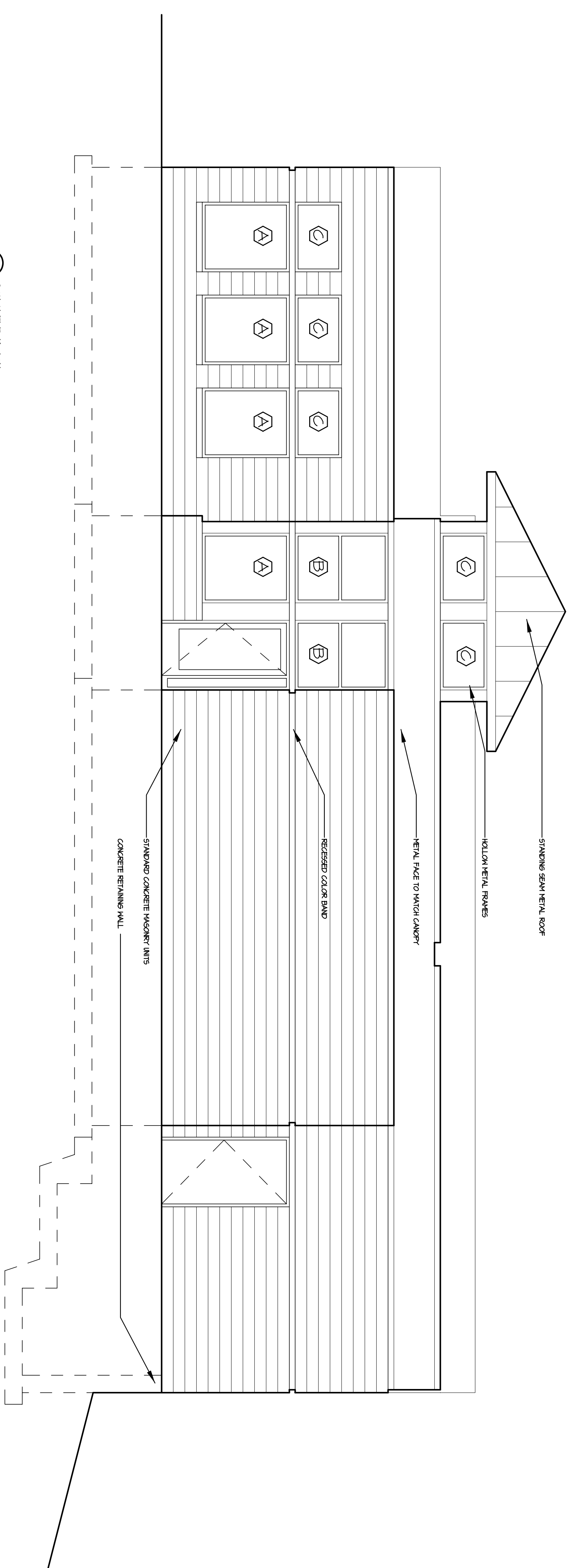
1129 South Park Street
Madison Wisconsin

DRAWING
BUILDING ELEVATIONS

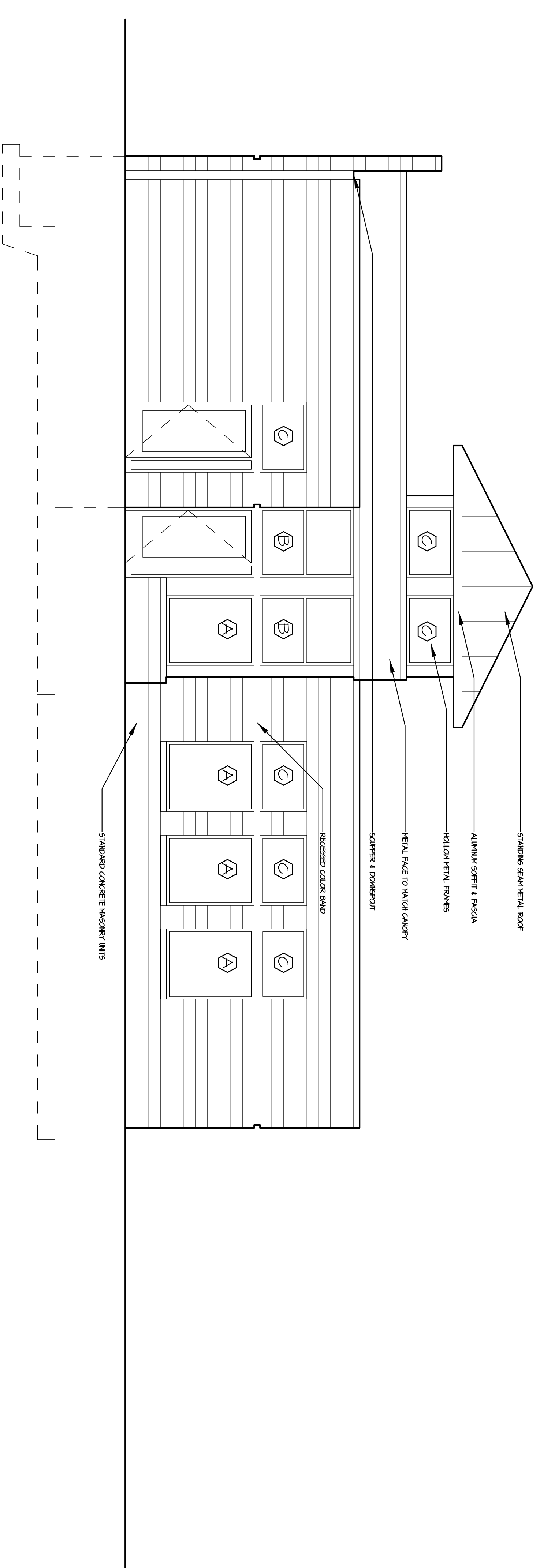
DATA
Project # 20117
Date 08.08.12
Drawn by jwa



2 WINDOW TYPES
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
AmStar

1129 South Park Street
Madison Wisconsin

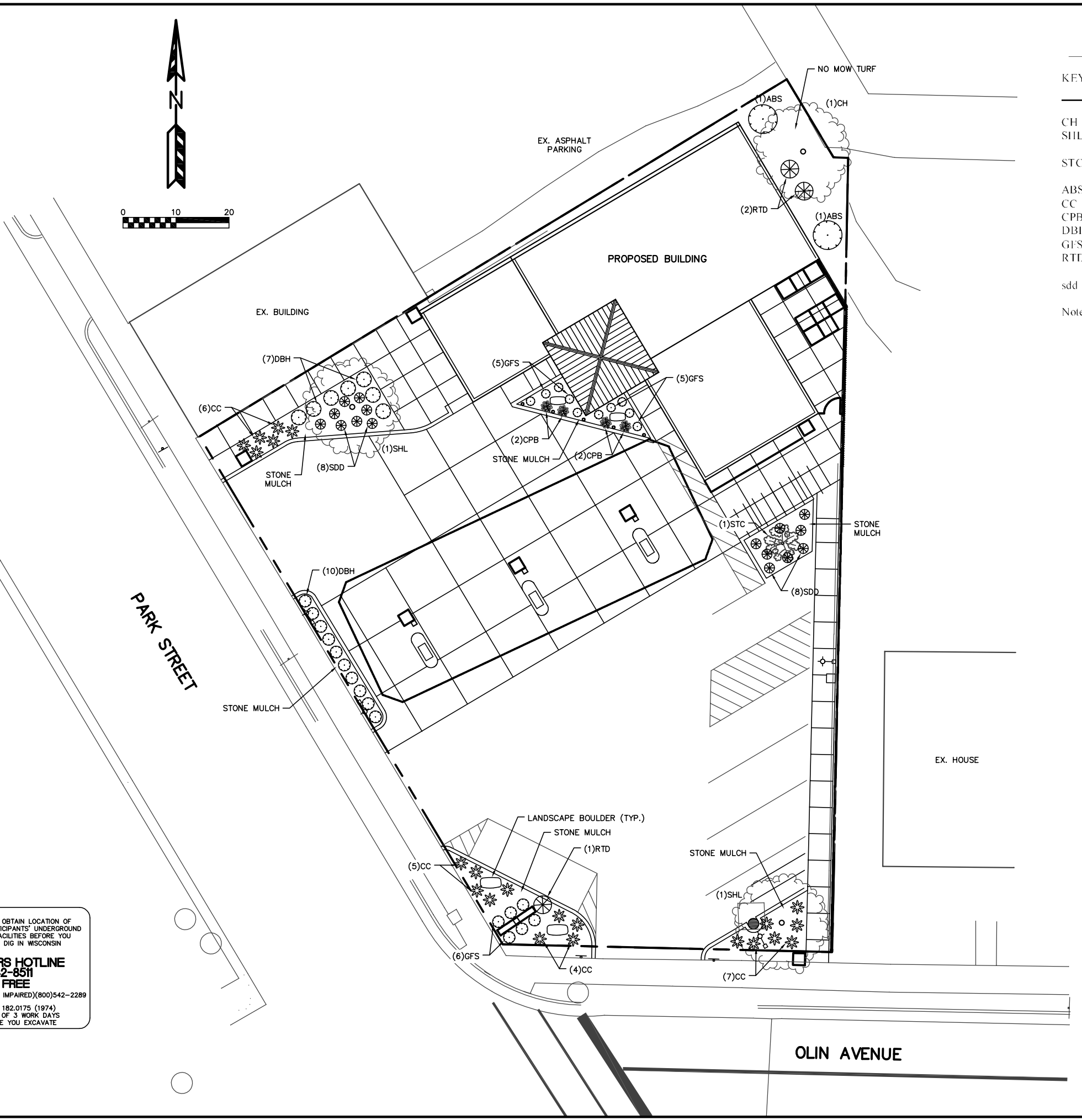
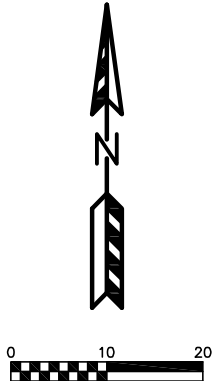
DRAWING
BUILDING ELEVATIONS

DATA
Project # 20117
Date: 08.08.12
Drawn by: JWA



AMSTAR

AMSTAR



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	1	2"	Common Hackberry	BB
SHL	2	2"	Skyline Honeylocust	BB
STC	1	2"	Sergeant Tina Crab	BB
ABS	2	3'	Autumn Brilliance Serviceberry	BB
CC	22	15"	Cranberry Cotoneaster	Con
CPB	4	15"	Crimson Pygmy Barberry	Con
DBH	17	24"	Dwarf Bush Honeysuckle	Pot
GFS	16	18"	Gold Flame Spirea	Pot
RTD	3	24"	Bailey's Red Twig Dogwood	Pot
sdd	16	1 G	Stella de Oro Daylily	Con

Notes:

- 1) Lawn areas to receive a minimum of 4" of topsoil, seed (No-Mow), starter fertilizer, and straw mulch.
- 2) Planting beds to receive 3" of #2 native washed stone over weed barrier fabric.
- 3) Decorative Boulders to be 18" - 24" weather-edged limestone boulders.


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

AMSTAR BUILDING ADDITION
1129 S PARK STREET - CITY OF MADISON
LANDSCAPE PLAN
 EXHIBIT #5
 DATED: DECEMBER 10, 2012
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

LETTER OF INTENT
July 7, 2011
Conditional Use

Gas Station

1129 South Park Street

REVISED August 7, 2011

Proposed by

Mohammed Ehtasham
1129 South Park Street
Madison, WI 53715

(414) 460-4050

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 469-2528

STATEMENT OF RATIONALE (MARKET)

This submittal is the redevelopment of the existing gas station. This will allow us to remove an undersized, out of date structure, and build a new, larger station, while also improving all site finishes and landscaping.

FEASIBILITY

With the poor condition and small size of the existing structure, this gives the new owner the opportunity to improve in all areas. The larger structure allows for more needs for patrons. And the improved finishes and landscaping adds to the improvements that have been made on South Park Street.

PROJECT DESCRIPTION

The new building will have 2,400 square feet. This will include an office, convenience store, with prepared food for take out. The convenience store will be typical with shelves of grocery and dry goods, and reach-in coolers. The owner is also focusing on making this a green structure.

POTENTIAL IMPACTS (AMENITIES)

This redevelopment will help with the station's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance, and access. The new structure will enhance the streetscape for South Park Street. Most of the existing infrastructure will remain, including the canopy structure, street curbs and driveway access. The existing ground sign will be replaced with a pole sign.

NEIGHBORHOOD CONTEXT (DENSITY)

With improvements that have made along South Park Street, this will be a timely update. It will be important to continue these kinds of infill projects for Madison's gateway entrance. We can meet most requirements of Design District 7 guidelines. The redevelopment will also help with current concerns for the neighborhood, including trash, security, and noise.

OPEN SPACE

This redevelopment will increase and improve the landscaping significantly. The structure will have landscaping adjacent to it. The largest landscaped areas will be used to define the access to this site. The existing fence will be replaced as well. The only existing trees are not seen, blocked by the station. They will be replaced by 4 trees, better located in increased planting areas.

PARKING AND ACCESS

Six stalls will be provided, with one stalls meeting ADA requirements. All stalls will be 9'-0" by 18'-0". We are also including parking for 3 motorcycles or mopeds, along with 9 bike stalls.

MANAGEMENT

It will be managed by the owner, who has several businesses throughout the city and surrounding area. His main office will be located at this site. We will provide additional on site manned security to eliminate undesired behaviors for the neighborhood, until it is not needed. We will also have security cameras throughout the store as well as around the site. 7 trash containers will be located throughout the site and employees will police litter for one block in every direction.

BIKE PARKING

With the improved landscaping, we will have locations for 9 bikes located near the entrance, with an additional 3 stalls for mopeds or motorcycles.

GENERAL DESIGN STANDARDS

Architectural Design

The structure will have a metal and masonry exterior with hollow metal windows. The front elevation has a two story entrance to break up the building mass and provide for a clear entrance. The structure is broken into 4 areas with different roof heights for additional interest and definition of use. Historically, there are many structures along South Park Street that utilize concrete block for industrial or service oriented businesses, which made it a natural choice for our main material.

Utilities

All utility service within the proposed development will be provided underground. We will be able to reuse the existing laterals to the site. We will be able to remove the one utility pole that is on our site, serving only our building. See utility plan.

Storm Drainage

All storm water for the structures will drain to an existing catch basin located on the south side of the paved area near the Olin Street entrance. There is also a catch basin to the north of the site in the existing alley.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building. We will reuse the canopy that is there now. There is new street lighting at the entrance. All fixtures will be replaced with LED units.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

Signs

The existing ground sign will be replaced with a new pole sign. All signage will be shown on plans and meet all current guidelines.

Service Area

Trash collection will be located near the building in a screened area accessed from the building directly. There will be trash collection at each pump and many spots around the site to make it easier for the patrons. We will also have employees pick up around the site as well as one block along Park and Olin to minimize trash that would be generated from this use littering the neighborhood.

Landscaping

The landscaping plan will be developed to provide easy maintenance, yet add significant interest. Plantings will help define separation of pedestrians and vehicles.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The new sidewalk will connect South Park Street and Olin Street to the new building.

Parking Areas

We will have 6 parking with one meeting ADA requirements for van accessibility, 10 bicycle stalls, and 3 moped or motorcycle stalls.

District 7 Requirements:

Setbacks. Since this is a gas station, vehicle access requires the building to be set back in the NE corner. Because of this, we are providing additional landscaping and sidewalks to connect to the two adjoining streets. We are also adding a terrace area along South Park Street that could provide outdoor seating.

We are also relocating the bus stop just north of our site to between our South Park Street driveways, allowing a larger area for pedestrians to wait. This was requested by Madison Metro.

Building Massing.

The same masonry will be used on all sides of the structure. Even though the building is only 2,400 square feet, there is 4 different roof elevations and massing. Most mechanical equipment will be located in a screened area behind the building. Only the vent for the kitchen hood will be located on the roof.

All guidelines are being met including an emphasis on green design with solar, LED lighting and maximum HVAC efficiency.

Height.

Most structures along the east elevation of South Park Street are only one story and small in this immediate area.

Windows and Entrances.

We have concentrated the glass area to face both Streets. The entrances are located below the two story element, that is central on the building mass.

Materials and Colors.

We are using standard CMU as the masonry material for the building material. This is a common material on industrial and service oriented structures on South Park Street. We are also refinishing the canopy façade to match the façade banding on the new structure to tie them together.

Signage.

We are replacing the current nonconforming ground sign with a conforming pole sign in roughly the same location on the corner. We will also have the name of the business on the face of the canopy, two sides.

Parking.

All parking will be located to the south of the structure and canopy. A sidewalk will link this to the building. We will also add landscaping to screen all the paved area from the sidewalk and help separate the pedestrians from the vehicles.

Trash.

Trash storage will be in a screened in area behind the structure, with direct access from the building. We will also have direct access from the trash storage area to the street terrace by sidewalk.

Landscape.

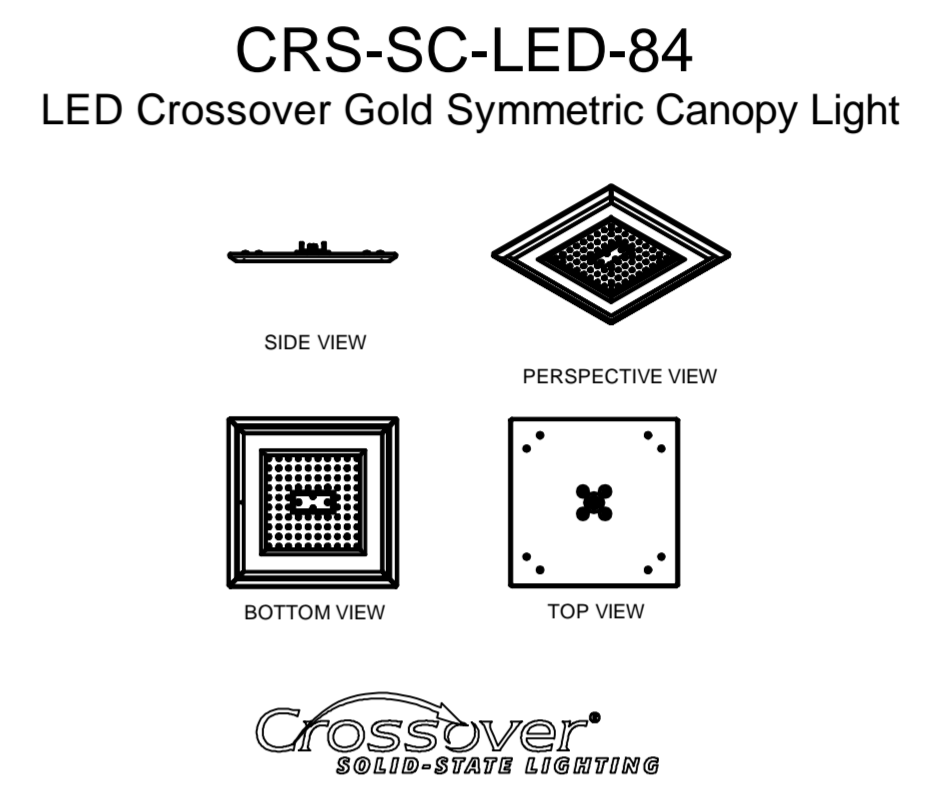
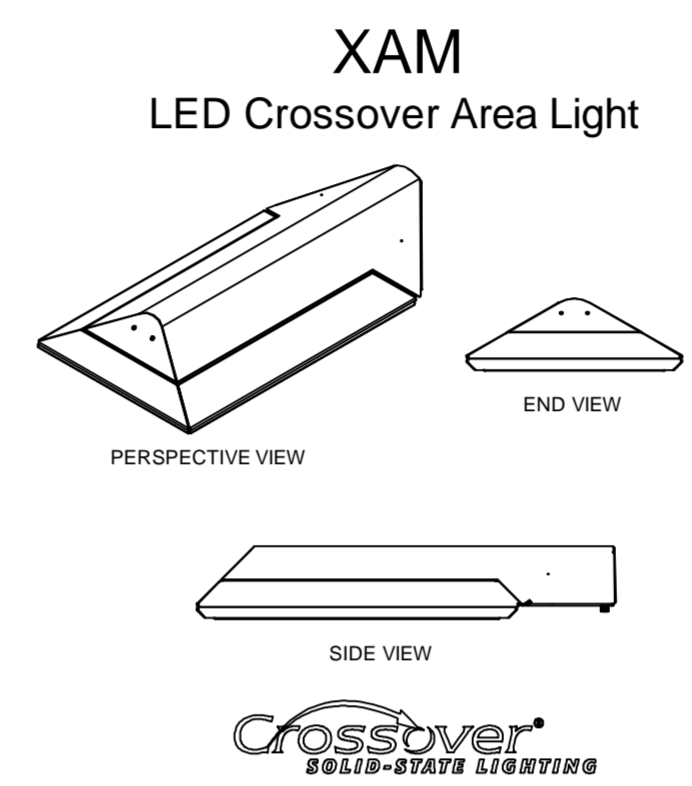
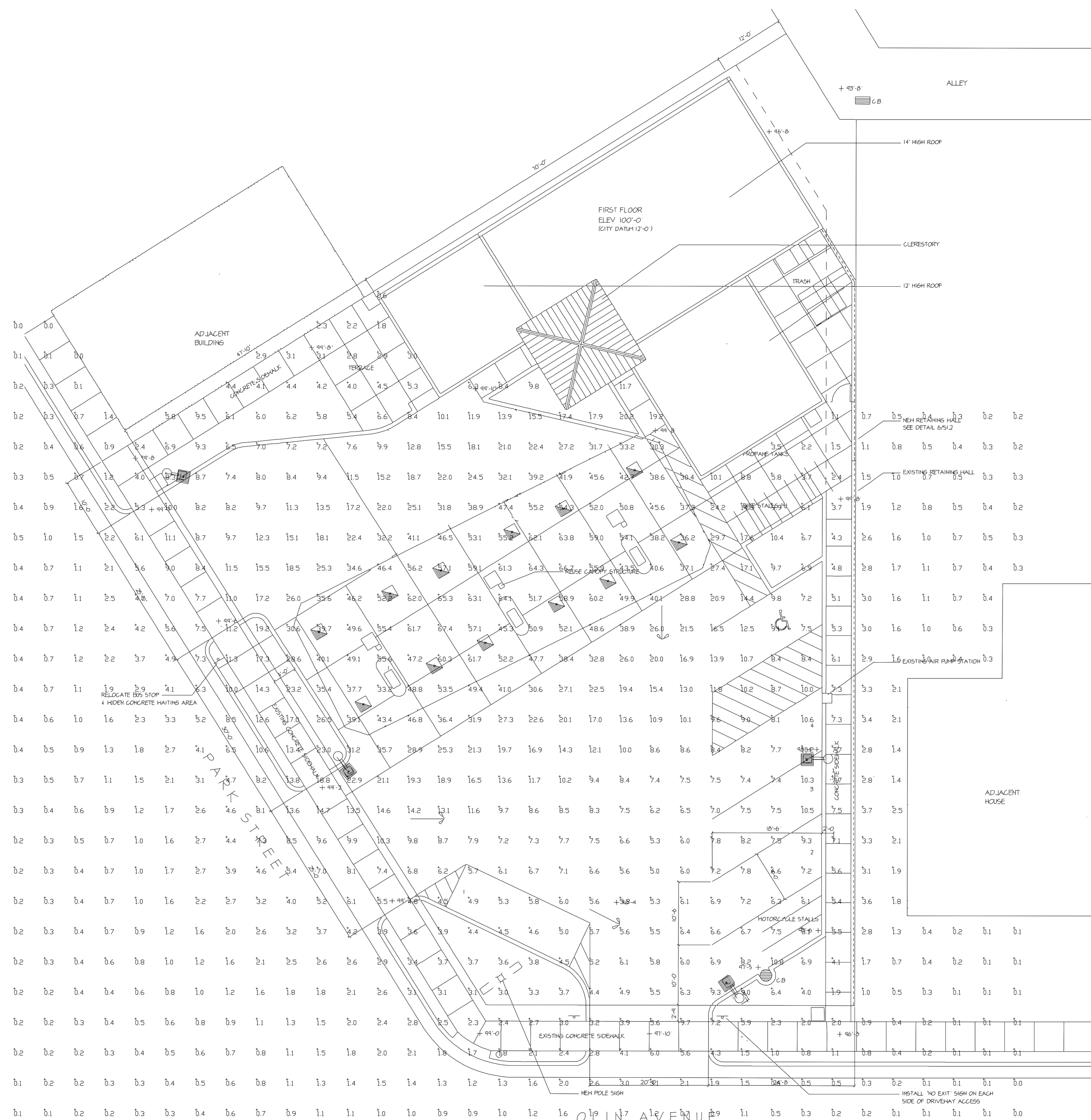
The existing fence will be replaced with a new 6' fence. We will add two trees in front of the new structure and replace 2 trees in the back with new, due to them being too close to each other. The landscape area is being increased to define the sight and soften all edges of the paved area. All plantings are being chosen to be durable.

Open space.

We are adding some exterior open space that could be used for outdoor seating.

Lighting.

All lighting will be LED, and meet cut-off requirements. Walk ways will also have low level lighting for pedestrians.



Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	10.19	67.4	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	50.55	67.4	30.3	1.67	2.22
INSIDE CURB	Illuminance	Fc	13.27	41.1	3.2	4.15	12.84

Footcandle levels at grade.

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	4	A	SINGLE	XAM3-FT-LED-119-450-CW-UE-18" POLE+2' BASE	1.000	N.A.	12343	184
[Symbol]	12	B	SINGLE	CRS-SC-LED-84-HD-CW-UE	1.000	N.A.	14570	147

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



Total Project Watts
Total Watts = 2500

Lei INDUSTRIES™
LIGHTING PROPOSAL FOR
PIT STOP
1129 SOUTH PARK STREET
MADISON, WI

SCALE: 1"=10'
DATE: 9-20-12
BY: MVE

LO-113185
SHEET 1 OF 1