

## ARO EBERLE ARCHITECTS

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October 4, 2011

City of Madison – Zoning Administration  
215 Martin Luther King Jr. Blvd; Room LL-100  
P.O. Box 2985, Madison, WI 53701-2985

RE: Conditional Use Permit – Letter of Intent for Capitol Petroleum at 1101 N. Sherman Avenue

**Project Owner:** Capitol Petroleum; **Architect:** Aro Eberle Architects; **Civil Engineer:** Professional Engineering LLC.

Site Information: Lot Size: .47 Acre; Building GSF: 3200; Zoning: C2

The proposed project at 1101 North Sherman Avenue is the construction of a new filling station, carwash, convenience store and restaurant/café tenant space on the lot currently occupied by the former Super America station. The project requires 2 conditional use permits, 1 for fuel dispensaries, the other for an auto laundry. The previous conditional use approval for fuel dispensaries has since expired.

Presently, the site is in a state of disrepair as well as the unoccupied c-store and shed buildings. The shed building was erected as part of a remediation project and is no longer needed. Both buildings are planned for demolition within the scope of this project.



The original fuel tanks were removed early in 2011 and the site is currently listed as “closed” by the department of commerce (record #53704-4234-01B).

**Schedule:** Construction is planned to commence in spring of 2012 (March-April) and last approximately 90 to 120 days.

Capitol Petroleum will operate the convenience store between the hours of 6:00am and 11:00pm. The carwash and fuel dispensers will be open for the same hours as the Convenience Store. The restaurant tenant space will operate between 9:00am and 10pm, and a secure control point will be provided between the two spaces allowing the C-store to operate safely without the risk of individuals entering restaurant space while it is closed.

The design intent of the project is to create a functional and convenient facility for drivers and pedestrians that also serves as a recognizable image for Capitol Petroleum. The façade consists of two colors of ribbed metal panel with concealed fasteners and masonry accents at the planter locations. A shading device an aluminum frame, controls solar heat gain and add texture to the elevation of the building. The building signage is made of raised aluminum letters on stand-offs and are themed to tie various components of the building together. Canopy signage will employ back-lit letters and logo. A monument sign will include back lit letters and a changeable electronic sign for indicating fuel prices and c-store specials, as well as a space for the restaurant tenant.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "DPahl". The signature is stylized with thick, bold strokes and a horizontal line extending to the right.

Douglas Pahl  
Aro Eberle Architects, Inc.