

CITY OF MADISON

Proposed Conditional Use

Location: 317-319 West Gorham Street

Project Name: Quinton's Bar & Deli -
Outdoor Terrace

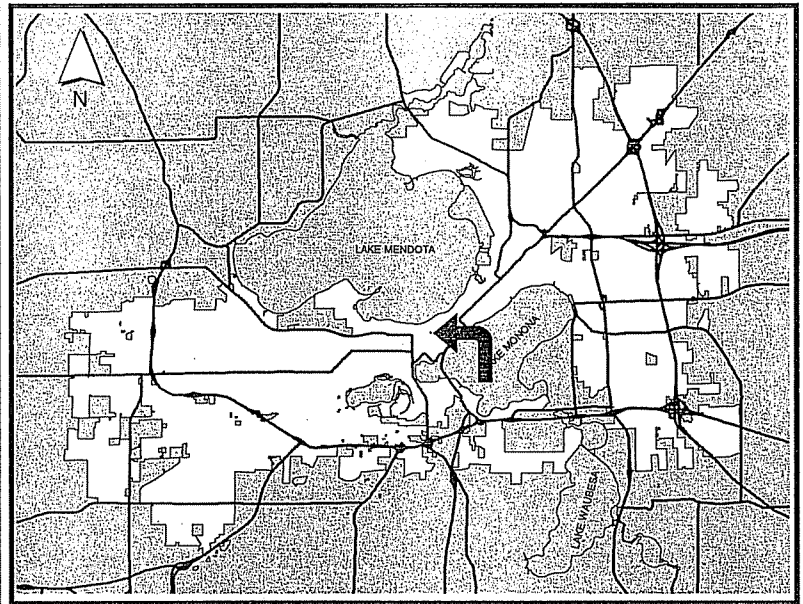
Applicant: Urban Land Interest & Jim Powers -
Quinton's Bar & Deli/Valerio Dewalt Train

Existing Use: Surface Parking Lot

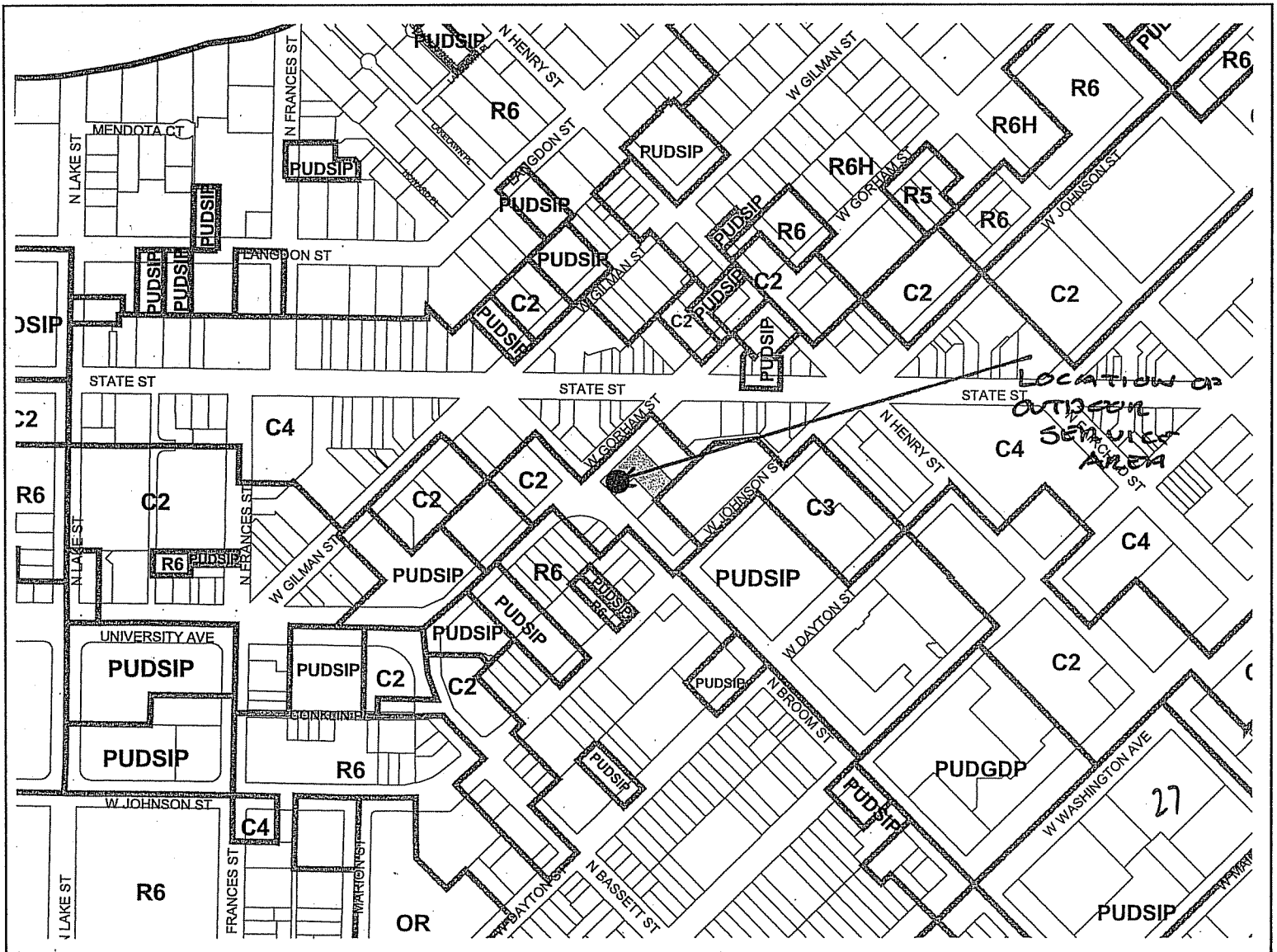
Proposed Use: Outdoor Eating Area

Public Hearing Date:

Plan Commission 19 September 2005



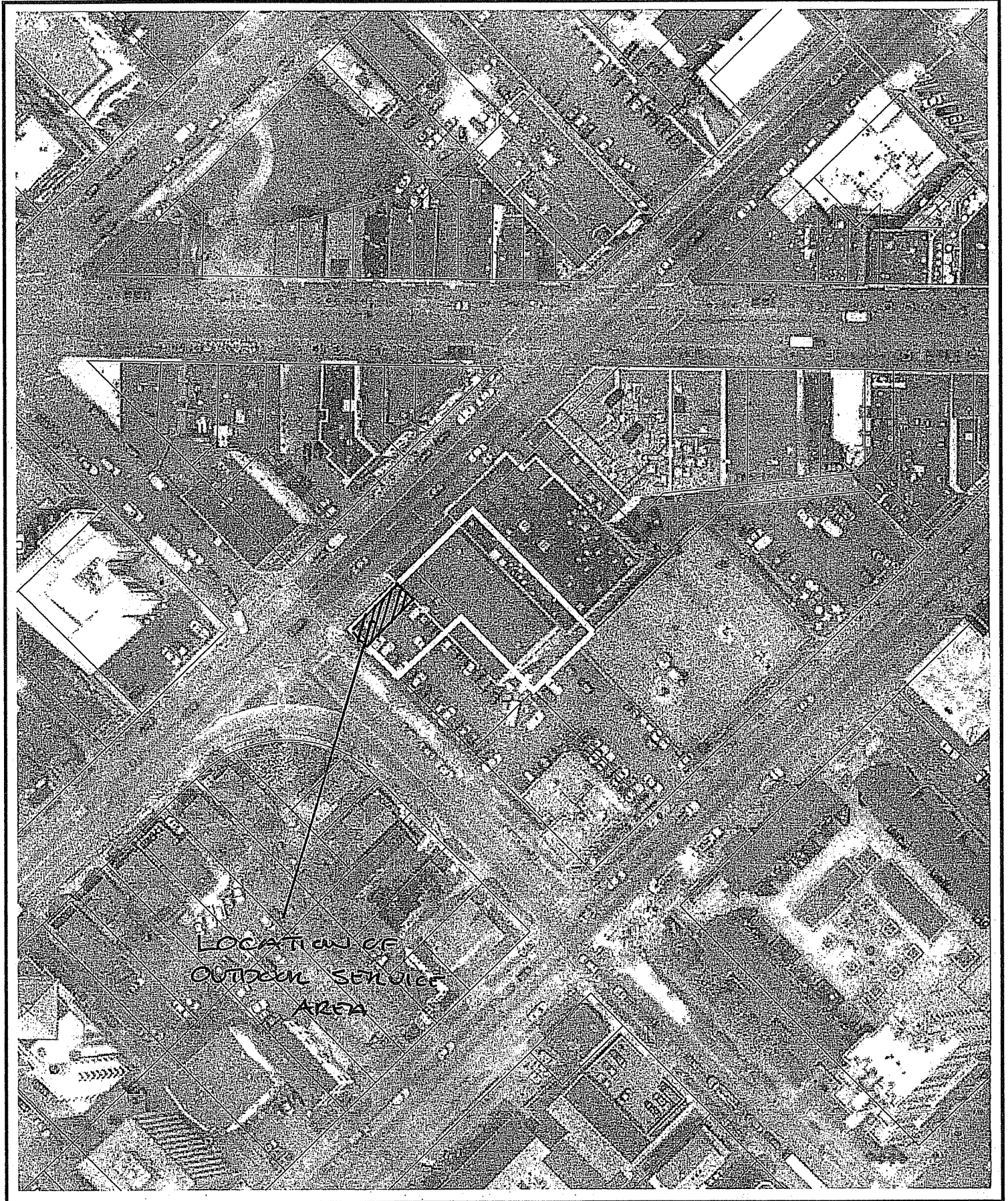
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



317-319 West Gorham Street

0 100 Feet

Date of Aerial Photography - April 2003



LOCATION OF
OUTDOOR SERVICE
AREA

25

V A L E R I O
D E W A L T
T R A I N

Madison Plan Commission
215 Martin Luther King Jr. Blvd. Room LL-100
Po Box 2985, Madison Wisconsin 53701-8739
608.266.4635

July 27 2005

Project Letter of Intent : 317 – 319 W. Gorham Proposed Outdoor Terrace

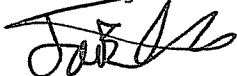
The proposed project is to create a outdoor dining terrace at the north end of the existing parking lot at the south east corner of West Gorham street and North Broom Street. The terrace would serve the new restaurant / tavern "Quinton's Bar And Deli" in the adjacent first floor west tenant space in the 317 – 319 W. Gorham building. (The restaurant / Bar is currently in for permit at the Madison Building department, it has already been approved for Liquor License capacity review) The 317 -319 W. Gorham building also houses "Interstate Blood and Plasma" on the first floor and "Qunique" Billiards on the second floor.

The existing parking lot would lose 3 parking spaces to allow for the terrace at the north end; leaving 28 spaces. The parking lot has existing landscaping trees and decorative fencing. The driveway access to the parking lot is through an existing drive on North Broom St. The drive is on the adjacent property 301 N. Broom which is owned by the same property owner as the 317 building and the parking lot in question, Urban Land Interests of Madison.

The schedule for the project would be to construct the terrace in the fall of 2005. The architect for the project is Valerio Dewalt Train Architects of Chicago
The contractor for the project has not yet been determined.

This information should explain the scope of the project.
Please contact Valerio Dewalt Train with any question.

Sincerely



Jason E. Sachs
For Valerio Dewalt Train

QUINTON'S BAR AND DELI

319 WEST GORHAM - WEST TENANT SPACE MADISON, WISCONSIN

DRAWING DISTRIBUTION SCHEDULE

SHOWN AT THIS DATE
 ISSUED FOR PERMITS ONLY
 ISSUED FOR FULL PROJECT PROGRESS

DRAWING TITLE	DATE	BY	CHKD	APP'D
GENERAL NOTES	06.07.2025			
PRELIMINARY PROJECTIONS	01.20.2025			
PERMIT AND BID	07.20.2025			
INTERIOR WITHOUT PERMITS	07.27.2025			
PLANNING EXHIBITION REVIEW				

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	GENERAL NOTES	06.07.2025			
2	PRELIMINARY PROJECTIONS	01.20.2025			
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4	INTERIOR WITHOUT PERMITS	07.27.2025			
5	PLANNING EXHIBITION REVIEW				

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1/4" = 1'-0"	SCALE	1/4" = 1'-0"	SCALE
...

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
(Symbol)	...
(Symbol)	...

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.
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CONSTRUCTION NOTES

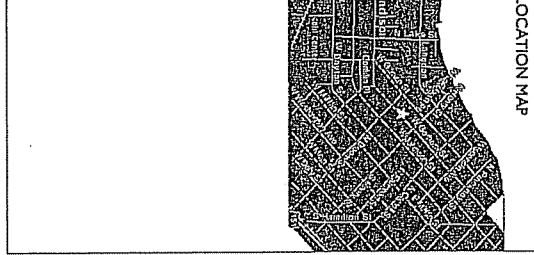
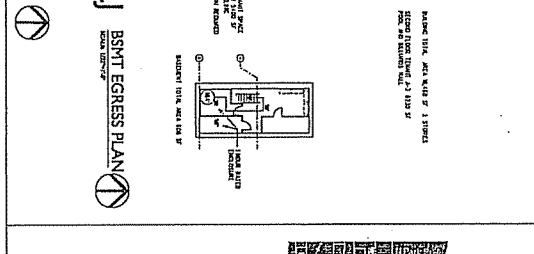
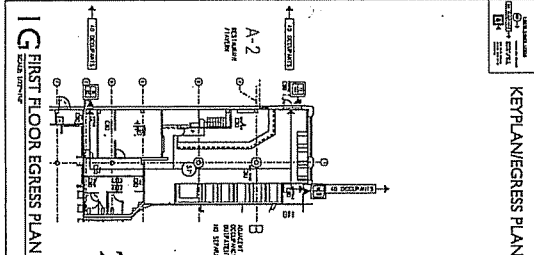
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PROJECT DATA

PROJECT LOCATION: 319 WEST GORHAM, WEST TENANT SPACE MADISON, WISCONSIN
OWNER OR TENANT: QUINTON'S BAR AND DELI, MADISON, WISCONSIN
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES, INC., 500 NORTH KENNEDY DRIVE, FLOOR 200, MADISON, WISCONSIN 53705
PROJECT NUMBER: 25-001-001
DATE: 06.07.2025

CODE & ACCESS NOTES

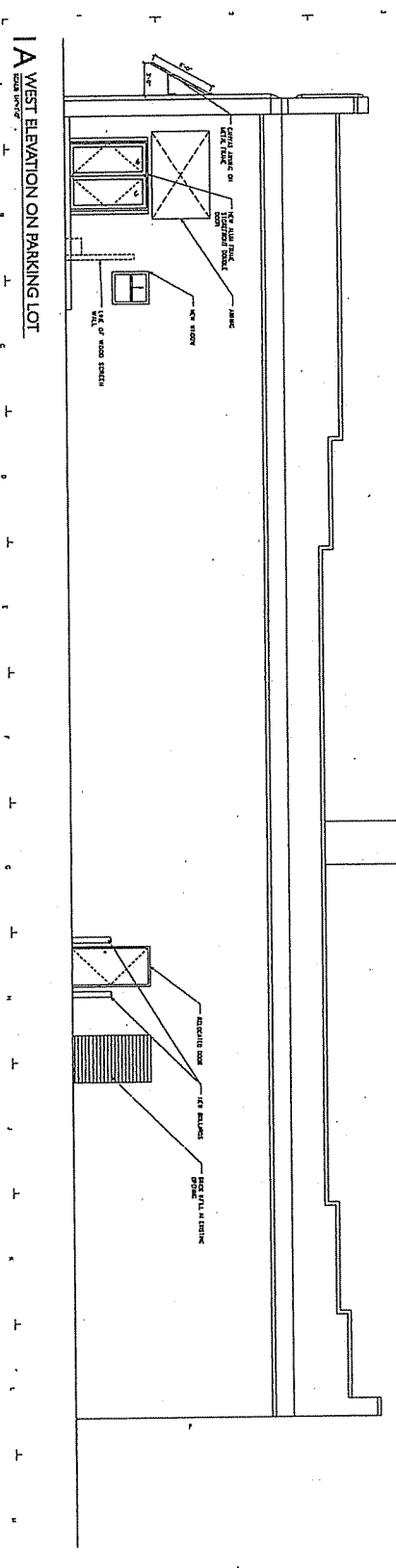
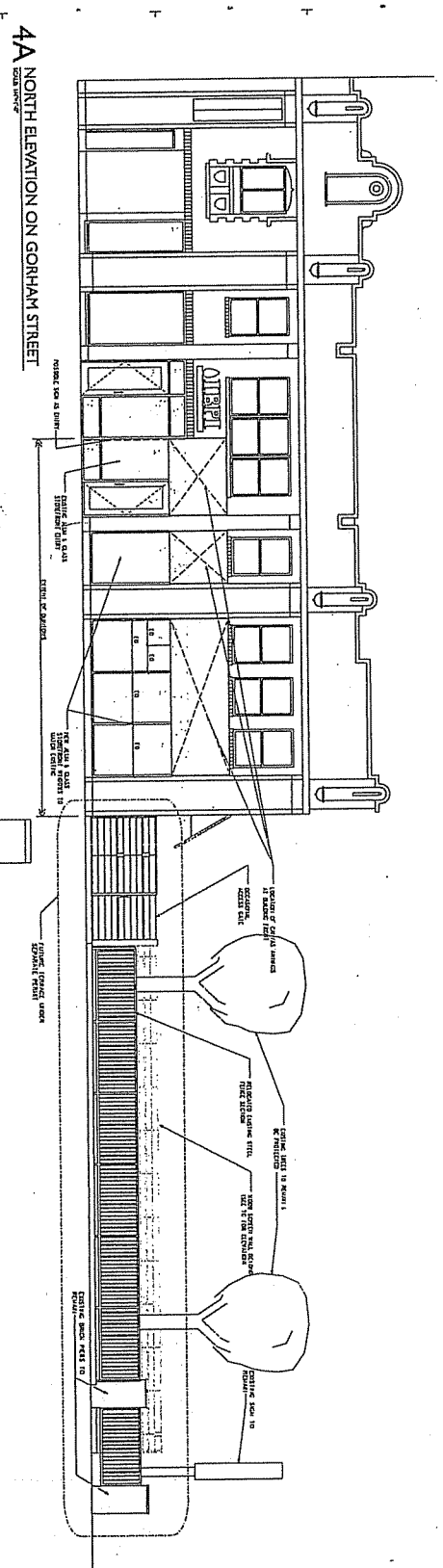
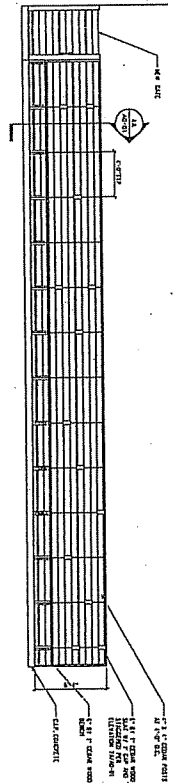
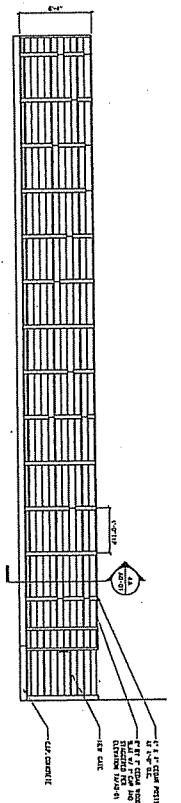
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QUINTON'S BAR AND DELI
MADISON, WISCONSIN

VALERIO DEWALT TRAIN ASSOCIATES, INC.
ARCHITECTS



NO.	DESCRIPTION	DATE
1	PREPARED BY: [Name]	12/15/2011
2	PROJECT: 4A NORTH ELEVATION ON GORHAM STREET	12/15/2011
3	PROJECT: 1A WEST ELEVATION ON PARKING LOT	12/15/2011
4	PROJECT: 7G WOOD SCREEN WALL ELEVATION FACING PARKING LOT	12/15/2011
5	PROJECT: 7G WOOD SCREEN WALL ELEVATION FACING TERRACE	12/15/2011

PROJECT: 4A NORTH ELEVATION ON GORHAM STREET
 PROJECT: 1A WEST ELEVATION ON PARKING LOT
 PROJECT: 7G WOOD SCREEN WALL ELEVATION FACING PARKING LOT
 PROJECT: 7G WOOD SCREEN WALL ELEVATION FACING TERRACE

210 W. GORHAM STREET, THIRDTOWN, PENNSYLVANIA
 QUINTON'S BAR AND DELI
 BUILDING ELEVATIONS

A2-02

QUINTON'S BAR AND DELI

121 W. GORHAM STREET, THIRDTOWN, PA 17320

TEL: 717.338.1111

WWW.QUINTONSBARANDDELI.COM

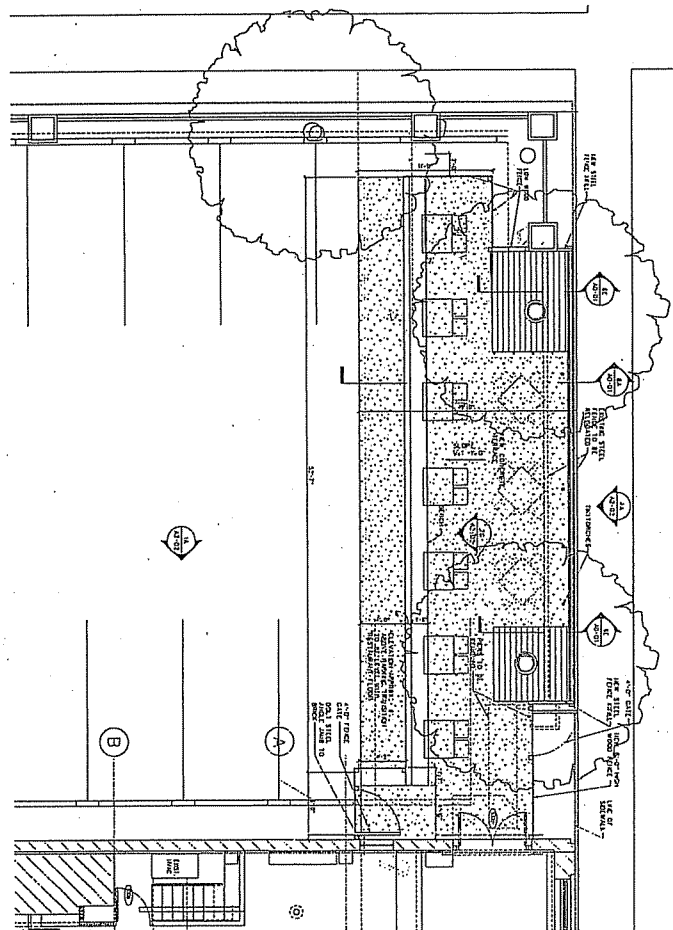
VALERIO DEWALT TRAIN

121 W. GORHAM STREET, THIRDTOWN, PA 17320

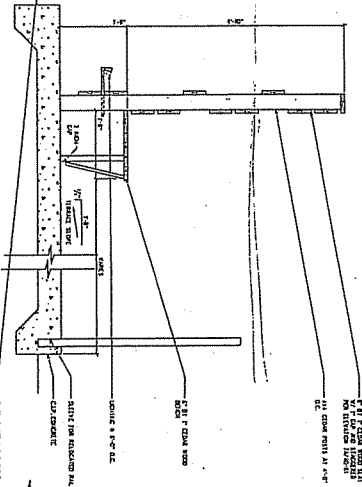
TEL: 717.338.1111

WWW.VDTRAIN.COM

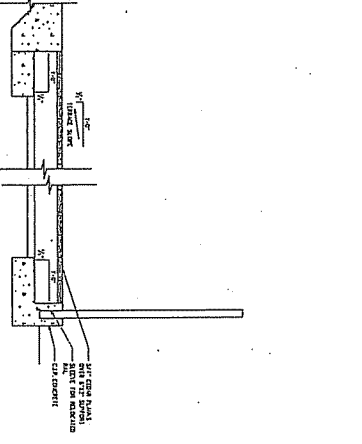
IA SITE PLAN DETAIL
SCALE 1/8" = 1'-0"



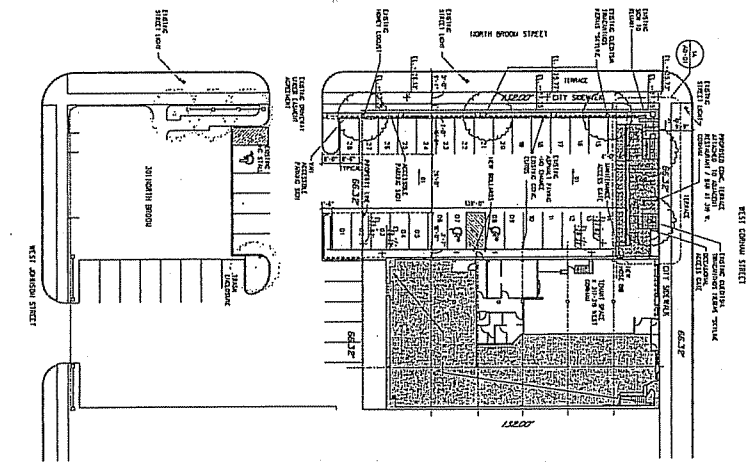
6A TERRACE SECTION
SCALE 1/4" = 1'-0"



6E TERRACE SECTION
SCALE 1/4" = 1'-0"



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



Project Information	
Project Name	310 W. CORNHILL WEST TREAT SPACE
Client	QUINTON'S BAR AND DELI
Architect	VALLERIO DEWALL TRAIN
Scale	1/8" = 1'-0"
Date	10/15/2023
Sheet No.	AO-01

1/8" = 1'-0"
OR SCALE / 18 INCHES
DRAWING 24 INCHES
BY 36 INCHES

AO-01

310 W. CORNHILL WEST TREAT SPACE
BRANDON, WISCONSIN
SCALE 1/8" = 1'-0"
EXTENDED SITE PLAN

PROJECT TARGETS
VISTA 10000
QUINTON'S BAR AND DELI

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/15/2023
2	REVISED FOR COMMENTS	10/20/2023
3	REVISED FOR COMMENTS	10/25/2023
4	REVISED FOR COMMENTS	10/30/2023
5	REVISED FOR COMMENTS	11/05/2023

QUINTON'S BAR AND DELI

BRANDON, WISCONSIN

VALLERIO DEWALL TRAIN

ARCHITECTS

BRANDON, WISCONSIN

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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 63081
Date Received 7-27-05
Received By KAU
Parcel No. 0709.231-0309-1
Aldermanic District 04-Michael Verveer
GQ OK
Zoning District C-2
For Complete Submittal
Application Letter of Intent
IDUP _____ Legal Descript. _____
Plan Sets Zoning Text MA
Alder Notification _____ Waiver
Ngrbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 317-319 N. GORHAM Project Area in Acres: 0.1200 ±
Project Title (if any): QUINTON'S BAR + DELI - OUTDOOR TERRACE

2. This is an application for: (check at least one) Lot 2, Block 55 Original Plat.

<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: JIM POWERS Company: QUINTON'S BAR AND DELI
Street Address: 42 FULLER DRIVE City/State: MAPLE BLUFF, WI. Zip: 53704
Telephone: (608) 209-2754 Fax: () Email: QUINTONBD@MSH.COM
Project Contact Person: JASON SACKS Company: VALENTINO DESIGN GROUP ARCHITECTS
Street Address: 500 N. DEARBORN City/State: CHICAGO, IL. Zip: 60610
Telephone: (312) 332-0363 Fax: () Email: JSACKS@BUILDORRORIE.COM
Property Owner (if not applicant): URBAN LAND INTERESTS
Street Address: 10 E. DOTY SUITE 300 City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: HELL TERRACE FOR OUTDOOR DINING AT NORTH END OF EXISTING PARKING LOT AT CORNER OF GORHAM AND BROOM. ADJACENT TO TENANT SPACE AT 319 GORHAM.
Development Schedule: Commencement FALL 2005 Completion FALL 2005

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.

Filing Fee: \$ 500 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. 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans: NOT AN APPLICATION FOR ZONING MAP AMENDMENT.

→ 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:

ALD. MIKE VERVEER HAS GRANTED A WAIVER, SEE E-MAIL ATTACHED.

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 STAFF MEMBER Date MAY 10TH | Zoning Staff KATHY VORER Date MAY 10TH

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

Printed Name JASON E. SACAS Date 7/26/2005
Signature [Signature] Relation to Property Owner PROJECT ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 7/27/05