

CITY OF MADISON

Proposed Conditional Use

Location: 802 Atlas Avenue

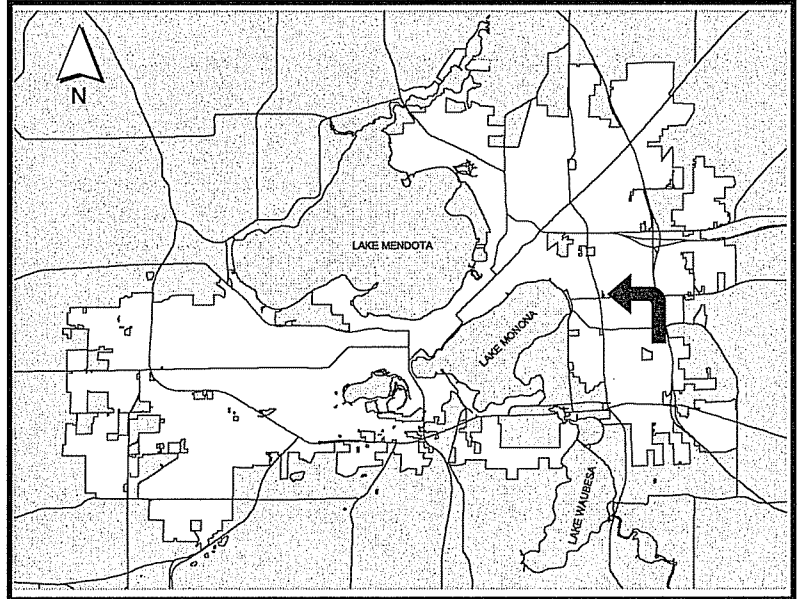
Project Name: MEXI II

Applicant: Tom & Jenny Clarkson - MEXI II, LLC /
Terry Kolberg - Brink Kolberg & Assoc.

Existing Use: Restaurant

Proposed Use: Outdoor Eating Area for
Restaurant

Public Hearing Date:
Plan Commission 19 June 2006



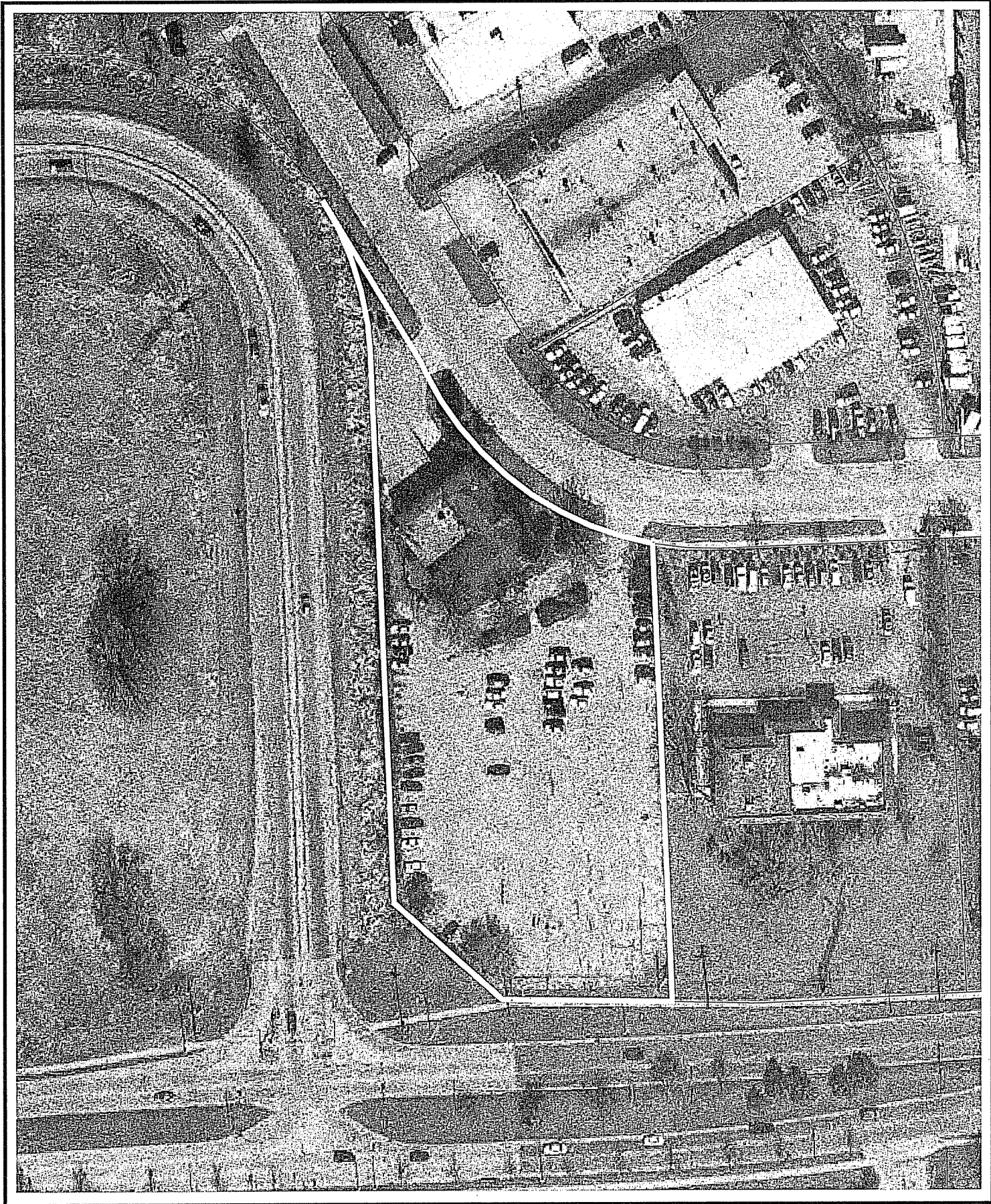
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



802 Atlas Avenue

100 0 100 Feet

Date of Aerial Photography - April 2000





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.htm
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>500⁰⁰</u>	Receipt No. <u>70613</u>
Date Received <u>5-10-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-091-0203-0</u>	
Aldermanic District <u>3 Lauren Chare</u>	
GQ <u>ALC hold</u>	
Zoning District <u>M1</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>N/A</u>
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>5-10-06</u>	

1. Project Address: 802 ATLAS AVE Project Area in Acres: 2.1 ACRES
Project Title (if any): MEXI II

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: TOM + JENNY CLARLSON Company: MEXI II, LLC
Street Address: 53609 COUNTY 'A' City/State: BARABOO, WI Zip: 53913
Telephone: (608) 356-6716 Fax: () N/A Email: N/A

Project Contact Person: TERRY L. KOLBERG Company: BRINK, KOLBERG & ASSOC, LLC
Street Address: 4506 REGENT ST. City/State: MADISON, WI Zip: 53705
Telephone: (608) 233-6218 Fax: (608) 233-5986 Email: TKOLBERG@BRINKKOLBERG.COM

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: RESTAURANT W/ 15
NEW EXTERIOR PATIO AND PARKING LOT ISLAND. ADDITIONAL
LANDSCAPE ADDED TO SITE.

Development Schedule: Commencement _____ Completion _____

May 10, 2006

MEXI II, LLC
D/B/A/ MEXICALI ROSE
802 ATLAS AVENUE
MADISON, WI

LAND USE APPLICATION

LETTER OF INTENT

Mexicali Rose Restaurant will serve food and alcoholic beverages. MEXI LLC will take occupancy of the property on June 1, 2006. The restaurant will open approximately July 13, 2006. The facility has operated as a restaurant since 1972 as the Pig's Ear and recently, CJ's. There will be a new veranda added to the front of the building that will have food and beverage service. This deck is not enclosed. There will be extensive landscaping around the veranda and parking lot to create a garden atmosphere.

Terry Kolberg is the architect for the new veranda. Upon approval we will hire contractors to complete the project.

We operated Mexicali Rose Restaurant in Lake Delton from 1979 to 1999. In 2000 we opened Mexicali Rose in Wisconsin Dells where we are currently in operation twelve months of the year.

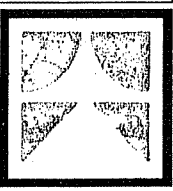
We have submitted plans that reflect parking spaces and the proposed veranda that will include new stairs and a handicap ramp.

Mexicali Rose in Madison will operate from 7am to bar closing, seven days a week.

The operators will be Tom and Jenny Clarkson, and their son-in-law and daughter, Dax and Jody Bakken.

A NEW PATIO DECK ADDITION
AND NEW PARKING LOT LANDSCAPING FOR
MEXI II, LLC
802 ATLAS AVENUE
MADISON, WI 53714

ARCHITECT	LANDSCAPE ARCHITECT



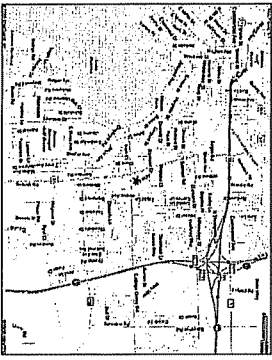
**BRINK, KOLBERG
& ASSOCIATES, LLC**
ARCHITECTURE

SHEET INDEX

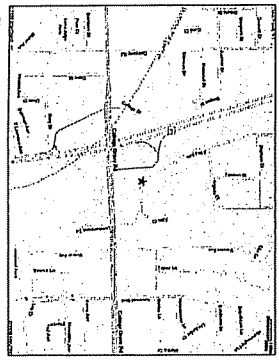
ADD.	TITLE PAGE
A1.1	SITE PLAN AND SITE DETAILS
L1.0	LANDSCAPE PLANTING PLAN
L1.1	LANDSCAPE DETAILS

LANDSCAPE
BRINKKOLBERG.COM
4506 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 233-5318
FAX: (608) 233-5986

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AREA MAP



VICINITY MAP

PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS	802 ATLAS AVENUE, MADISON
SITE ACREAGE	21 ACRES
NUMBER OF BUILDING STORES (ABOVE GRADE)	2
BUILDING HEIGHT	2 RD ESTIMATED HEIGHT
DUAL TYPE OF CONSTRUCTION	NA
TOTAL SQUARE FOOTAGE OF BUILDING	5590 S.F.
USE OF PROPERTY	RESTAURANT
GROSS SQUARE FEET OF OFFICE	NA
GROSS SQUARE FEET OF RETAIL AREA	NA
NUMBER OF BIKES/LOKES IN WAREHOUSE	NA
NUMBER OF BIKES/LOKES IN PRODUCTION AREA	NA
CAPACITY OF RESTAURANT	201
NUMBER OF BICYCLE STALLS SHOWN	
NUMBER OF PARKING STALLS:	
SMALL CAR	0
LARGE CAR	130
ACCESSIBLE	135
TOTAL	265
NUMBER OF TREES SHOWN	29

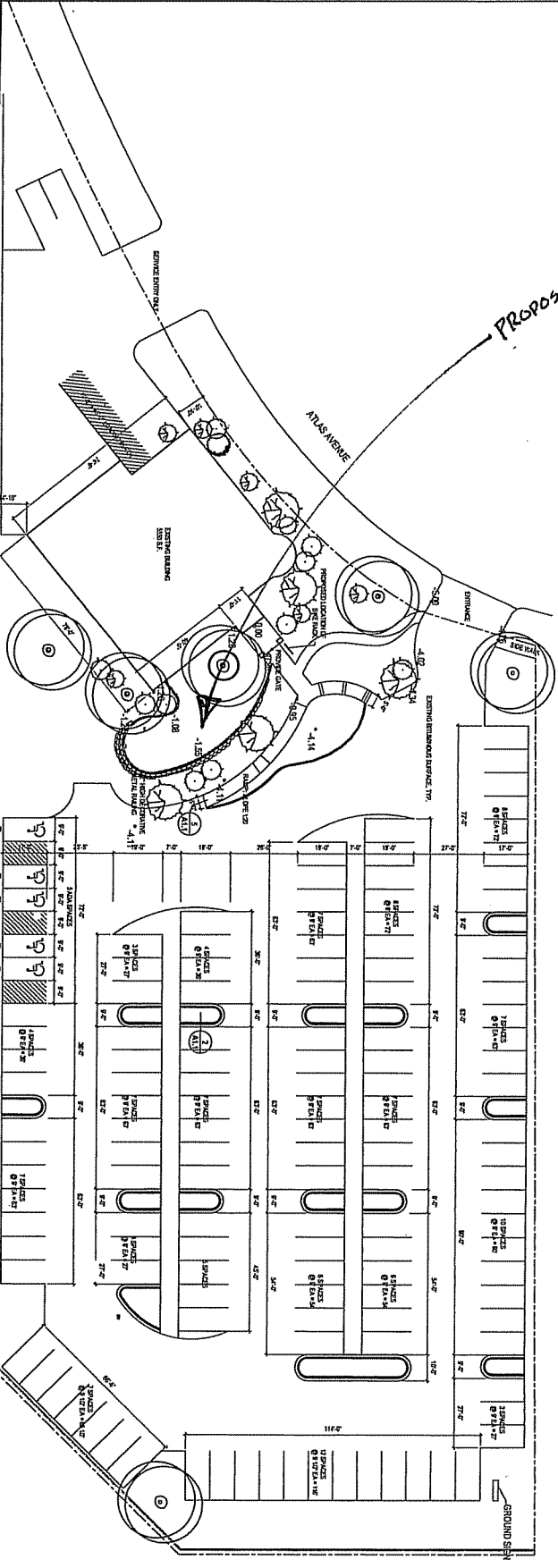
NO.	DESCRIPTION	DATE
	REVISIONS	

A PARKING REMODELING FOR
MEXI II, LLC
TOM & JENNY CLARKSON

802 ATLAS AVENUE
MADISON

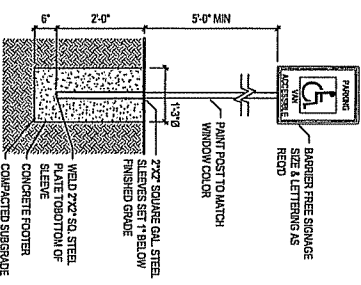
APPROVED BY CLIENT
DATE: MAY 10, 2006
PHASE: PRELIMINARY
PROJECT NO: 06-08

AD.0

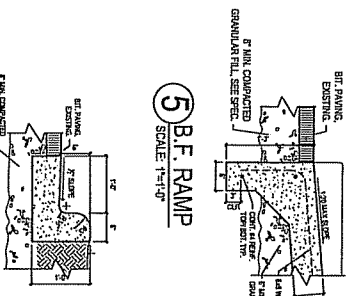


SITE PLAN
SCALE: 1/8"=1'-0"

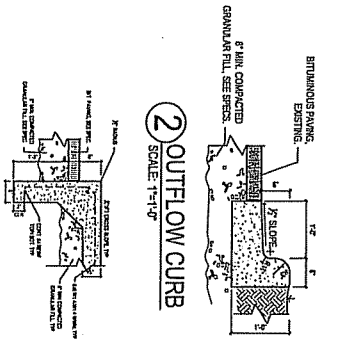
- SITE PLAN NOTES**
1. NEW CONCRETE PATIO, INTEGRAL COLORED, TEXTURE PATTERNED, 5" THICK SLAB ON GRADE, FIBERMESH REINFORCED, WITH BROOM FINISH, 1/2" PER FOOT SLOPE AWAY FROM BUILDING. NOTE: SLAB TO BE ON 15 MIL. VAPOR BARRIER OVER 8" MINIMUM COMPACTED GRANULAR FILL.
 2. NEW CONCRETE RAMP, 5" THICK SLAB ON GRADE, FIBERMESH REINFORCED WITH BROOM FINISH, 120 MAX. SLOPE.
 3. NEW CONCRETE STEPS, RISERS = 5/8" ±, TREADS = 12" ±.
 4. NEW METAL RAILING, 42" HIGH DECORATIVE METAL RAILING
 5. BOLLARD RETAINING ON SLOPE AT PERIMETER OF PATIO AS REQUIRED.



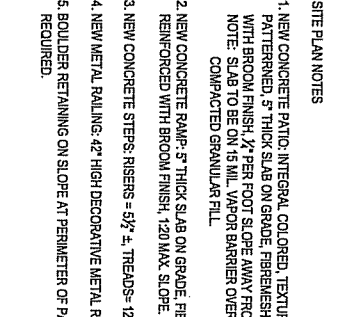
8 B.F. PARKING SIGNAGE
SCALE: 3/4"=1'-0"



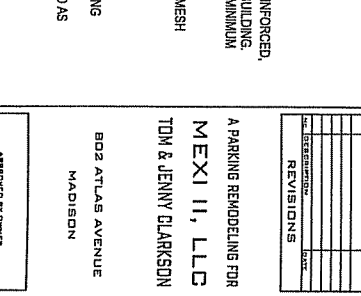
5 B.F. RAMP
SCALE: 1/4"=1'-0"



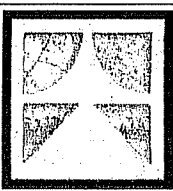
2 OUTFLOW CURB
SCALE: 1/4"=1'-0"



3 INFLOW CURB
SCALE: 1/4"=1'-0"



4 CURB @ SIDEWALK
SCALE: 1/4"=1'-0"



BRINK, KOLBERG & ASSOCIATES, LLC
ARCHITECTURE
LANDSCAPE
BRINKKOLBERG.COM
4506 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 233-5318
FAX: (608) 233-5986
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NO.	DESCRIPTION	DATE

A PARKING REMODELING FOR
MEXI 11, LLC
TOM & JENNY CLARKSON
BOS ATLAS AVENUE
MADISON
APPROVED BY OWNER
DATE: 11/10/06
PHASE: PERMITS
PROJECT NO: 0608
A1.1

