

December 18, 2015

**City of Madison
Department of Planning and Community & Development-Urban Design Commission**

Re: Proposed new development
Dilbar Gas Station
4814 Freedom Ring Road
Madison, Wisconsin

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To Whom It May Concern:

On behalf of Dilbar Tuhe, LLC (Building Owner), we are submitting this new development for informational review. The proposed development is for a new gas station and convenience store building located at 4814 Freedom Ring Road. The development proposed includes a new convenience store (approx. 3,200 SF), gas pumps and tenant space (approx. 1250 SF).

The proposed design locates the building at the corner of Siggelkow Road and Freedom Ring Road. The tenant space directly on the corner will be a two story structure, to provide the building with enough height to become a prominent architectural feature along Siggelkow Road. A proposed patio along the tenant space will further increase the visual appeal at the corner. Existing sidewalks will connect to the proposed patio space increasing pedestrian traffic to the site at the corner, with automobile traffic pushed back and visually screened behind the building.

The site will be heavily landscaped to provide a buffer between the site and existing residential properties. Further, a decorative fence is proposed along the north and west ends of the site for screening. Site lighting will be selected to keep light contained on the site and not effect adjacent properties.

We have included a site plan, floor plan and exterior renderings of the proposed development.

Respectfully,

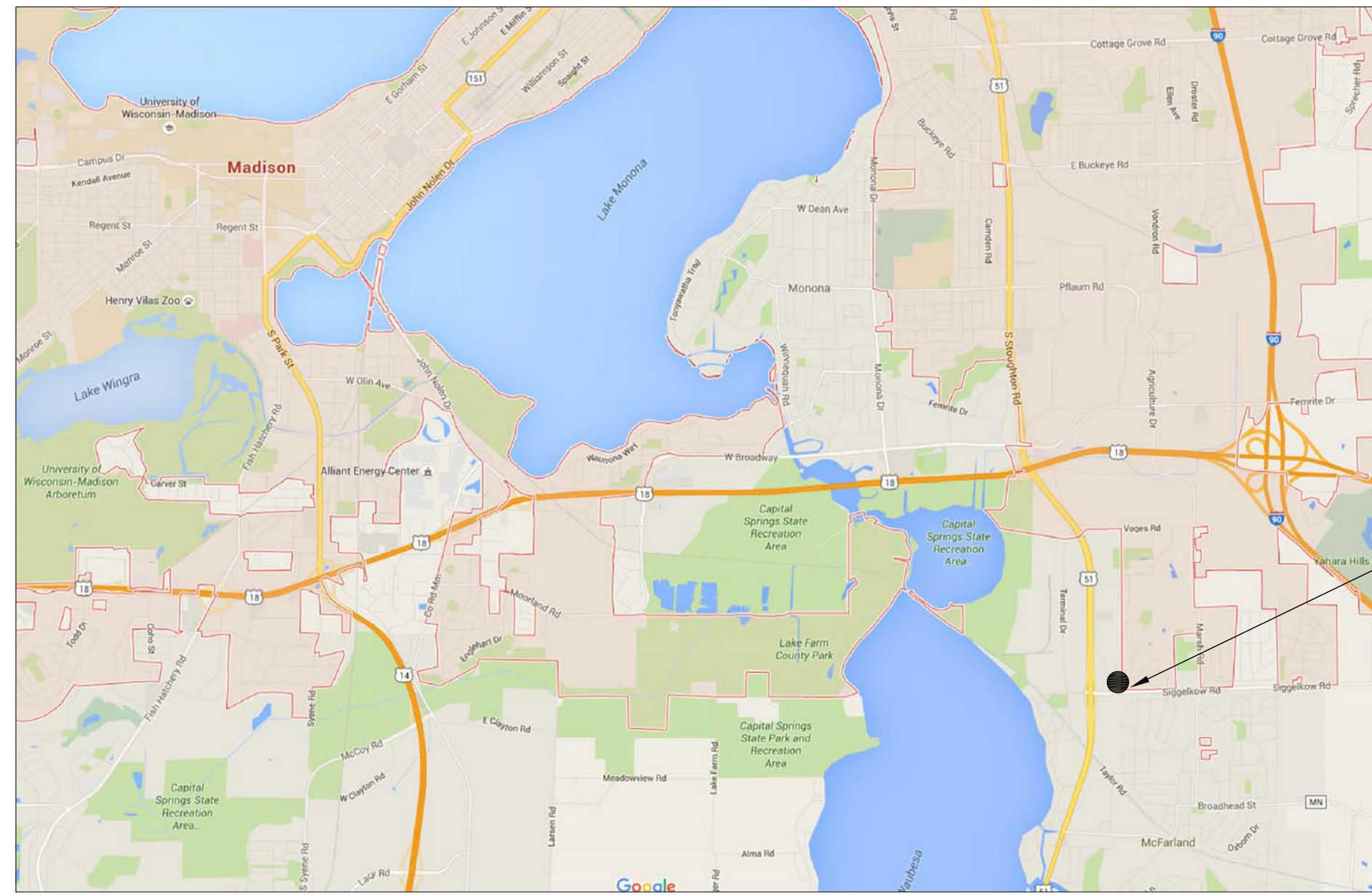
SHULFER ARCHITECTS, LLC

A handwritten signature in black ink, appearing to read 'Nick Badura', is written over the company name.

Nick Badura



1 SITE MAP
NTS



SITE LOCATION



2 SITE LOCATION
NTS



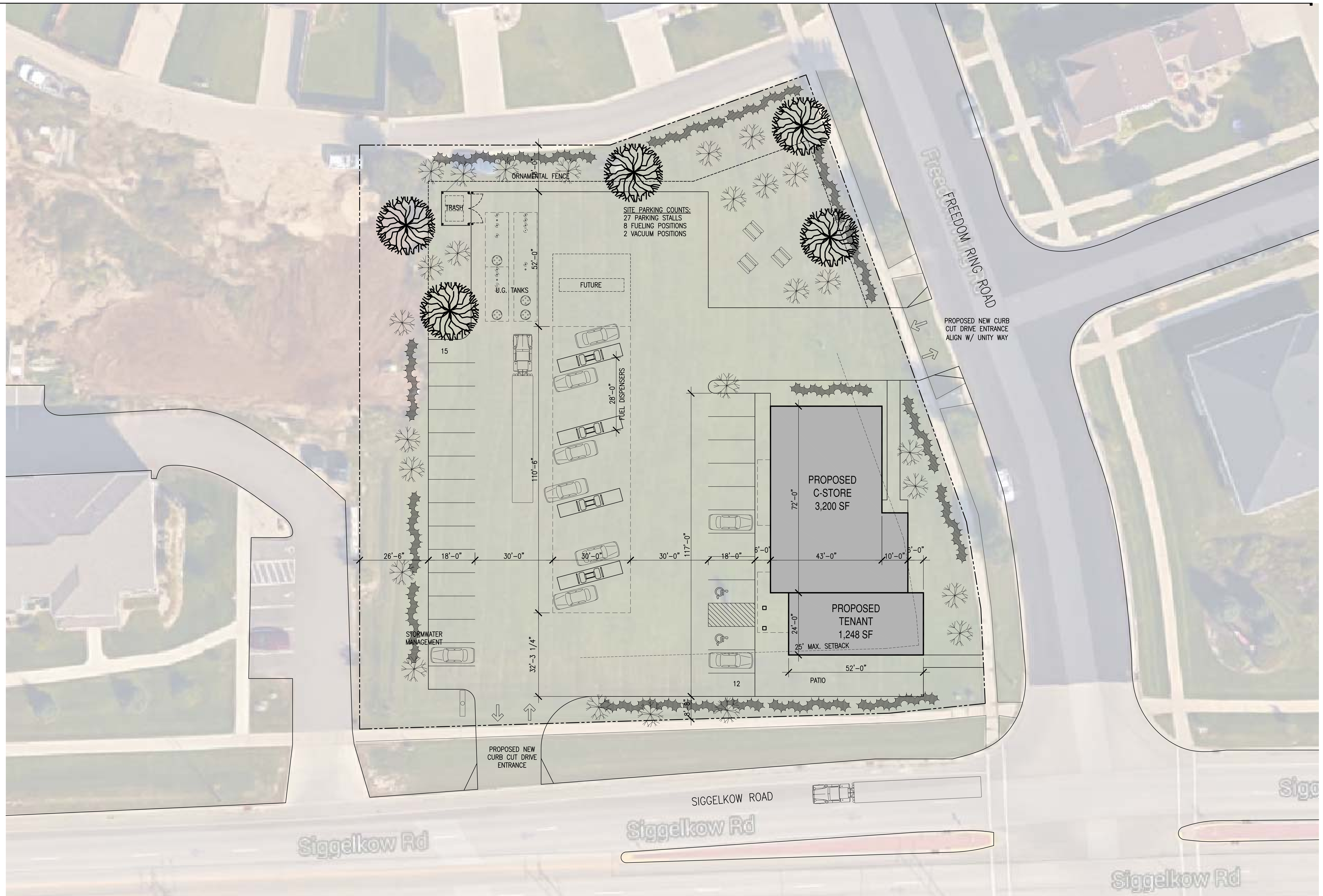
SITE LOCATION

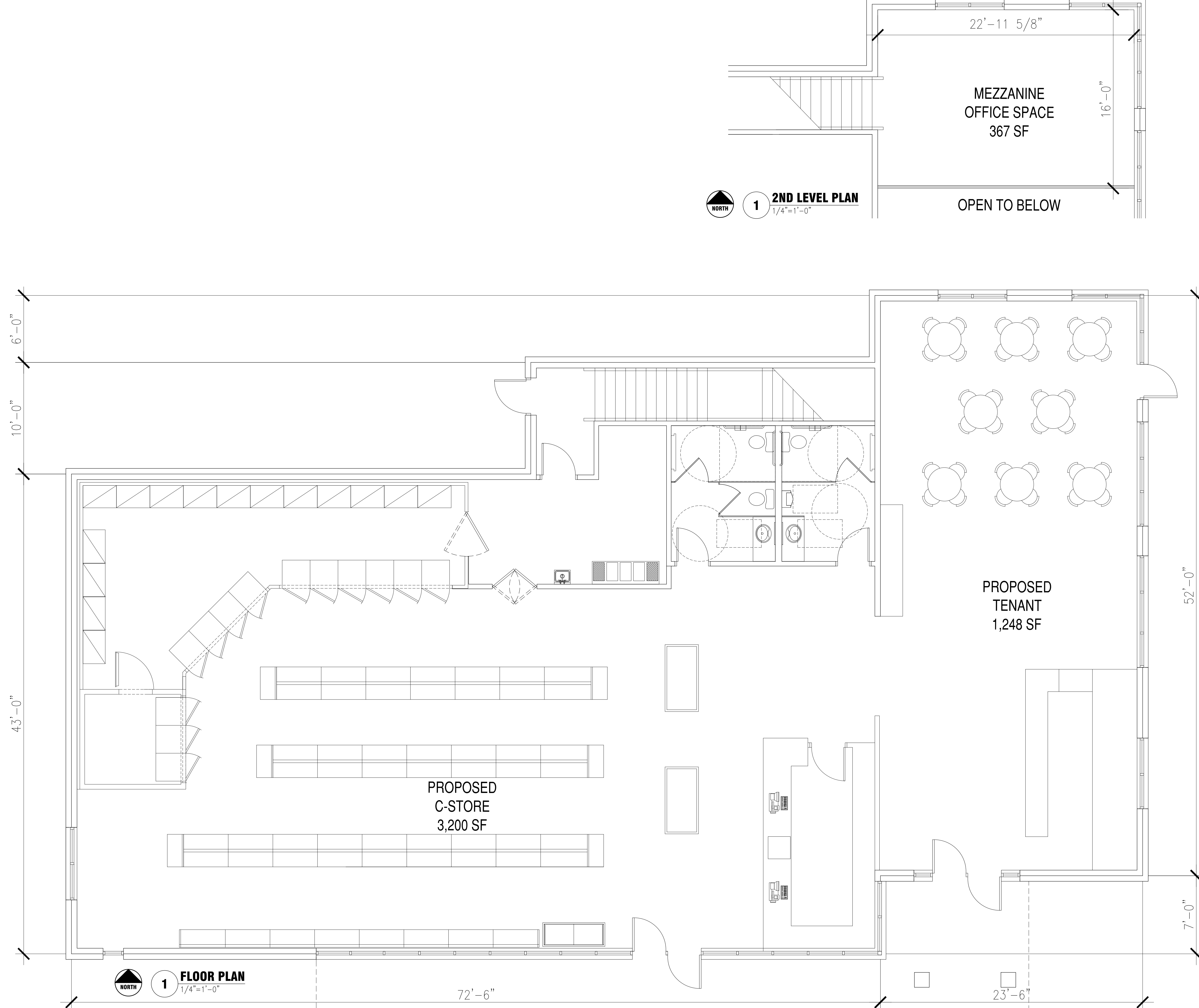
NEW GAS STATION

4814 FREEDOM RING RD.
MADISON, WI

SITE LOCATION

12/18/15
CONCEPT





1 2ND LEVEL PLAN
1/4"=1'-0"

1 FLOOR PLAN
1/4"=1'-0"

MEZZANINE
OFFICE SPACE
367 SF

OPEN TO BELOW

PROPOSED
C-STORE
3,200 SF

PROPOSED
TENANT
1,248 SF

