

# 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$1550.00 Receipt No. 95109  
Date Received 10/1/08  
Received By JK  
Parcel No. 0610 302 0801 2  
Aldermanic District 12 - Rhodes - Conway  
GQ OK  
Zoning District C2  
**For Complete Submittal**  
Application ✓ Letter of Intent ✓  
IDUP NA Legal Descript. on survey  
Plan Sets ✓ Zoning Text NA  
Alder Notification        Waiver ✓ 9/29/08  
Ngrbrd. Assn Not.        Waiver         
Date Sign Issued 10/1/08

1. Project Address: 3520 Packers Ave Project Area in Acres: 0.49  
Project Title (if any): Stop-N-Go of Madison - Packers Ave.

### 2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from <u>      </u> to <u>      </u>	<input type="checkbox"/> Rezoning from <u>      </u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from <u>      </u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): <u>      </u>

### 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: 53711  
Telephone: (608) 271-4433 Fax: (608) 271-1222 Email: bowmana@stop-n-go.com  
Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.  
Street Address: 1918 Parmenter St. City/State: Middleton, WI. Zip: 53562  
Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: bkoning@shulferarchitects.com  
Property Owner (if not applicant): Nelson & Fangmeyer  
Street Address: 3520 Packers Ave. City/State: Madison, WI. Zip: 53704

### 4. Project Information:

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

Stop-N-Go convenience store and gas station relocation and demolition of existing canopy, tanks, + pumps from 3510 Packers Ave. to 3520 Packers Ave.

Development Schedule: Commencement December 2008 Completion May 2009

CONTINUE →

## 5. Required Submittals:

☒ **Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

☒ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

☒ **Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

☒ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

☐ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

☐ A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

## 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 - plan not yet approved) for this property.

☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Satya V. Rhodes Conway (9/19)

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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 9/16 | Zoning Staff Matt Tucker Date 9/16

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Brad Koning, AIA. Date 10/1/08

Signature Brad Koning AIA. Relation to Property Owner Architect.

Authorizing Signature of Property Owner [Signature] Date 10-1-08