



March 16, 2011

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

RE: Conditional Use / Demolition Permit Application
4624 Monona Drive, Madison, WI.

Dear Commission members and Planning and Development Staff:

On behalf of 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 the building structure and accessory equipment to the existing gas station located at 4624 Monona Drive to include the canopy, pumps, and below grade tanks. In addition, we are seeking approval of a proposed gas station / convenience store to be at the same location, operated by 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 January 27, 2011. We have also been in communication and shared the design with the District Alder, Larry Palm. A neighborhood meeting was held on March 9, 2011 where we presented the project and answered questions. 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 3,500 square feet for Stop-N-Go of Madison, Inc. The existing building, gas canopy, pumps, and below grade tanks will be removed as part of the demolition permit. The intent is to construct the proposed building and amenities in order to enable the business a smooth transition into their new facility with minimal disruption to their customers neighborhood.

Hours of operation will be approximately 5:30 am until 11pm.

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

Accessing the site will be an entrance from Monona Drive, and a single entrance from Dean Avenue. 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:	4624 Monona Drive
Lot size:	31,310 sf / 0.71 acres
Proposed Use:	Mercantile (M) Convenience Store
Total Building Area:	3,500 GSF
Floor Area Ratio:	.11
Parking Required:	12
Parking Provided:	12
Bike Parking Required:	2
Bike Parking Provided:	2

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: May 1, 2011
Substantial Completion: September, 2011

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