



Location
 437 CTH M (also known as S Junction Rd)
 Project Name
Outside Dining and Beer Garden

Applicant
**James Bresette –
 West Side Business Association**

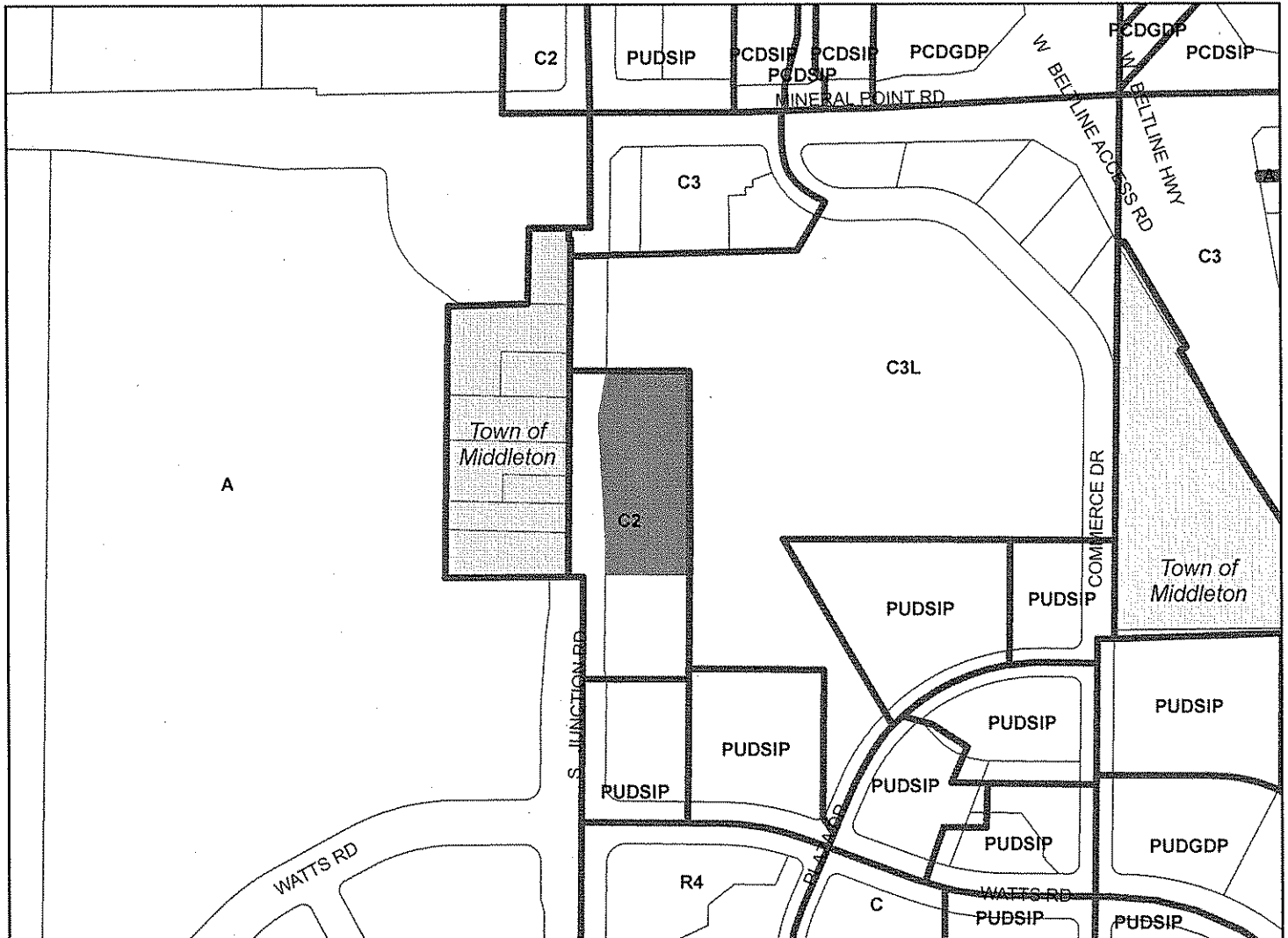
Existing Use
West Side Club

Proposed Use
**Outdoor Eating Area for Restaurant/
 Banquet Facility**

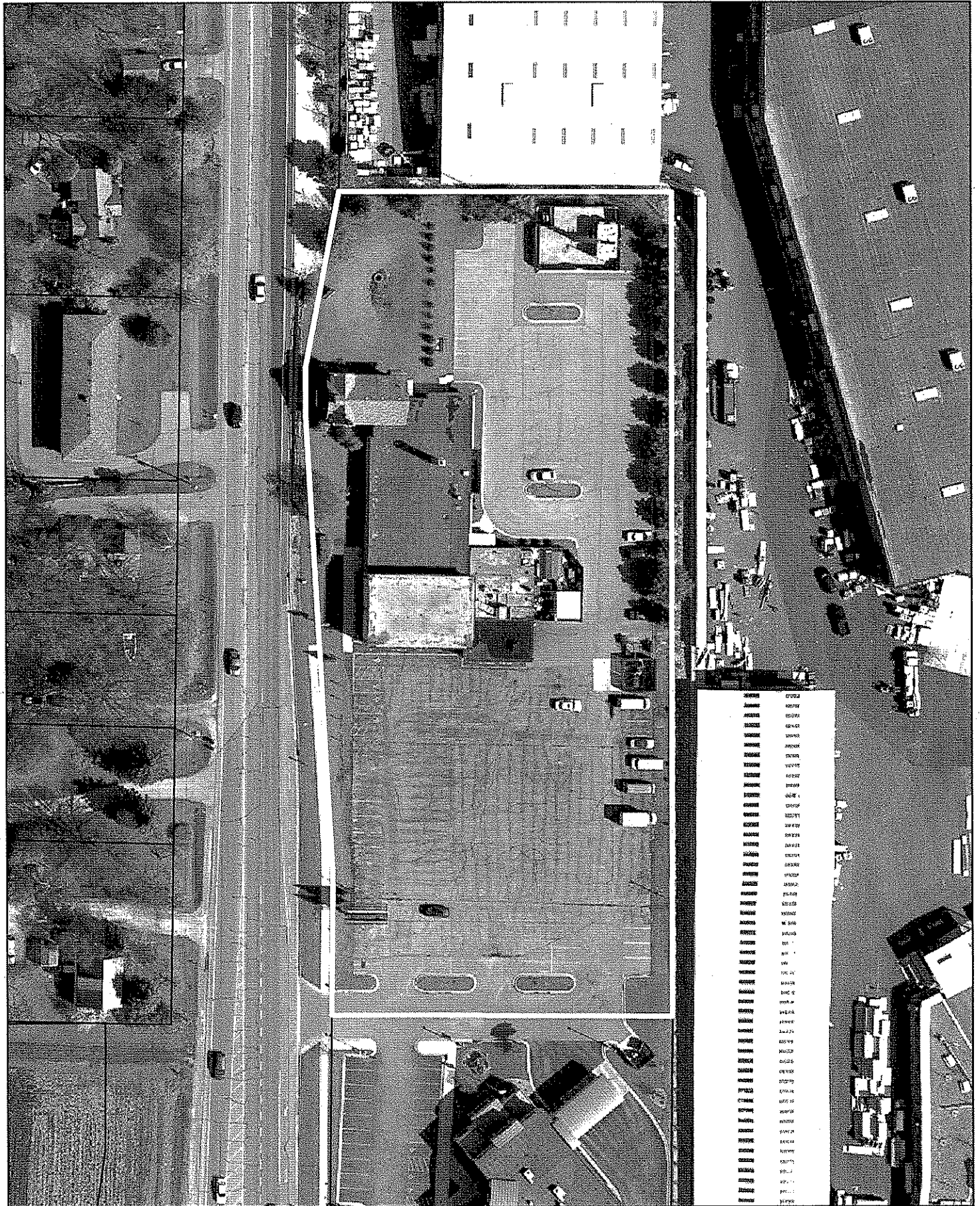
Public Hearing Date
 Plan Commission
21 June 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



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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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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
- All zoning applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid <u>550.00</u>	Receipt No. <u>109500</u>
Date Received <u>4/29/10</u>	
Received By <u>JLK</u>	
Parcel No. <u>0708-271-0117-5</u>	
Aldermanic District <u>9 Paul Skidmore</u>	
GQ <u>OK</u>	
Zoning District <u>C2</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>NA</u>	Legal Descript. <u>NA</u>
Plan Sets <u>✓</u>	Zoning Text <u>NA</u>
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>4/29/10</u>	

1. Project Address: 437 COUNTY HWY M Project Area in Acres: _____

Project Title (if any): OUTSIDE DINING & BEER GARDEN

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

<input type="checkbox"/> 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	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: James Bresette Company: WEST SIDE BUSINESS ASSC.
Street Address: 437 CTY HWY M City/State: MADISON, WI Zip: 53719
Telephone: (608) 833-6355 Fax: (608) 833-0445 Email: jbresette@guionannes catering.com

Project Contact Person: James Bresette Company: SAME
Street Address: 2509 Ravenswood Rd City/State: MADISON, WI Zip: 53711
Telephone: (608) 695-0505 Fax: () Email: _____

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: To allow a beer garden and outside dining on the Eastern side of the building.

Development Schedule: Commencement upon approval Completion 2-DAYS

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 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- 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 buildings, **photos** of the interior and exterior 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 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. 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 the:* _____ *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:*
 - _____

NOTE: 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 Heather Stuber Date 4/29/10 | Zoning Staff [Signature] Date 4/29/10

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

Printed Name _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 4-29-10

West Side Club

437 County Road M

Madison, Wisconsin 53719

(608) 833-6355 ~ Fax 833-0445

wsba@chartermi.net www.wsbamadison.com

To: Madison Plan Commission
215 Martin Luther King Jr. Blvd.; Room LL-100
Madison, WI 53701-2985

Re: Conditional Use of area outside of the West Side Club for a Beer
Garden and Outside Dining

The West Side Business Association operates a banquet and party facility that is open to the public. We serve in restaurant concept a Friday Fish Fry every Friday and a Sunday Brunch every Sunday. Beyond that the facility is used for meetings, banquets and events. The West Side Club has a class B liquor license to serve alcohol on the premises within the building. The hours of operation are Fridays from 4pm until 12:30pm and Sundays from 10am until 2:00pm. Hours beyond that depend on bookings and clients needs. Our facility is managed and served by Queen Anne's Catering. Queen Anne's has between 30 and 50 employees depending on the season.

The outside area highlighted on the plot map is roughly in a 60' by 60' area. In that area we would set up 10-12 tables that would have patio type tables and chairs for dining and socializing during nice weather. The area would be cordoned off by temporary fencing that could be removed depending on the needs of clients or certain events. It is our intent to use umbrellas or small pop up tents to provide some element of protection for patrons.

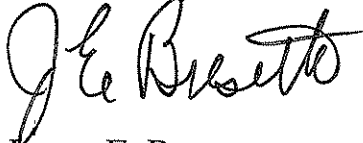
This project has been approved by the ALRC at its last meeting. We have the support of our alderperson Paul Skidmore. We have the support of The Junction Ridge Neighborhood Association. We attach a copy of a letter from them.

Page 2

Development Schedule

Upon you receipt of approval the development will be quick. Removable fencing to cordon of the area will be placed. Patio tables and chairs will be placed in the cordoned off area. The area is as shown on the plot had the building on two sides and temporary fencing on the other two areas.

Presented by,

A handwritten signature in black ink, appearing to read "J E Bresette". The signature is written in a cursive, flowing style.

James E, Bresette
Director

TO WHOM IT MAY CONCERN;

WESTSIDE CLUB-QUEEN ANNE,S CATERING HAS REQUESTED PERMISSION TO
ADD A BEER GARDEN-PATIO TO THEIR ESTABLISHMENT.

AT THE JUNCTION RIDGE ANNUAL MEETING IN MARCH OF THIS YEAR THIS
REQUEST WAS PRESENTED TO THE MEMBERSHIP AND NO OPPOSITION WAS
VOICED

AS A CHARTER MEMBER AND PAST PRESIDENT OF THIS NEIGHBORHOOD ASSN
I WOULD LIKE TO RECOMMEND THAT THIS ADDITION BE APPROVED.

WESTSIDE CLUB-QUEEN ANNE,S CATERING HAVE BEEN STRONG SUPPORTERS OF
THE NEIGHBORHOOD AND THE HIGH STANDARDS WE ARE TRYING TO
MAINTAIN

THANK YOU
JUNCTION RIDGE NEIGHBORHOOD ASSN
MARTY KELLER,
MEMBERSHIP DIRECTOR

Martin B. Keller



SECTION 1, CERTIFICATE
 THE BOARD OF SUPERVISORS OF THE COUNTY OF SUTTER, CALIFORNIA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF A 100,000 SQ. FT. INDUSTRIAL BUILDING AND 100 CAR GARAGES ON A 10.8 ACRES TRACT, MORE PARTICULARLY KNOWN AS LOT 1, CSM #8013, AND HAS DEEMED THE SAME TO BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF SAID COUNTY AND THE PLANNING AND ZONING ACTS OF SAID COUNTY, AND HAS HEREBY GRANTED A SECTION 1, CERTIFICATE OF CONFORMANCE TO THE SAID PLANS AND SPECIFICATIONS, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPOSED CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SECTION 1, CERTIFICATE OF CONFORMANCE.

2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE BOARD OF SUPERVISORS.

3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF SAID COUNTY AND THE PLANNING AND ZONING ACTS OF SAID COUNTY.

4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY.

5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS.

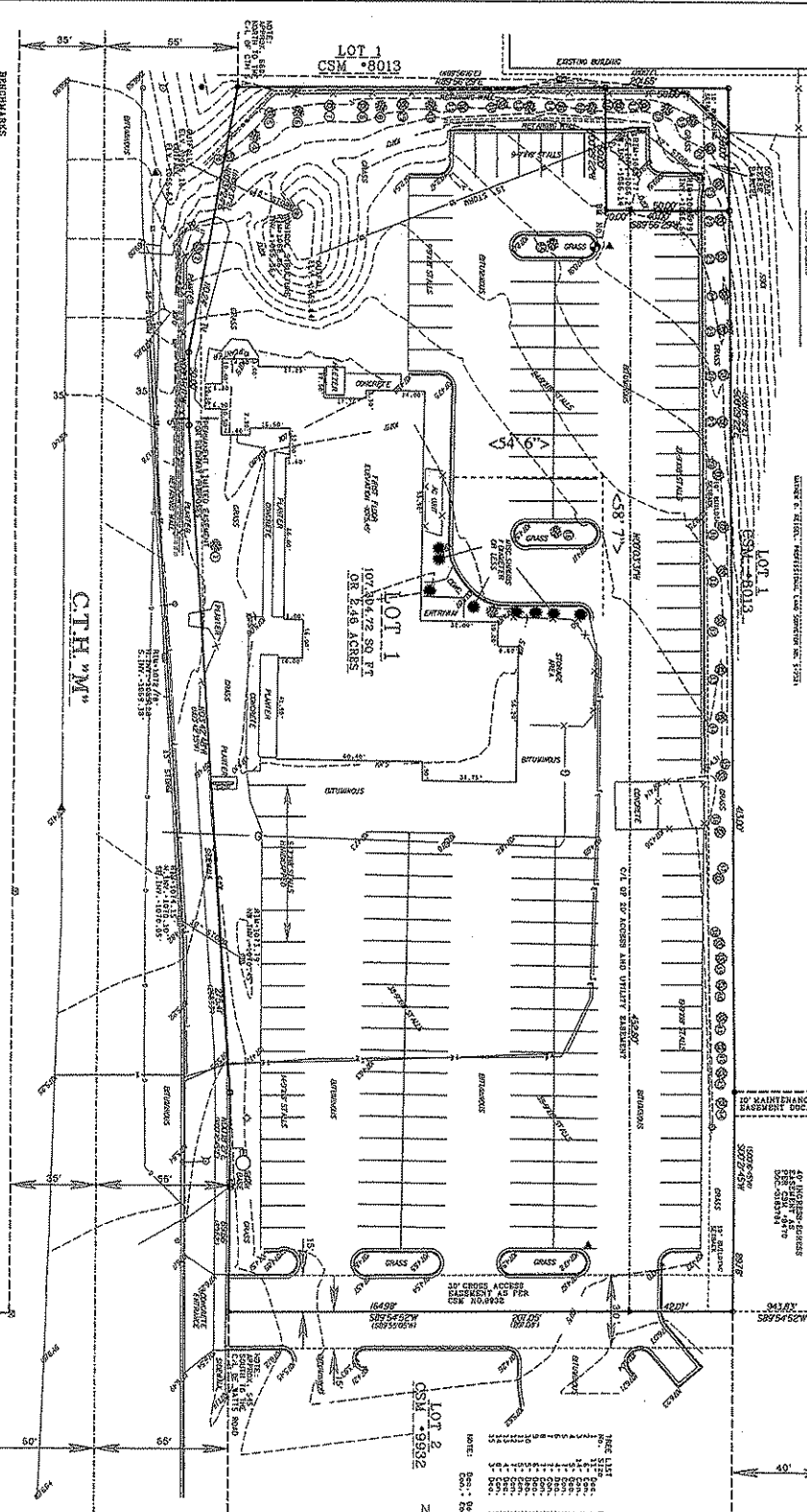
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY.

7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS.

8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY.

9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS.

10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY.



REMARKS:
 THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE USE OF THE CITY OF SUTTER, CALIFORNIA, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN THEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE GARAGES SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ARCHITECT WARRANT THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR CORRECT. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR CORRECT. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR CORRECT.

NOTICE:
 THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE BOARD OF SUPERVISORS. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF SAID COUNTY AND THE PLANNING AND ZONING ACTS OF SAID COUNTY. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF SAID COUNTY. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE AND FEDERAL LAWS.

STATE MAPS:
 THE STATE MAPS OF CALIFORNIA SHOW THE BOUNDARIES OF THE SEVERAL COUNTIES OF SAID STATE. THE BOUNDARIES OF THE SEVERAL COUNTIES OF SAID STATE ARE SHOWN ON THE STATE MAPS OF CALIFORNIA. THE BOUNDARIES OF THE SEVERAL COUNTIES OF SAID STATE ARE SHOWN ON THE STATE MAPS OF CALIFORNIA. THE BOUNDARIES OF THE SEVERAL COUNTIES OF SAID STATE ARE SHOWN ON THE STATE MAPS OF CALIFORNIA. THE BOUNDARIES OF THE SEVERAL COUNTIES OF SAID STATE ARE SHOWN ON THE STATE MAPS OF CALIFORNIA.

CALL SIGNS:
 THE CALL SIGNS ON THESE PLANS ARE TO BE PLACED AT THE CORNERS OF THE TRACTS AND AT THE INTERSECTIONS OF THE ALLEYS AND DRIVEWAYS. THE CALL SIGNS ON THESE PLANS ARE TO BE PLACED AT THE CORNERS OF THE TRACTS AND AT THE INTERSECTIONS OF THE ALLEYS AND DRIVEWAYS. THE CALL SIGNS ON THESE PLANS ARE TO BE PLACED AT THE CORNERS OF THE TRACTS AND AT THE INTERSECTIONS OF THE ALLEYS AND DRIVEWAYS. THE CALL SIGNS ON THESE PLANS ARE TO BE PLACED AT THE CORNERS OF THE TRACTS AND AT THE INTERSECTIONS OF THE ALLEYS AND DRIVEWAYS.

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SCALE:
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DATE:
 11-15-17

PRODUCED HEREIN AND HEREON
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DATE:
 11-15-17

SCALE:
 1" = 20'

PROPOSED SEATING PLAN (32 TABLES)

