



June 18, 2010

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Land Use Application – Conditional Use
1101 Sherman Ave., Madison, WI.

Plan Commission Members,

On behalf of my client Lakhvir Kaur, and Madison Oil, LLC., I am submitting this letter of intent and application for conditional use to the C2 zoned property located at 1101 Sherman Avenue. We are seeking approval of a proposed gas station / convenience store located where a previous Speedway gas station existed. The hours of operation are to be from 5 o'clock am until 12 o'clock pm, Sunday through Saturday. The convenience store will provide a variety of goods, and the owner anticipates obtaining a permit for the sale of alcoholic beverages to include beer and wine.

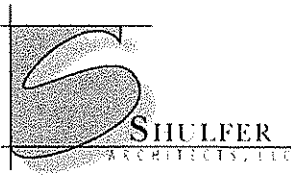
We have presented this design to the City of Madison Planning and Development at a meeting which took place on May 10, 2010. We have also been in communication and shared the design with the District Alder, Satya V. Rhodes-Conway. As advised by the Alder, we anticipate meeting with the Neighborhood Association and conduct a Neighborhood meeting as deemed necessary. We anticipate this process to be mutually beneficial to the City, and the neighborhood.

Project Overview:

Proposed is the reuse of a single story, 3360 square foot building which was once a Speedway Gas Station and Convenience store. A new canopy, tanks, and pumps would be installed, as they once were and shown on the site plan pending any further comments from City Staff.

Accessing the site will be from a single existing drive from North Sherman Avenue, and one drive from Roth Street. There is one existing drive that will be permanently closed on North Sherman Avenue due to its proximity to the intersection of North Sherman Avenue and Roth Street. Truck loading will occur at the north side of the building.

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: Madison Oil, LLC.
Address: 1101 Sherman Avenue
Lot size: 20,714 sq. ft. / 0.475 acres
Proposed Use: Mercantile (M) Convenience Store
Total Building Area: 3,360 GSF
Floor Area Ratio: .16
Parking Required: 10
Parking Provided: 7 *parking reduction requested.
Bike Parking Required: 2
Bike Parking Provided: 4

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 completed in phases:
Phase 1: Convenience Store Opening July, 2010
Phase 2: Gas Canopy, Tanks, Pumps August, 2010

Project Design Team:

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

Current Owner:
Philip Roth
M&I TR/Roth TR Dept. 775
PO Box 2035
Milwaukee, WI. 53201

Future Owner:
Rupinder S. Chahal
1414 Starr Grass Dr.
Madison, WI. 53719

Oil Supply Contractor:
(TBD)

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



I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in cursive script that reads 'Bradley Koning'.

Brad Koning, AIA.
Shulfer Architects, LLC