

City of Madison
 Planning Division
 Madison Municipal Building, Suite 017
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Original Submittal Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review required by _____

UDC PC

Common Council Other _____

Reviewed By _____

5/4/21
4:56 p.m.

RECEIVED

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the [Subdivision Application](#).

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site): 805, 807 & 809 Williamson Street

Title: 30 seat dining patio for Dobhan. a new restaurant

2. This is an application for (check all that apply)

- Zoning Map Amendment (Rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name James McFadden **Company** McFadden & Company

Street address 380 W Washington Avenue **City/State/Zip** Madison, WI 53703

Telephone (608) 251-1350 **Email** james@mcfadden.com

Project contact person James McFadden **Company** McFadden & Company

Street address 380 W Washington Ave **City/State/Zip** Madison, WI 53703

Telephone (608) 251-1350 **Email** james@mcfadden.com

Property owner (if not applicant) Rajan Pradhan

Street address 351 West Wilson #148 **City/State/Zip** Madison, WI 53703

Telephone (608) 772-1120 **Email** rlpradhan13@yahoo.com

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Complete work started in 2013 of converting shop into a restaurant with an outdoor dining deck seating 30. Major site work in place
 Landscaping, fencing, railings, striping and signage will need to be installed.

Proposed Square-Footages by Type:

Overall (gross): 3,526 Commercial (net): 1,980 Office (net): 767
 Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: _____ 1-Bedroom: _____ 2-Bedroom: _____ 3-Bedroom: _____ 4+ Bedroom: _____
 Density (dwelling units per acre): _____ Lot Size (in square feet & acres): _____

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 2 Under-Building/Structured: _____

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):

Indoor: 13 Outdoor: _____

Scheduled Start Date: May 2021 Planned Completion Date: June 2021

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Sydney Prusak Date March 9, 2021

Zoning staff Jenny Kirchgatter Date March 9, 2021

- Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable).
- Public subsidy is being requested (indicate in letter of intent)
- Pre-application notification:** The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.


District Alder Marsha Rummel Date March 2, 2021

Neighborhood Association(s) MNA Date March 2, 2021

Business Association(s) GWSBA Date March 2, 2021

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

Name of applicant James McFadden Relationship to property Architect

Authorizing signature of property owner  Date March 12, 2021

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350 james@mcfadden.com



To: City of Madison Plan Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: May 1, 2021

Project: Dobhan, a New Restaurant @ 809 Williamson

Proposed is outdoor seating for a maximum of 30 patrons on a previously constructed patio set back from street in front of Dobhan, a new restaurant.

805, 807 & 809 Williamson has pair of connected buildings. 805 has a fifteen-seat restaurant on the street level with a one-bedroom apartment above. To its rear at 807 is apartment/office that will be used by the restaurant. The primary structure at 809 is 1,330 SF concrete block structure originally built as a welding shop and attached is a 630 SF accessory wood framed building

In 2013 work commenced on the conversion of the pair of 809 structures into a restaurant and associated improvements to the site. Before the work stopped utilities were extended to 809, rough framing, mechanical equipment and many of the windows were installed. The site was graded and the concrete drive, parking stalls, walks, ramps and dining patio constructed.

The site will be completed with new fencing, railings, signage, striping, bike racks and landscaping. The patio's capacity will be limited to 30 and will close by 10:00. There will be no amplified music.

Existing & Proposed Area:

Site	8,790 SF
Buildings	
805	781
807	797
809	1,970
Paved	3,778
Pervious	1,527

Hours:

11:00 A.M. – 9:00 P.M. Tuesday through Thursday

11:00 A.M. – 10:00 P.M. Friday

8:00 AM – 10:00 P.M Saturday

8:00 AM – 3-5:00 P.M Sunday

Seats:

36 Typical + an additional 16 for special events

30 Patio

Employees:

10 to 12

Construction Schedule:

Spring & Summer 2021

Owner, Operator & Contractor:

Rajan Pradhan

351 West Wilson, Unit 14B

Madison, WI 53701

Architect:

James McFadden

McFadden & Company

380 West Washington

Madison, Wisconsin 53703

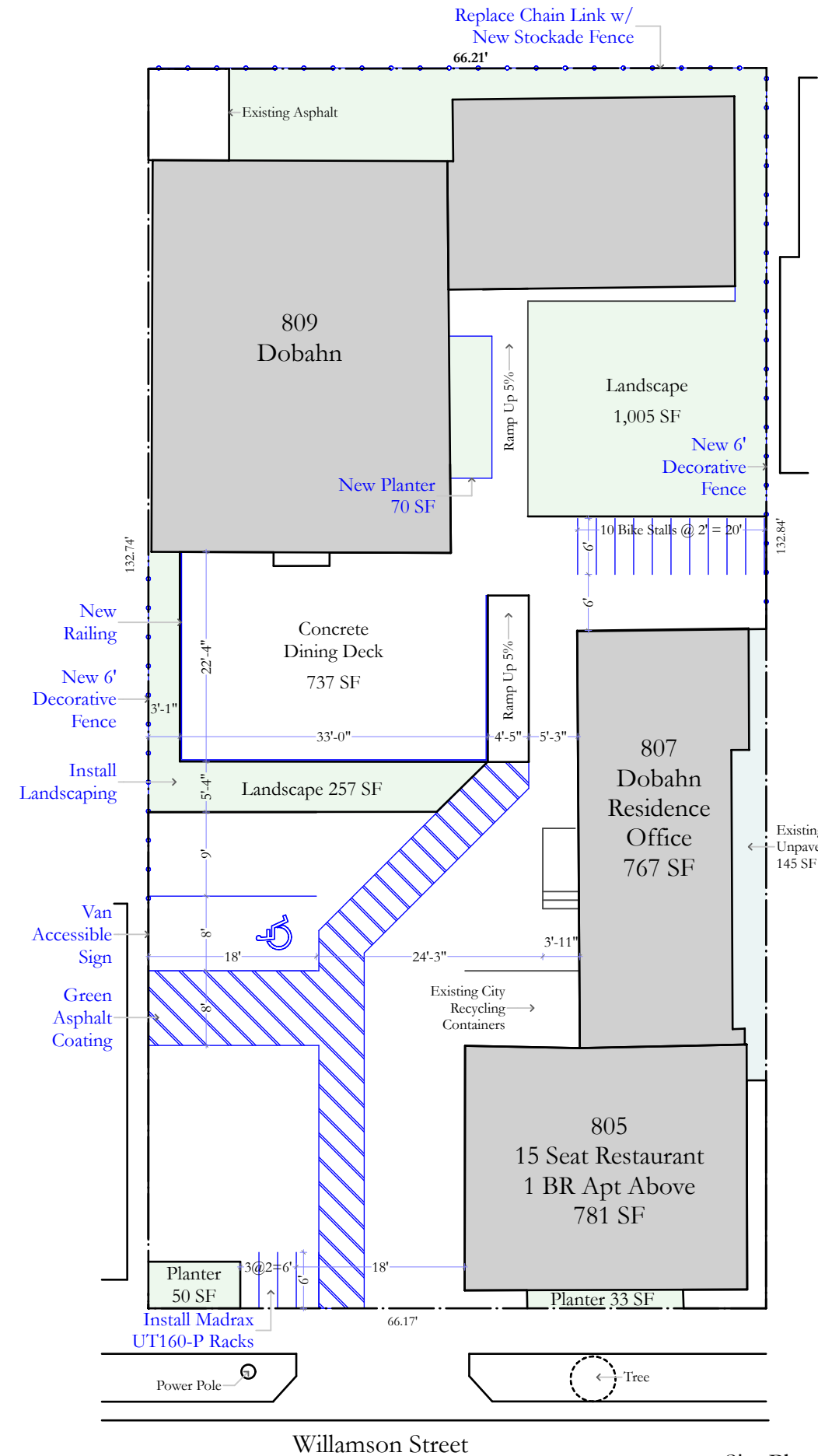


Vacinity @ 1" = 30'

DESCRIPTION PARCEL

A parcel of land being the NE 1/2 of Lot 1 and the SW 1/2 of Lot 2, Block 148, Original Plat of the City of Madison, located in the SW 1/4 and NW 1/4 of the SE 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the southerly corner of said Lot 1: thence along the southwesterly line of said Lot 1, N 45°00'00" W, 132.90 feet to the westerly block corner of said Block 148; thence along the northwesterly line of said Block 148, N 45°00'00" E, 33.09 feet to the point of beginning; thence continuing along said northwesterly line, N 45°00'00" E, 66.17 feet; thence S 44°59'51" E, 132.74 feet to the southeasterly line of said Lots 1 and 2; thence along said southeasterly line, S 44°54'45" W, 66.21 feet; thence N 44°58'43" W, 132.84 feet to the point of beginning. This parcel contains 8,790 square feet.



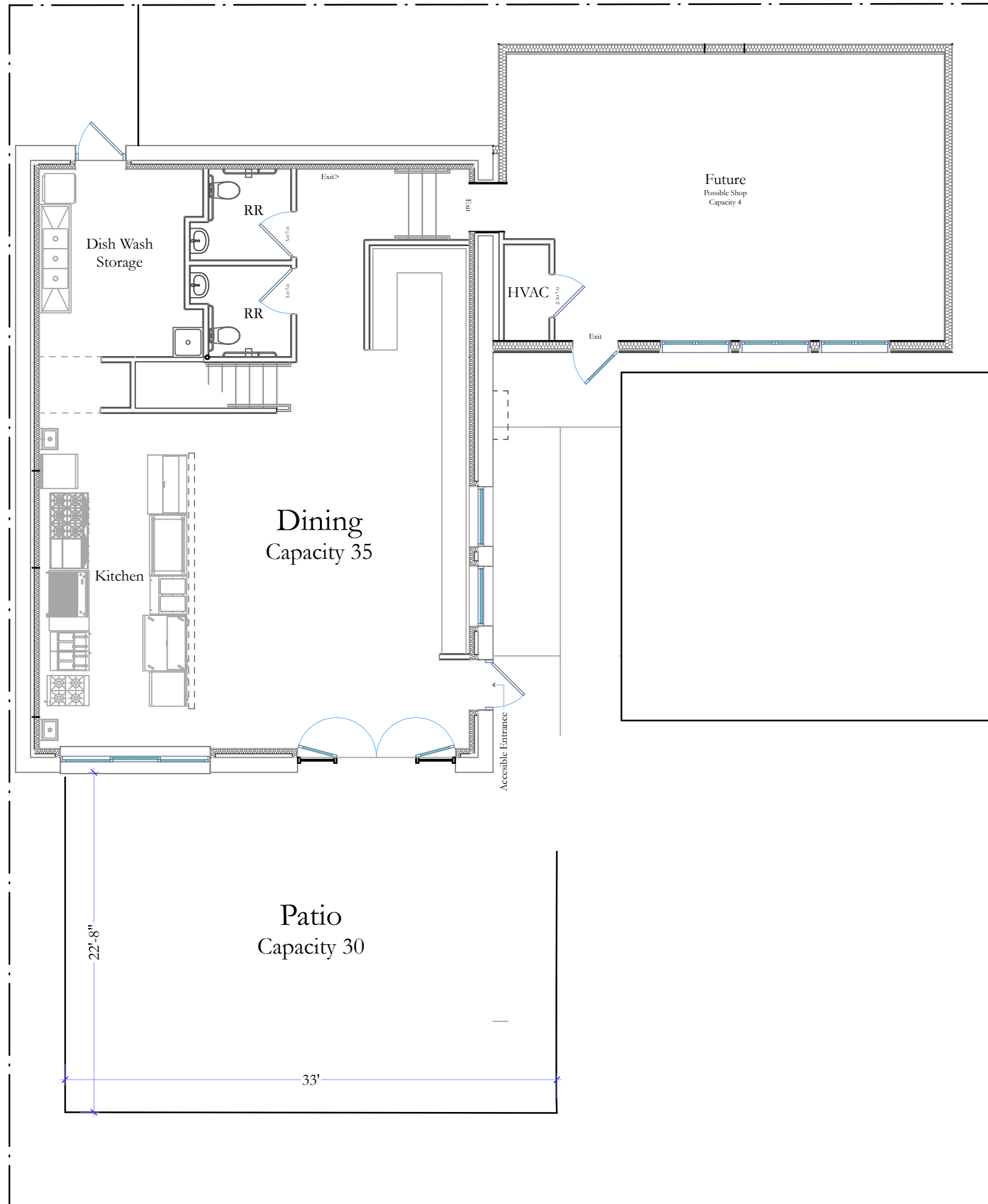
Note:
 Items Noted in Blue to be Installed
 All Other Site Work Complete

Willamson Street

Site Plan @ 1/16" = 1'-0"
 New Restaurant @ 809 Williamson
 March 12, 2021

A1.1

- Index:
- A1.1 - Site Plan
- A1.2 - Existing Ground Floor Plan
- A1.3 - Proposed Ground Floor Plan
- A1.4 - Existing Mezzanine Plan
- A1.5 - Proposed Mezzanine Plan
- A2.1 - Existing Elevations
- A2.2 - Proposed Elevations
- A3.1 - North-South Building Section
- A3.2 - East-West Building Section



From: **James McFadden** james@mcfaddenarchitect.com
Subject: 809 Williamson
Date: March 1, 2021 at 4:18 PM
To: Marsha Rummel district6@cityofmadison.com



Marsha,

I copied you on our message MNA so you have some background. John Martens has sold 809 Williamson to Rajan Pradham and Rajan wishes to complete the work started by Underground Kitchen. As permits have expired we're starting from scratch on the regulatory front starting with the preparation and submission of a conditional use application.

The work proposed will be very similar if identical to what was originally proposed but given the new players we would be more than glad to introduce Rajan and represent the plans as deem appropriate. Let us know your thinking.

Sadly for us you're moving but I'm glad that we will be at least able started with you.

Spoking of starting please consider waiving the 30 notice requirement. We're all ready to get started.

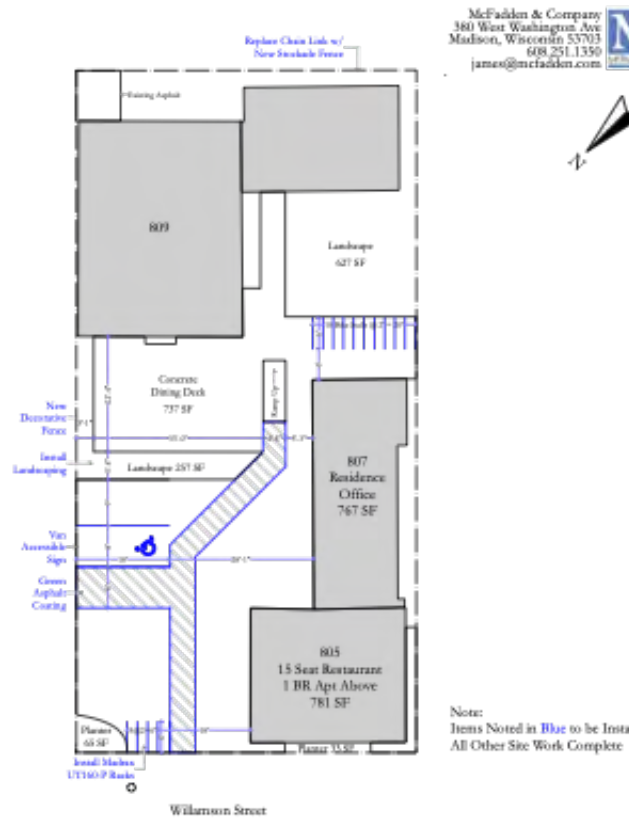
Thanks.

James

James McFadden, Architect
McFadden & Company, LLC
380 West Washington Avenue
Madison, WI 53703
608.251.1350



Vacinity @ 1" = 30'



Site Plan @ 1/16" = 1'-0"
New Restaurant @ 809 Williamson
March 1, 2021 **A1.**

From: James McFadden james@mcfaddenarchitect.com
Subject: 809 Williamson Street
Date: March 1, 2021 at 4:00 PM
To: president@marquette-neighborhood.org
Cc: Marsha Rummel district6@cityofmadoson.com



Good Day,

Back in 2012/13 a conditional use was approved to convert 809 Williamson into a restaurant. The project was started but after completing the major site work, utility rough ins and interior framing Underground Kitchen abandoned the project. Subsequently John Martens, the original owner, has sold the property to Rajan Pradham who wishes to revive the project.

By way of introduction Rajan's family operates Himul Chuli on State Street and he owned and operated Douban on Atwood.

The menu will be new and there will be some changes to the interior but the scope, scale and details on the exterior are identical.

Given the lapse of time all permits have expired and we intend to file a new Conditional Use Application.

At your convenience we would be more than happy to introduce ourselves and reintroduce the restaurant plans. Please let us know what works.

Thanks.

James

James McFadden, Architect
McFadden & Company, LLC
380 West Washington Avenue
Madison, WI 53703
608.251.1350

From: James McFadden james@mcfaddenarchitect.com
Subject: Intent to file a Conditional Use Application for 809 Williamson Street
Date: March 2, 2021 at 4:22 PM
To: aplacetobe@cheemaoptions.org



Good Day,

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