



Location  
 924 Williamson Street

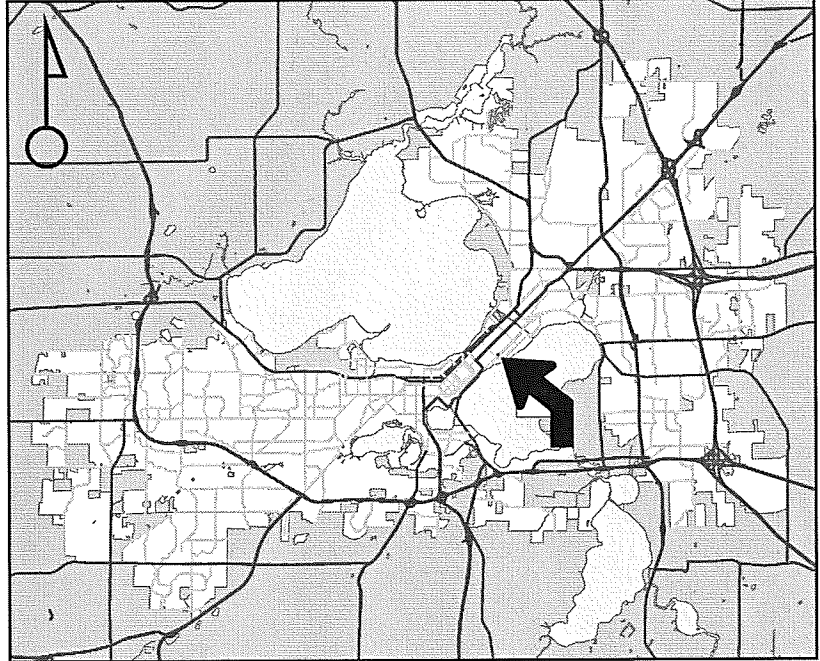
Project Name  
 Plan B – Parking Lot Expansion

Applicant  
 Chvala Ventures, LLC/  
 Ken Saiki – Ken Saiki Design

Existing Use  
 Nightclub with parking lot

Proposed Use  
 Expand existing parking lot for  
 nightclub

Public Hearing Date  
 Plan Commission  
 11 April 2011

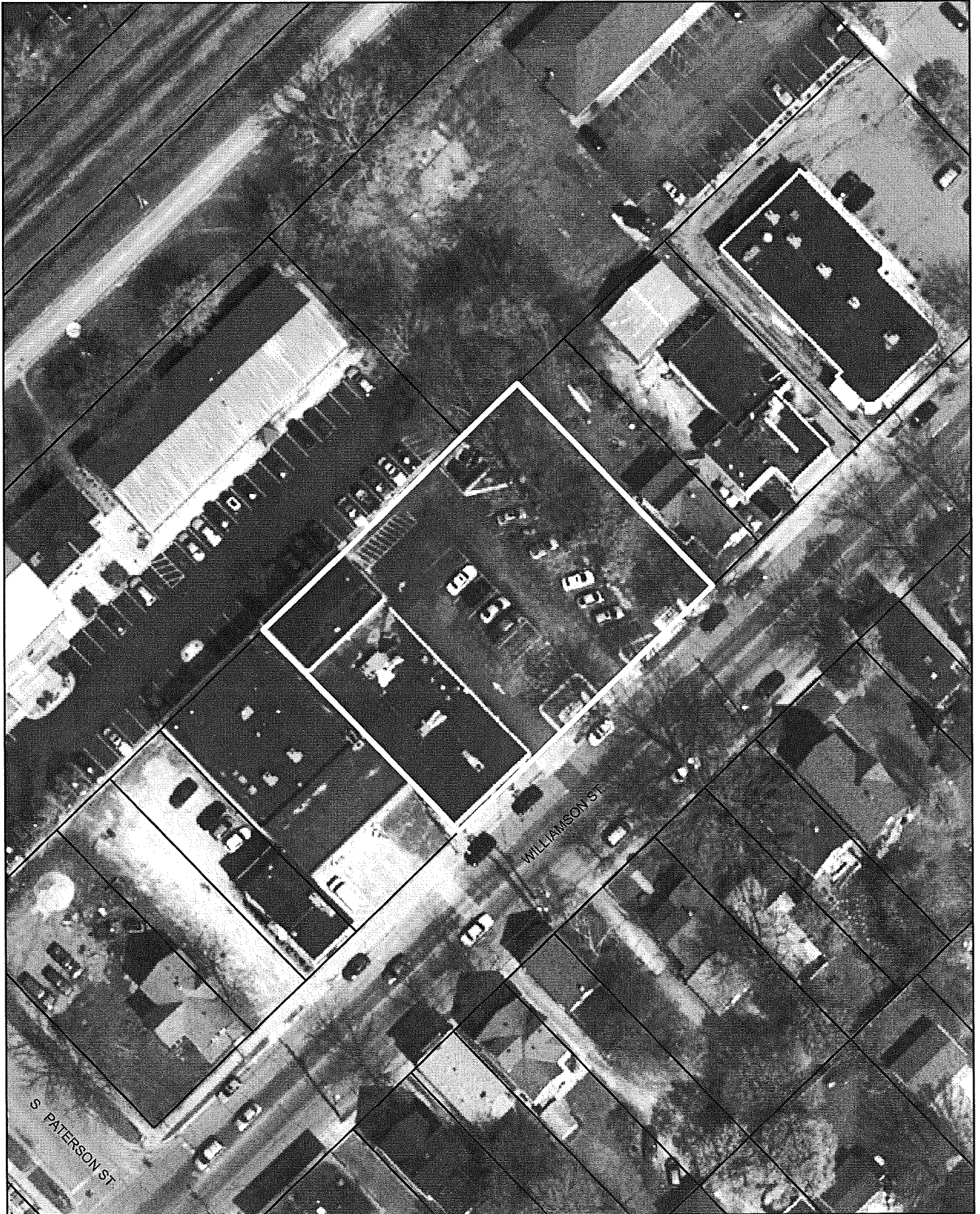


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 March 2011





# 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 500<sup>00</sup> Receipt No. 118241  
 Date Received 3/2/11  
 Received By JLK  
 Parcel No. 0709-134-0708-1  
 Aldermanic District 6 Marsha Rummel  
 GQ Third Lake Hist Dist / CU  
 Zoning District C2 Hist TL  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP NA Legal Descript.   
 Plan Sets  Zoning Text NA  
 Alder Notification  Waiver   
 Ngrhd. Assn Not.  Waiver   
 Date Sign Issued 3/2/11

1. Project Address: 924 Williamson St Project Area in Acres: \_\_\_\_\_

Project Title (if any): Plan B - parking lot expansion

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use     Demolition Permit     Other Requests (Specify): \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant's Name: KEN SAIKI Company: KEN SAIKI DESIGN  
 Street Address: 303 S. PATTERSON ST City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251-3600 Fax: (608) 251-2330 Email: ksaikie@ksd-la.com  
 Project Contact Person: same as above Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner (if not applicant): Chwala Ventures LLC  
 Street Address: 40 E. Mifflin City/State: MADISON WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Expand existing parking lot by 1025 sq. ft. for the purposes of adding 7 parking spaces, net increase.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

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:** \$ \_\_\_\_\_ 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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:*  
*Marsha Rummel, mtg on 12/20/10, Marquette neighborhood mtg. on 1/12/11*  
*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 Tucker/Firchow Date \_\_\_\_\_ | Zoning Staff Tucker/Firchow Date 11/29/10

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

Printed Name BEN SARKIS Date 3.2.11  
 Signature [Signature] Relation to Property Owner Agent

Authorizing Signature of Property Owner Chuck Chalk Date 3/2/11

# CHVALA LAW OFFICE

CHARLES J. CHVALA

44 EAST MIFFLIN STREET  
SUITE 802  
MADISON, WISCONSIN 53703  
(608) 258-8222  
FAX NO. (608) 204-5991  
chuck@chvalalaw.com

March 9, 2011

Kevin Firchow, AICP  
City of Madison Dept. of Planning and Community and Economic Development  
Madison Municipal Building  
POB 2985  
Madison, WI 53701-2985

***RE: Letter of Intent***

Dear Mr. Firchow:

I am writing with regard to the request for an alteration of the existing conditional use at 924 Williamson Street as noted in the application submitted by Ken Saiki. The application seeks to add 7 additional parking stalls at this location.

The existing conditional use was required because of inadequate parking at this location and this application improves the parking ratios for the property. The alteration is requested because additional parking would be of great assistance at the site and to neighbors of the Willy Street area on Jenifer Street and elsewhere who have noted that people are parking in their neighborhood.

The timing of this request is critical since hundreds of thousands of dollars of street improvements replacing sidewalks and driveways will be happening during the spring and summer. Approval of the change at this time will save thousands of dollars of cost and substantial additional construction on Williamson Street and disruption if changes were done at another time.

In addition, making changes at this time will reduce some of the substantial parking challenges which businesses along Willy Street will face during the reconstruction of Williamson Street this spring and summer.

Feel free to contact me if you have questions regarding this proposal.

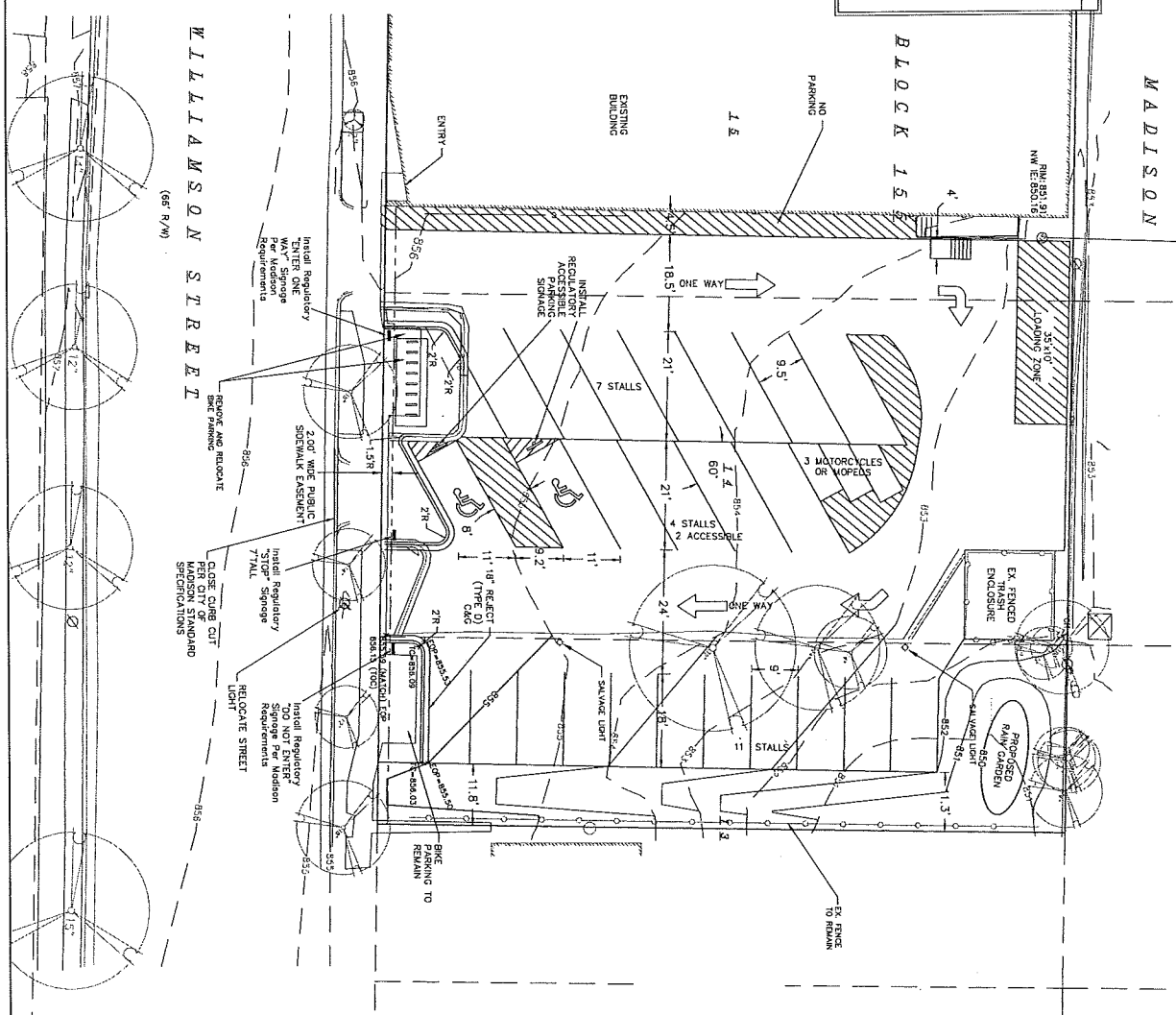
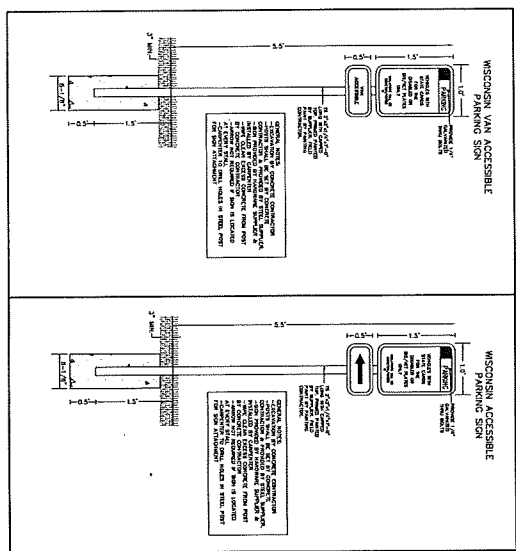
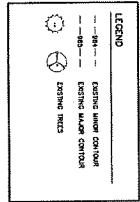
Sincerely yours,

*Charles J. Chvala*

Charles J. Chvala

APPROVAL	SIGNATURE	DATE
PLANNING & DEVELOPMENT		
ZONING ADMINISTRATOR		
CITY ENGINEERING		
TRAFFIC ENGINEERING		
FIRE DEPARTMENT		
ALDER		

Parking Lot Sign Information Sheet	
21st Avenue	324-324 Williamson Street
22nd Avenue	324-324 Williamson Street
23rd Avenue	324-324 Williamson Street
24th Avenue	324-324 Williamson Street
25th Avenue	324-324 Williamson Street
26th Avenue	324-324 Williamson Street
27th Avenue	324-324 Williamson Street
28th Avenue	324-324 Williamson Street
29th Avenue	324-324 Williamson Street
30th Avenue	324-324 Williamson Street
31st Avenue	324-324 Williamson Street
32nd Avenue	324-324 Williamson Street
33rd Avenue	324-324 Williamson Street
34th Avenue	324-324 Williamson Street
35th Avenue	324-324 Williamson Street
36th Avenue	324-324 Williamson Street
37th Avenue	324-324 Williamson Street
38th Avenue	324-324 Williamson Street
39th Avenue	324-324 Williamson Street
40th Avenue	324-324 Williamson Street
41st Avenue	324-324 Williamson Street
42nd Avenue	324-324 Williamson Street
43rd Avenue	324-324 Williamson Street
44th Avenue	324-324 Williamson Street
45th Avenue	324-324 Williamson Street
46th Avenue	324-324 Williamson Street
47th Avenue	324-324 Williamson Street
48th Avenue	324-324 Williamson Street
49th Avenue	324-324 Williamson Street
50th Avenue	324-324 Williamson Street
51st Avenue	324-324 Williamson Street
52nd Avenue	324-324 Williamson Street
53rd Avenue	324-324 Williamson Street
54th Avenue	324-324 Williamson Street
55th Avenue	324-324 Williamson Street
56th Avenue	324-324 Williamson Street
57th Avenue	324-324 Williamson Street
58th Avenue	324-324 Williamson Street
59th Avenue	324-324 Williamson Street
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61st Avenue	324-324 Williamson Street
62nd Avenue	324-324 Williamson Street
63rd Avenue	324-324 Williamson Street
64th Avenue	324-324 Williamson Street
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66th Avenue	324-324 Williamson Street
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74th Avenue	324-324 Williamson Street
75th Avenue	324-324 Williamson Street
76th Avenue	324-324 Williamson Street
77th Avenue	324-324 Williamson Street
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79th Avenue	324-324 Williamson Street
80th Avenue	324-324 Williamson Street
81st Avenue	324-324 Williamson Street
82nd Avenue	324-324 Williamson Street
83rd Avenue	324-324 Williamson Street
84th Avenue	324-324 Williamson Street
85th Avenue	324-324 Williamson Street
86th Avenue	324-324 Williamson Street
87th Avenue	324-324 Williamson Street
88th Avenue	324-324 Williamson Street
89th Avenue	324-324 Williamson Street
90th Avenue	324-324 Williamson Street
91st Avenue	324-324 Williamson Street
92nd Avenue	324-324 Williamson Street
93rd Avenue	324-324 Williamson Street
94th Avenue	324-324 Williamson Street
95th Avenue	324-324 Williamson Street
96th Avenue	324-324 Williamson Street
97th Avenue	324-324 Williamson Street
98th Avenue	324-324 Williamson Street
99th Avenue	324-324 Williamson Street
100th Avenue	324-324 Williamson Street



**Burse**  
Site Planning and Engineering, Inc.  
1400 E. Washington Ave., Suite 400  
Madison, WI 53703  
Phone: 608.262.0000  
Fax: 608.262.0001  
www.burseengineering.com

**924 - 926 Williamson Street**  
824-926 Williamson Street  
Madison, WI 53703  
**Custom Realty**  
44 E. Mifflin Street, Suite 802  
Madison, WI 53703

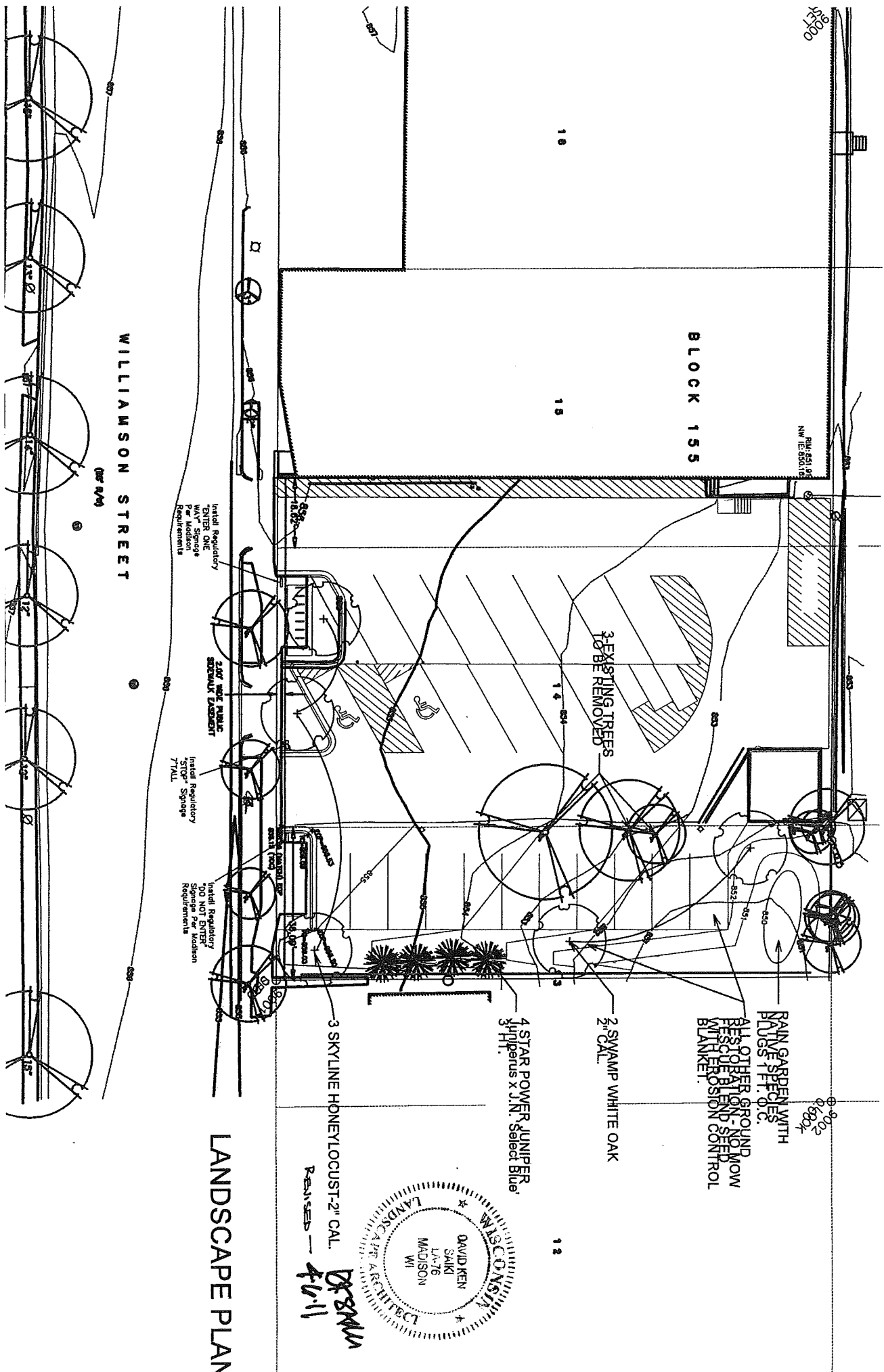
PROJECT # 05E1207-01  
SHEET # 001/001  
DATE: 02/12/11

ISSUE DATES: 02/12/11

GRADING AND STRIPING PLAN

DRAWING NUMBER: C-1

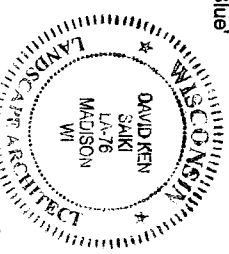
12



WILLIAMSON STREET  
(per RVA)

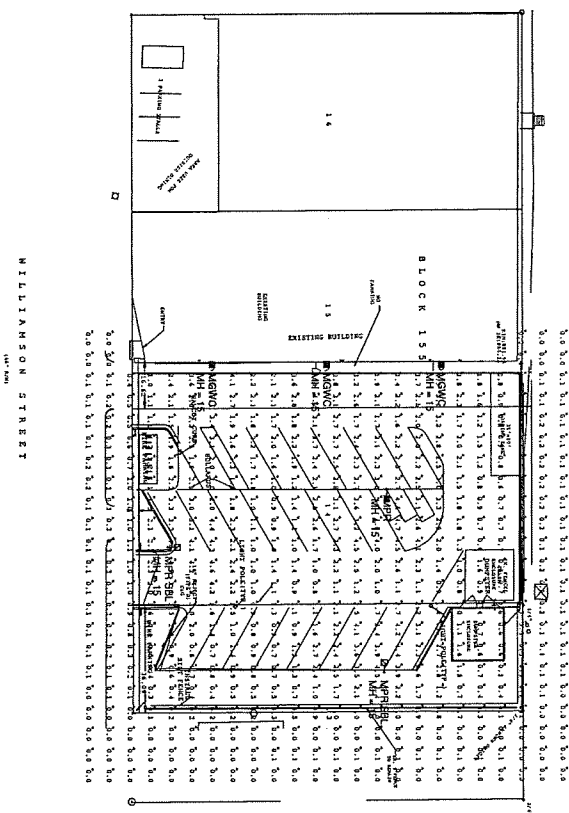
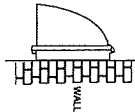
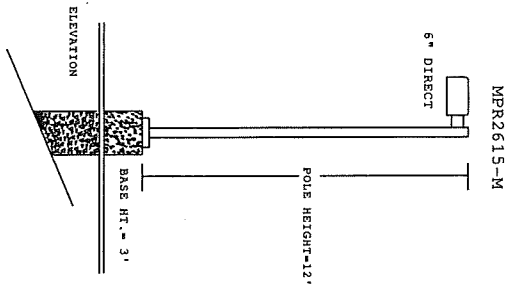
BLOCK 155

LANDSCAPE PLAN



REVISED - *DRS/KMA*  
4.11

**RUUD LIGHTING  
DIRECT**



Luminaire Schedule		Arrangement		Luminaire Lamp LFE		Description		Lum. Waives	
SPRNG	WTR	SINGLE	DOUBLE	9000	12500	0.650	MAGN/CA/1004/1100W/PSMH	127	185
1	MPPR	SINGLE	DOUBLE	9000	12500	0.750	MPPR2615-M 150W/PSMH	127	185
2	MPPR	SINGLE	DOUBLE	9000	12500	0.750	MPPR2615-M 150W/PSMH W/SEL-T12 BACKLIGHT SHIELD	127	185

(2) PROPOSED POLES MEETS WINDS OF 140 MPH

**RUUD LIGHTING  
DIRECT**  
9201 Washington Ave  
Farming, WI 53406  
PH: (800) 236-7300  
FX: (800) 236-7300  
www.ruudlightingdirect.com

Calculation Summary	
Label	Avg
GRABE	1.28
PARKING LOT ONLY	2.12

**PARKING LOT ONLY**  
Illuminance (Fc)  
Average = 2.12  
Maximum = 5.1  
Minimum = 0.0  
Average Ratio = 3.53  
Max/Min Ratio = 8.50

Date: 3/2/2011 Scale: 1"=20'  
Project Name: 924-928 WILLIAMSON  
Filename: S:\NAI\030202BET\TNPTR6.AGI  
Customer No: 18460  
Footcandles calculated at grade using mean lumen values  
Luminaire results shown on this lighting design are based on project footcandle readings provided to Ruud Lighting. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.