



October 1, 2008

City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985 Street

RE: Conditional Use / Demolition Permit Application  
3520 Packers Ave., Madison, WI.

Dear Commission members and Planning and Development Staff:

On behalf of the Land Owner, Nelson & Fengmeyer, and Stop-N-Go of Madison, Inc., I am submitting this letter of intent and application for a demolition permit and conditional use to a C2 zoned property. We are seeking approval of a demolition permit for the removal of accessory equipment to the existing gas station located at 3510 Packers Ave. to include the canopy, pumps, and below grade tanks. The equipment is currently owned by Stop-N-Go of Madison, Inc., which will not be renewing their current lease at that location. In addition, we are seeking approval of a proposed gas station / convenience store to be located at 3520 Packers Ave for Stop-N-Go of Madison, Inc.

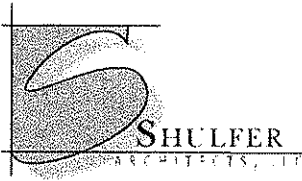
We have presented this design to the City of Madison Planning and Development at a meeting which took place on September 16, 2008. We have also been in communication and shared the design with the District Alder, Satya V. Rhodes Conway. As advised by the Alder, we have meet with a representative of the neighborhood association on September 28. A neighborhood meeting has been scheduled for October 20, 2008. We anticipate this process to be mutually beneficial to the City, and the neighborhood.

**Project Overview:**

Proposed is a single-story convenience store and gas station of approximately 3,200 square feet for Stop-N-Go of Madison, Inc. At the present time, the current Stop-N-Go is located at 3510 Packers Ave. as a tenant to an existing building. The current building owner has decided not to renew the Stop-N-Go lease terms, which will expire as of April 2009. In anticipation of the lease termination, Stop-N-Go of Madison, Inc. has an agreed offer to purchase the land at 3520 Packers Ave. and relocate their business to that location. The existing gas canopy, pumps, and below grade tanks will be removed and may be relocated if needed. The intent is to construct the proposed building and amenities prior to the April lease termination, in order to enable the business a smooth transition into their new facility with minimal disruption to their customers.

The buildings will be architecturally pleasing and presentable on all four sides - understanding that there is a residential neighborhood to the north, west, and east.

Accessing the site will be one existing drive from Packers Avenue, and one drive from Scott Lane. The Scott Lane drive will need to be widened to allow the fuel tanker access across the site.



Coordination of fuel delivery at non-peak times will be maintained. Truck loading will occur at the north side of the building, and will occur "off-hours".

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:	Stop-N-Go of Madison , Inc.
Address:	3520 Packers Avenue
Lot size:	21,552 sf / 0.49 acres
Proposed Use:	Mercantile (M) Convenience Store
Total Building Area:	3,150 GSF
Floor Area Ratio:	.14
Parking Required:	10
Parking Provided:	11
Bike Parking Required:	1
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 as follows:

Construction Start:	December, 2008
Substantial Completion:	May, 2009



**Project Design Team:**

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

**Owner:**

Stop-N-Go of Madison, Inc.  
Daniel Driscoll  
2934 Fish Hatchery Road  
Madison, WI. 53713

**Civil Engineer:**

Roxanne Johnson, PE  
Professional Engineering, LLC  
3830 Manito Ct.  
Middleton, WI 53562

**Building General Contractor:**

Dan Bertler  
Supreme Structures  
4487 Robertson Road  
Madison, WI 53714

**Landscape Architect:**

Sandy Devalt  
McKay Nursery Company  
PO Box 185, 750 S. Monroe St.  
Waterloo, WI. 53594

**Architect:**

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

**Structural Engineer:**

Mark Puccio, PE  
MP-Squared Structural Engineers, LLC  
583 D'Onofrio Dr.  
Madison, WI 53719

I hope that you find this Land Use Application acceptable and invite you to contact our office should you have any further questions.

Respectfully,

Brad Koning, AIA.  
Shulfer Architects, LLC

**Attachments:**

Seven copies large-sized site and building plans  
Seven copies reduced (11x17) size site and building plans  
One copy reduced (8.5x11) size site and building plans