



City of Madison

Conditional Use

Location
2701 Monroe Street

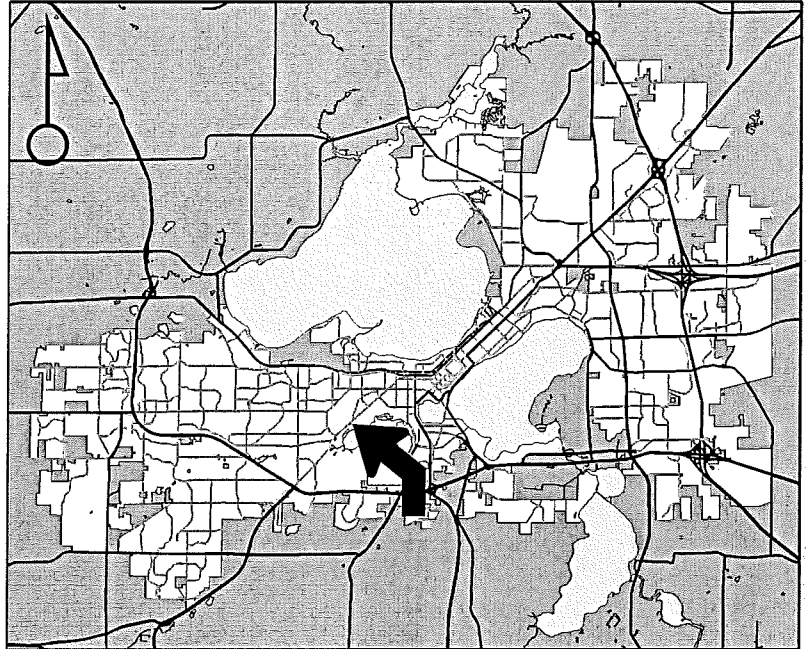
Project Name
Food Fight Outdoor Eating Area

Applicant
Twentieth Century Markets, Inc/
John Seamon - Iconica

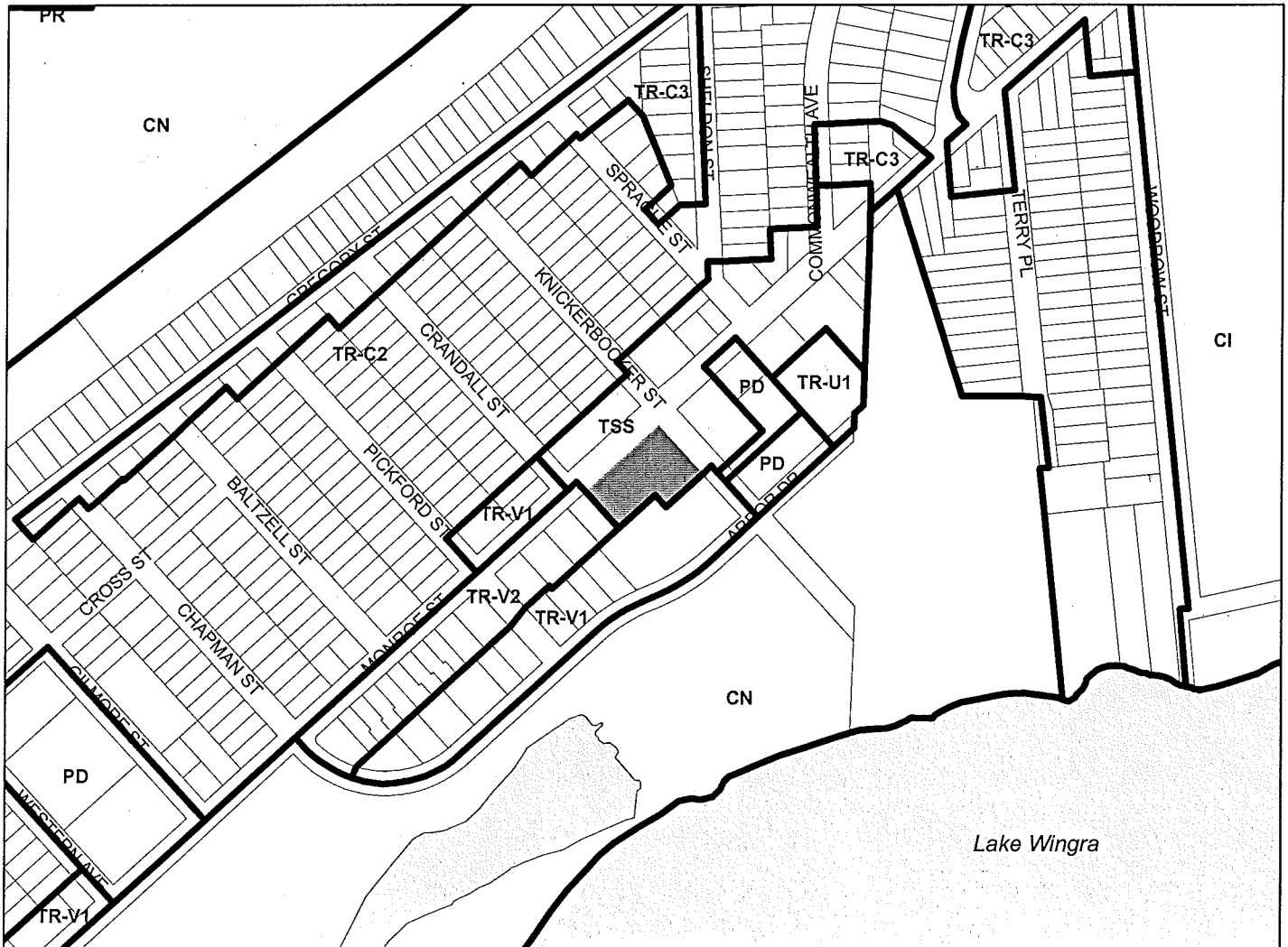
Existing Use
Restaurant in multi-tenant building

Proposed Use
Construct outdoor eating area for
restaurant-tavern

Public Hearing Date
Plan Commission
13 June 2016

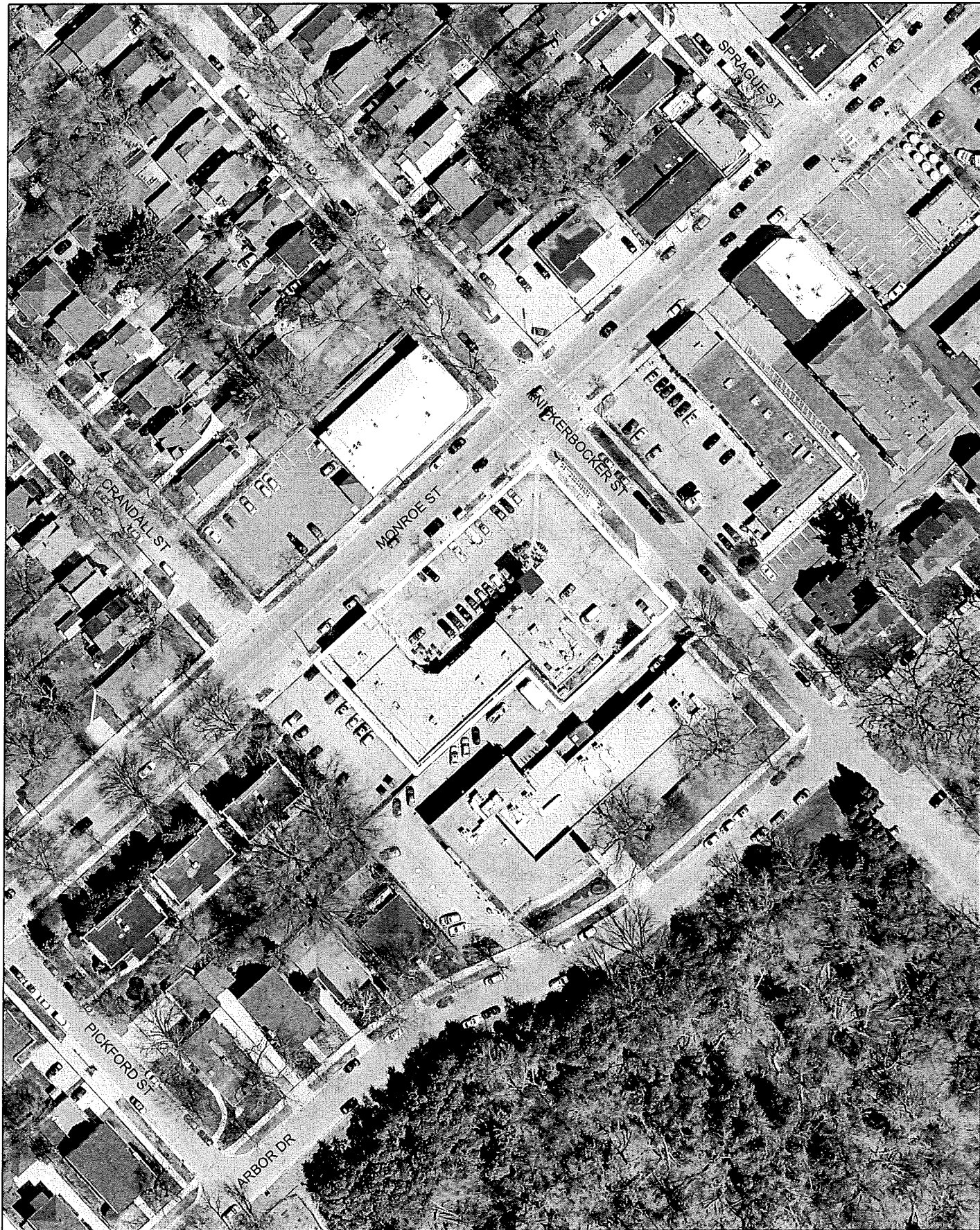


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2016



Date of Aerial Photography : Spring 2013



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>15764-</u>
Date Received <u>4/27/16</u>	<u>0003</u>
Received By <u>JJK</u>	
Parcel No. <u>0709-281-1401-9</u>	
Aldermanic District <u>13 Sara Eskrich</u>	
Zoning District <u>TSS</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: ~~2000~~ 2701 MAURICE STREET
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Seamon Company: Iconica
 Street Address: 901 Deming Way City/State: Madison Zip: 53717
 Telephone: (608) 664.3500 Fax: () Email: john.seamon@iconicacreates.com

Project Contact Person: John Seamon Company: _____
 Street Address: same as above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): ~~Flon Companies~~ Twentieth Century Markets, Inc.
 Street Address: 150 E. Gilman St. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: RENOVATION OF EXISTING RESTAURANT W/ ADDITION OF OUTDOOR SEATING

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

ALDER ESKRICH - MARCH 22

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: TIM PARKS Date: FEB. 9, 2016 Zoning Staff: PAT ANDERSON Date: FEB. 5, 2016

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant _____ Relationship to Property: _____

Authorizing Signature of Property Owner Stacy Nemeth Date 4-26-14 12
Stacy Nemeth, C.O.O. - Twentieth Century Markets, Inc.



ICONICA

Project Description
Food Fight – Monroe Street
April 27, 2016

Project Description:

The proposed project is the renovation of a 3,335 sf existing restaurant at 2701 Monroe Street. The project team consists of the building owner - Stacy Nemeth of Twentieth Century Markets, Inc., the tenant – Food Fight Group, and the architect/engineer – Iconica. This project will be completed in the fall of 2016. The hours of operation for the completed project will not change from what they are now: M-Th 11am – 9pm, Fri. 11am – 10pm, Sat. 8am – 10pm and Sunday 8am – 9pm.

The Property is located in the TSS 'Traditional Shopping Street' district, and as shown in the included site plan, has an existing total of 46 off-street parking stall and a proposed total of 43 off-street parking stalls.

The intent of the project is to add outdoor seating, an indoor/outdoor bar and a new tenant entry vestibule. This project has a total cost of \$200,000 and will add 21 construction jobs.

Thank you for your time in reviewing our proposal.

Sincerely,

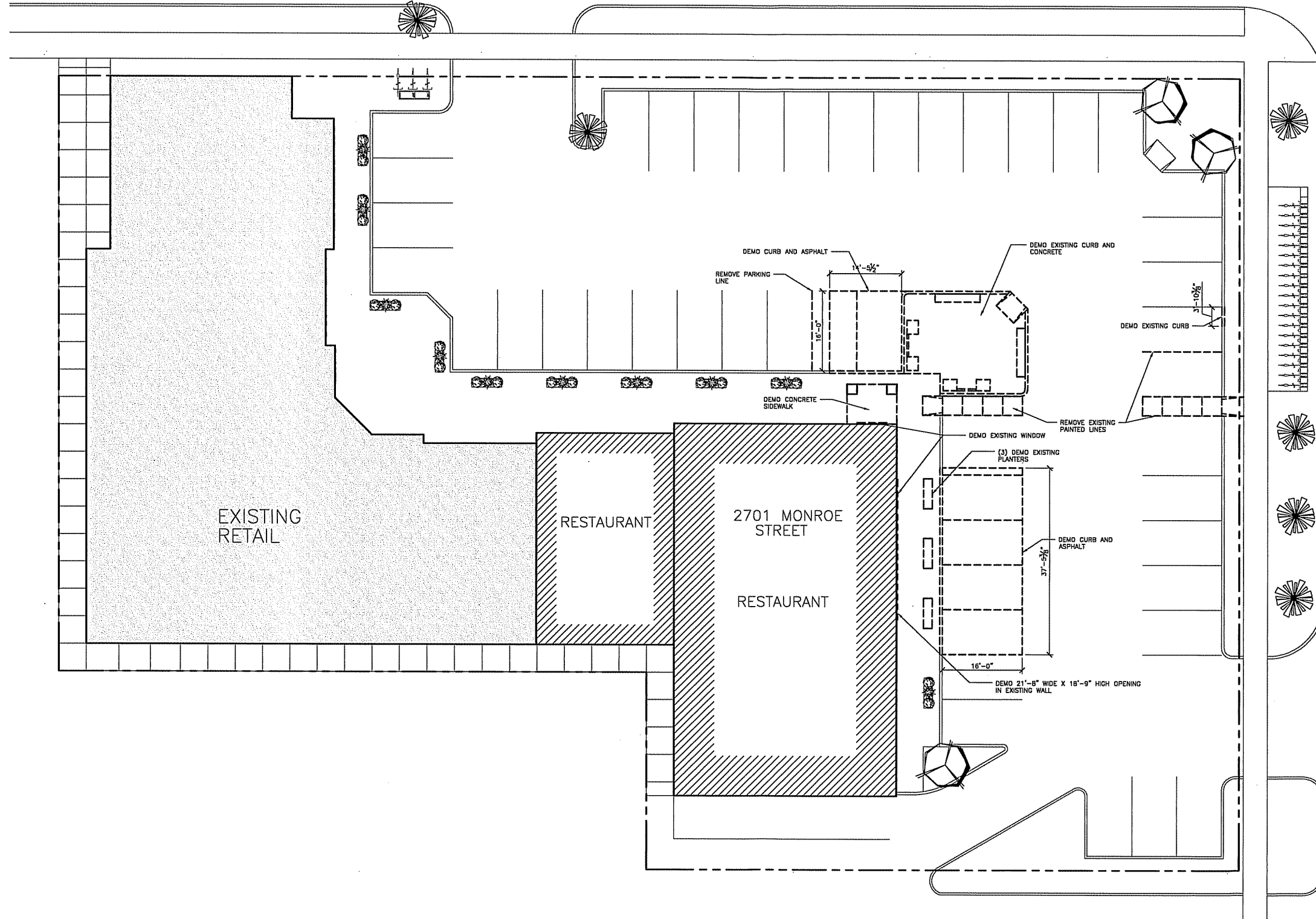
John Seamon
Architectural Director
Iconica

901 Deming Way // Madison, WI 53717 // Ph: 608.664.3500 // Fx: 608.664.3535 //

Iconicacreates.com

PLOT DATE:

MONROE STREET



KNICKERBOCKER STREET



801 Darning Way // Madison, WI 53717
Ph: 608.684.3500 // Fx: 608.684.3535
iconicacreates.com

FOOD FIGHT - 2701 MONROE
2701 MONROE STREET
MADISON, WI 53711

FOOD FIGHT RESTAURANT GROUP
5111 MONONA DRIVE
MONONA, WI 53716

ISSUE DATES:

RF/IS DATE:

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PROJECT #: 20160190
SHEET NUMBER

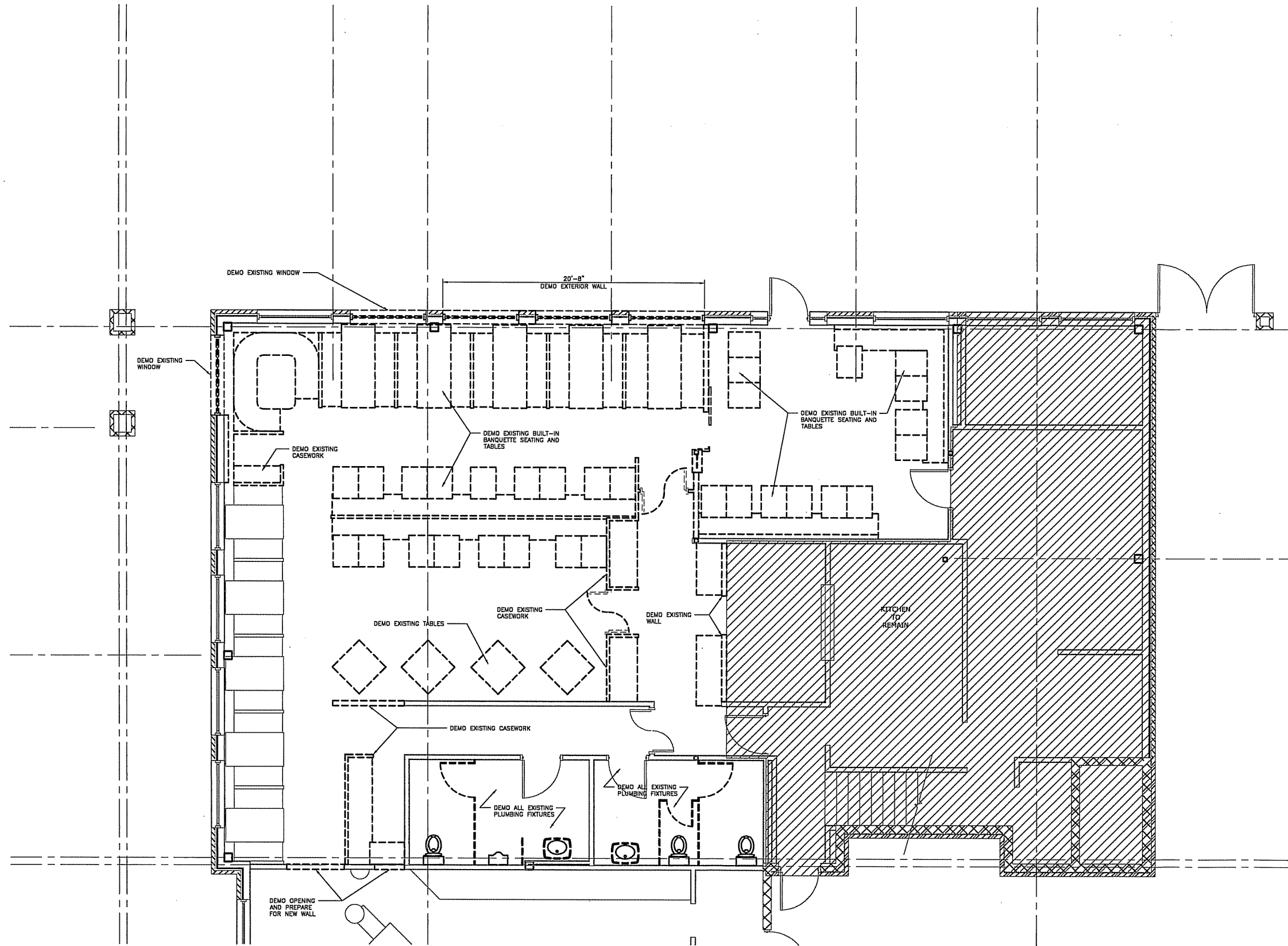
AD100

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1 DEMOLITION SITE PLAN
AD100 SCALE: 3/32" = 1'-0"



PLOT DATE:



- DENOTES DOOR, CASEWORK, OR FIXTURE TO BE REMOVED
- DENOTES EXISTING WALL TO BE REMOVED

1 FIRST FLOOR DEMOLITION PLAN
 AD201 SCALE: 1/4" = 1'-0"



ICONICA
 True Design-Build

801 Denning Way // Madison, WI 53717
 Ph: 608.684.3500 // Fx: 608.684.2535
 iconicacreates.com

FOOD FIGHT - 2701 MONROE
 2701 MONROE STREET
 MADISON, WI 53711

FOOD FIGHT RESTAURANT GROUP
 5111 MONONA DRIVE
 MONONA, WI 53716

ISSUE DATES:

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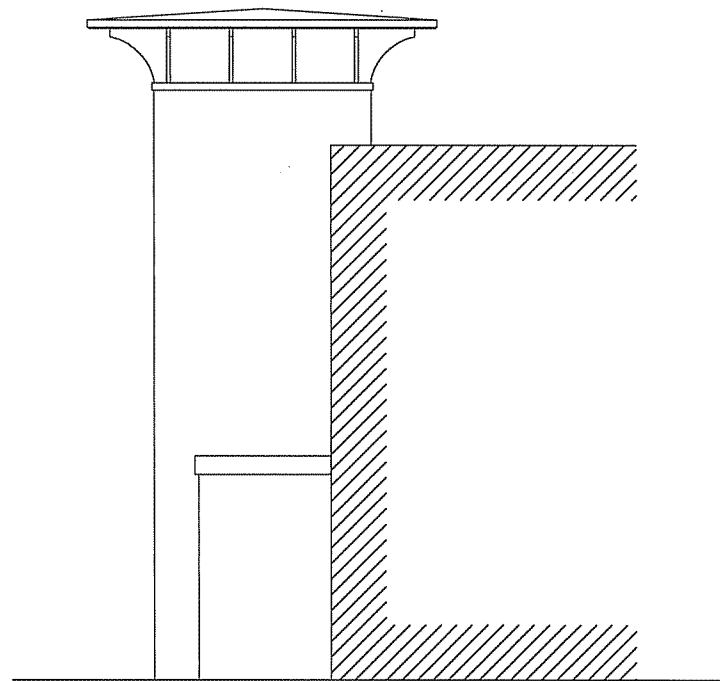
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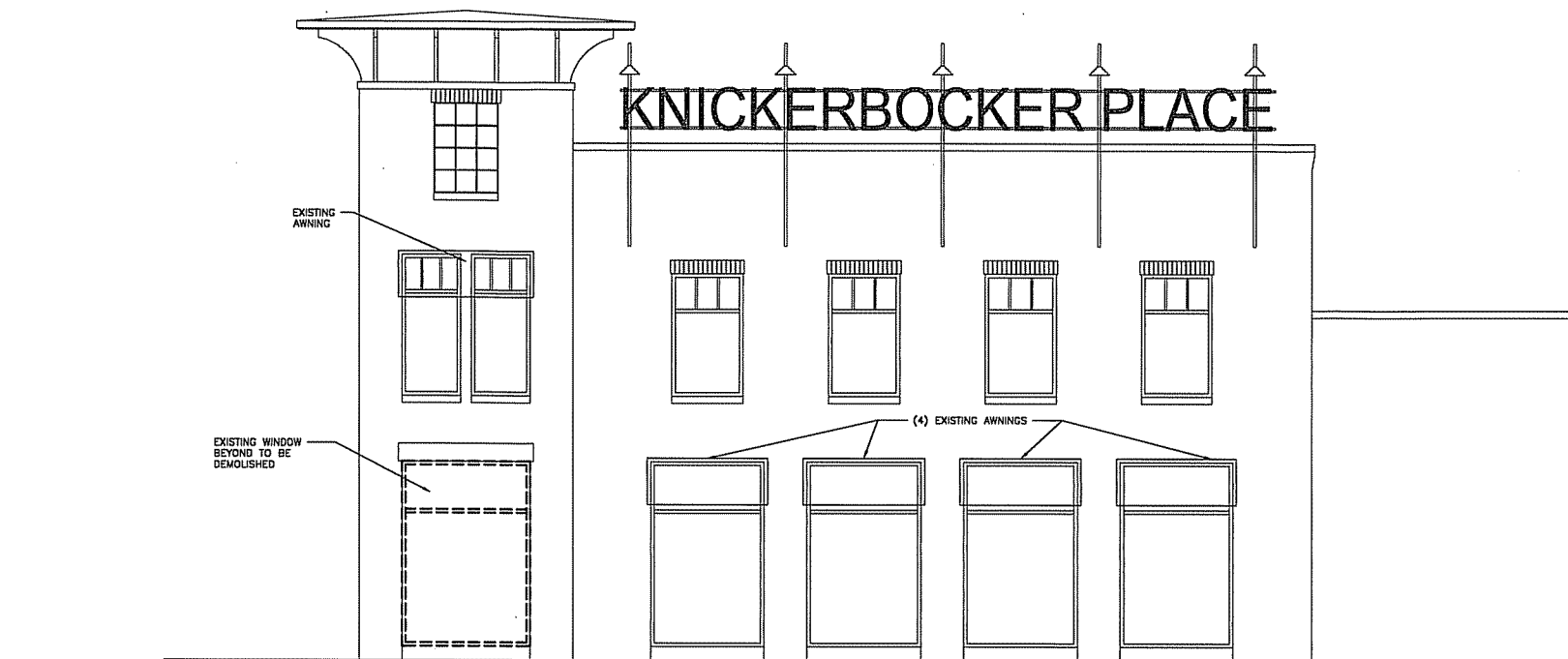
AD201

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PLOT DATE:



3 SOUTH DEMOLITION ELEVATION
AD301 SCALE: 1/4" = 1'-0"



2 WEST DEMOLITION ELEVATION
AD301 SCALE: 1/4" = 1'-0"



--- DENOTES WALLS, WINDOWS AND DOORS TO BE REMOVED

1 NORTH DEMOLITION ELEVATION
AD301 SCALE: 1/4" = 1'-0"



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iconicacreates.com

FOOD FIGHT - 2701 MONROE

2701 MONROE STREET
MADISON, WI 53711

FOOD FIGHT RESTAURANT GROUP

5111 MONONA DRIVE
MONONA, WI 53716

ISSUE DATES:

RF/ISI DATE:

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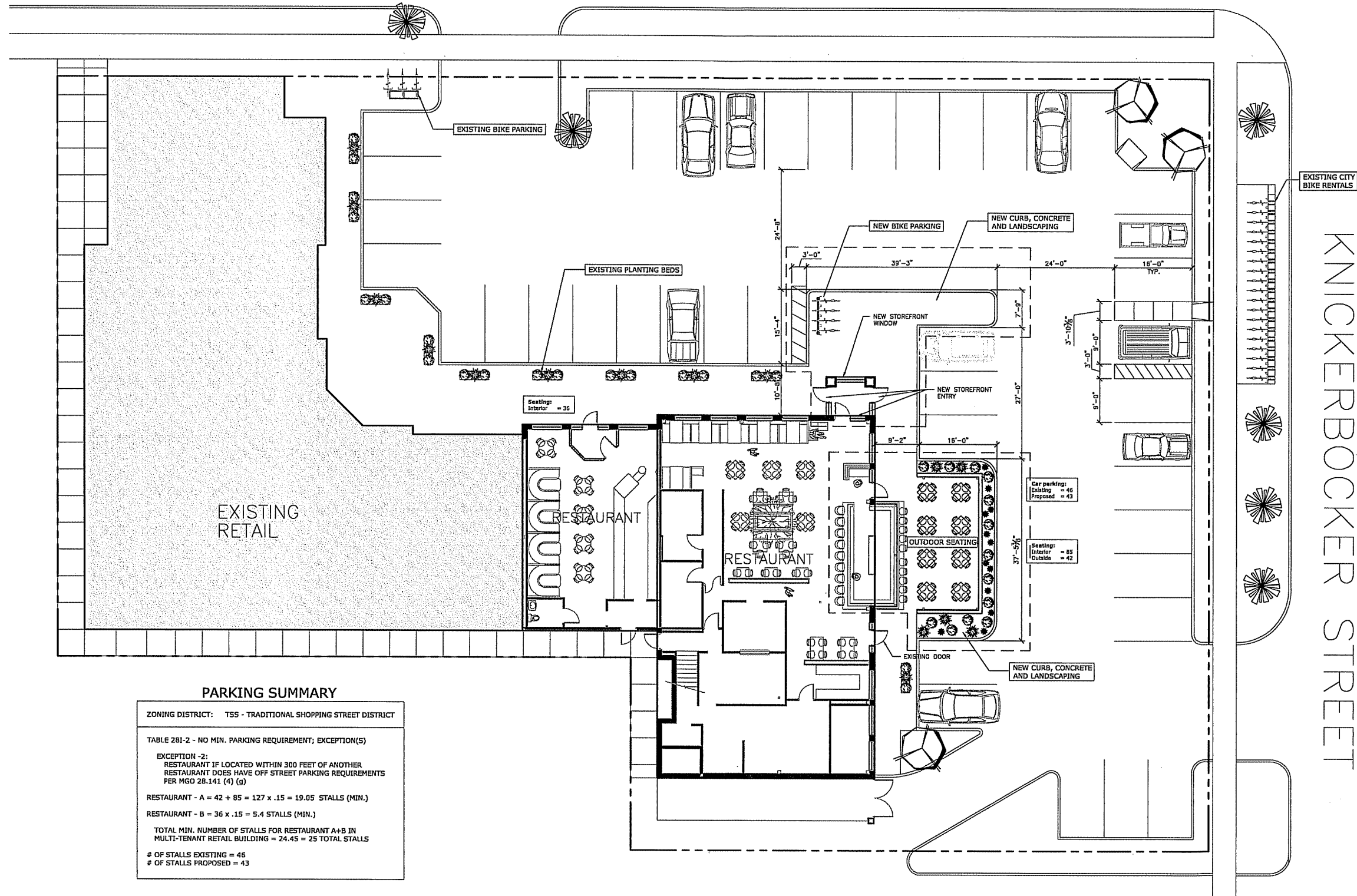
PROJECT #: 20160190
SHEET NUMBER

AD301

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PLOT DATE:

MONROE STREET



PARKING SUMMARY

ZONING DISTRICT: TSS - TRADITIONAL SHOPPING STREET DISTRICT

TABLE 281-2 - NO MIN. PARKING REQUIREMENT; EXCEPTION(S)

EXCEPTION -2:
RESTAURANT IF LOCATED WITHIN 300 FEET OF ANOTHER RESTAURANT DOES HAVE OFF STREET PARKING REQUIREMENTS PER MGO 28.141 (4) (g)

RESTAURANT - A = 42 + 85 = 127 x .15 = 19.05 STALLS (MIN.)

RESTAURANT - B = 36 x .15 = 5.4 STALLS (MIN.)

TOTAL MIN. NUMBER OF STALLS FOR RESTAURANT A+B IN MULTI-TENANT RETAIL BUILDING = 24.45 = 25 TOTAL STALLS

OF STALLS EXISTING = 46
OF STALLS PROPOSED = 43

1 SITE PLAN
A100 SCALE: 3/32" = 1'-0"



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MADISON, WI 53711

FOOD FIGHT RESTAURANT GROUP
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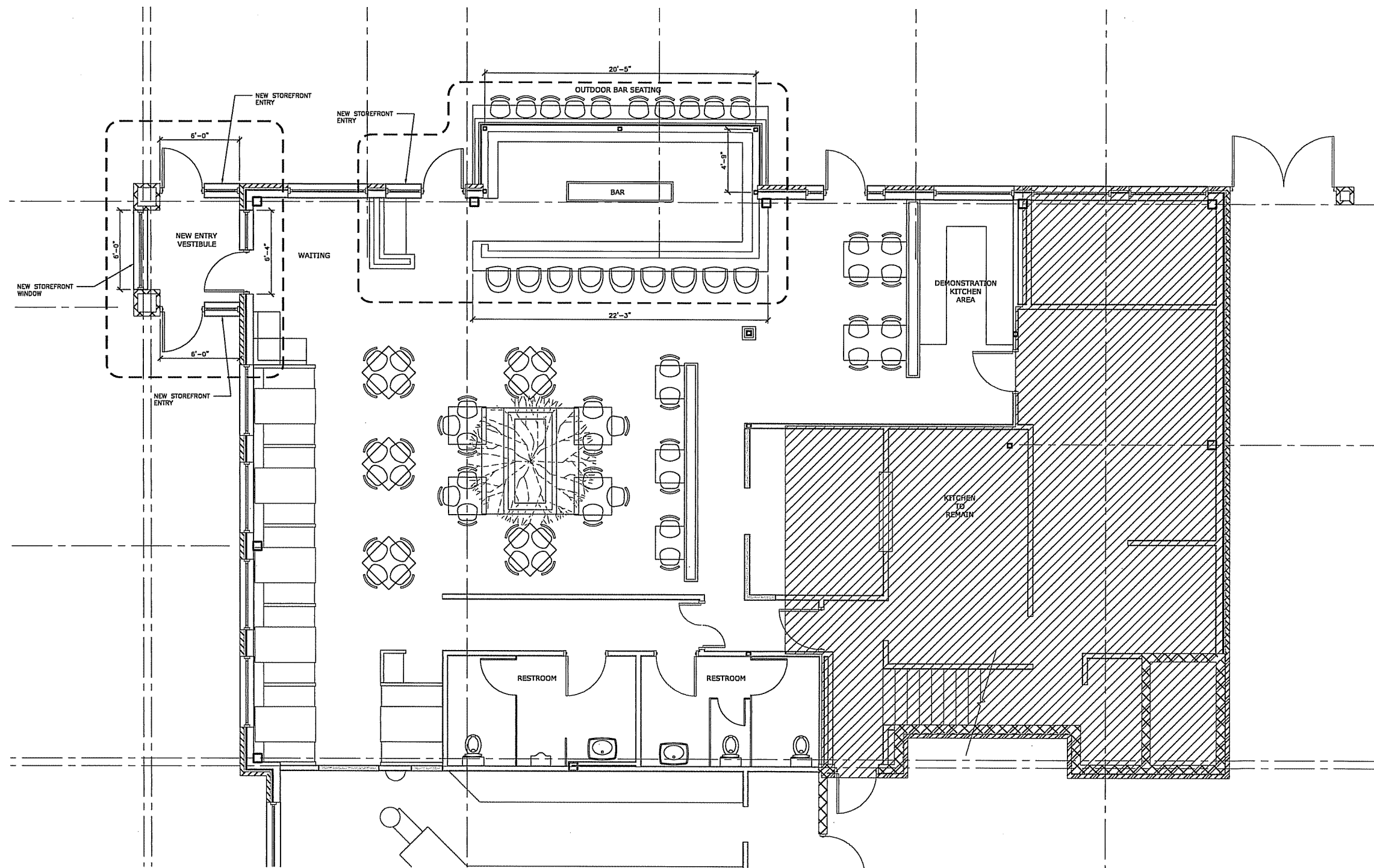
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SHEET NUMBER

A100

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PLOT DATE:



--- INDICATES NEW WALLS
 NOTE: ALL OTHER INTERNAL PARTITIONS
 TO REMAIN U.N.O.

1 FIRST FLOOR PLAN
 A201 SCALE: 1/4" = 1'-0"



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FOOD FIGHT - 2701 MONROE

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FOOD FIGHT RESTAURANT GROUP

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FOOD FIGHT - 2701 MONROE

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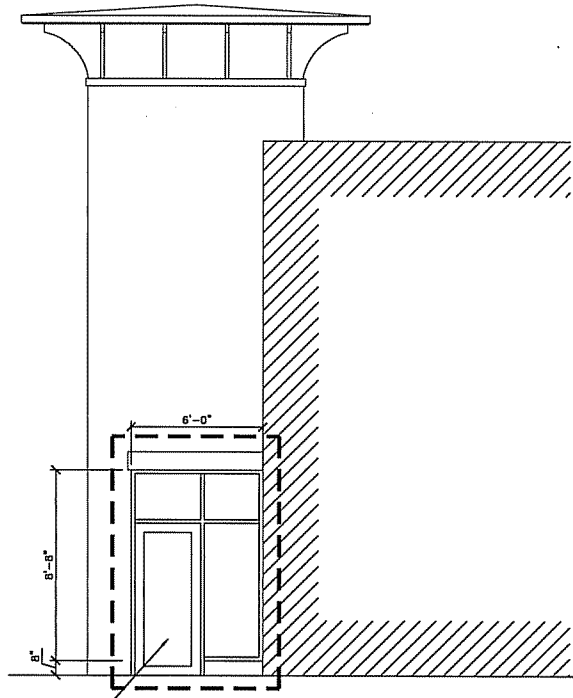
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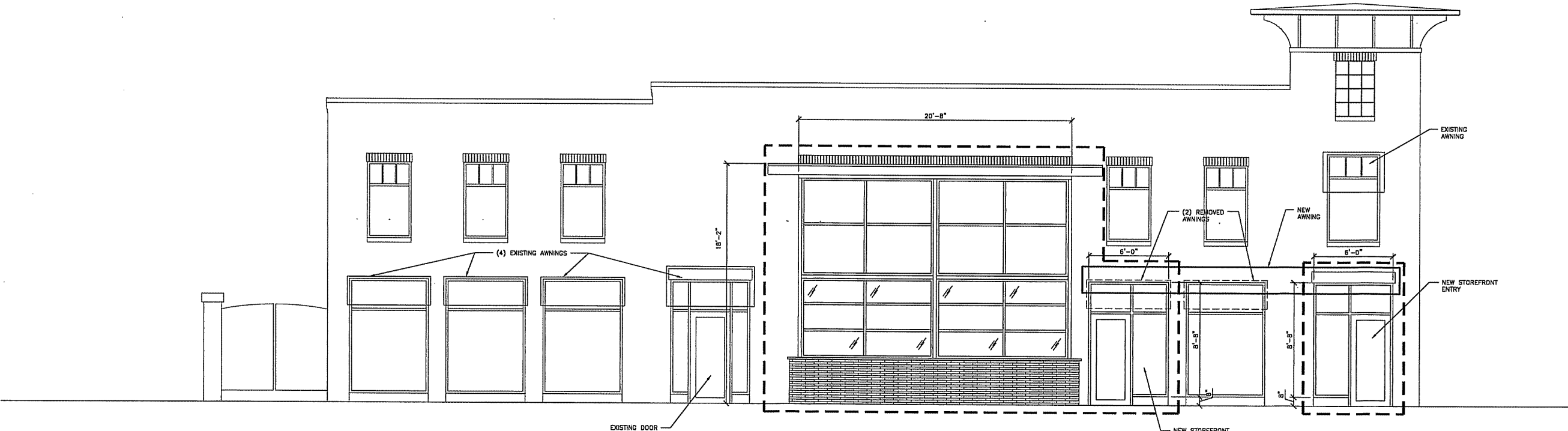
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3 SOUTH ELEVATION
A301 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A301 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A301 SCALE: 1/4" = 1'-0"