



Location
620 University Avenue

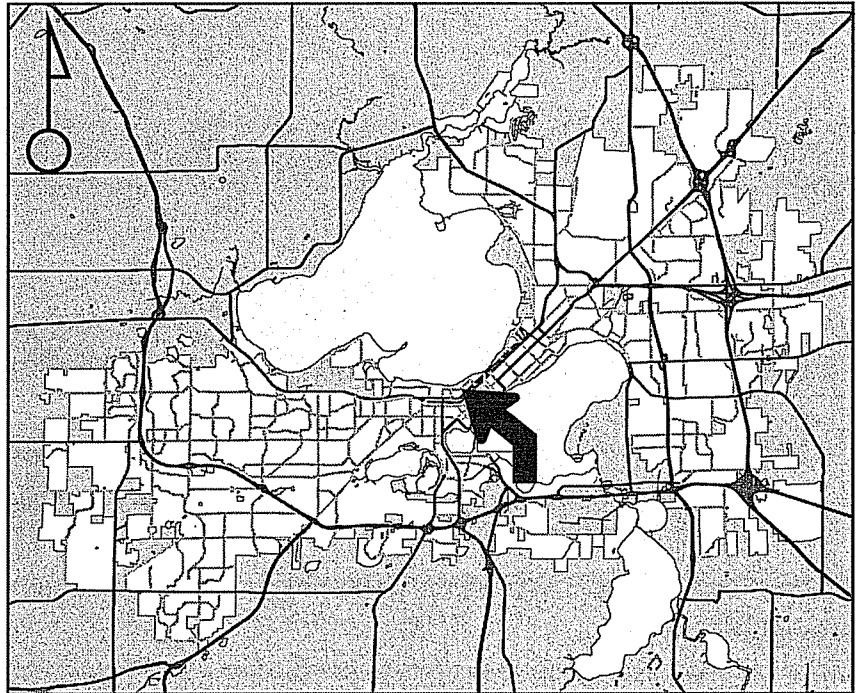
Project Name
Johnny O's Terrace

Applicant
Jon Okonek - Johnny O's

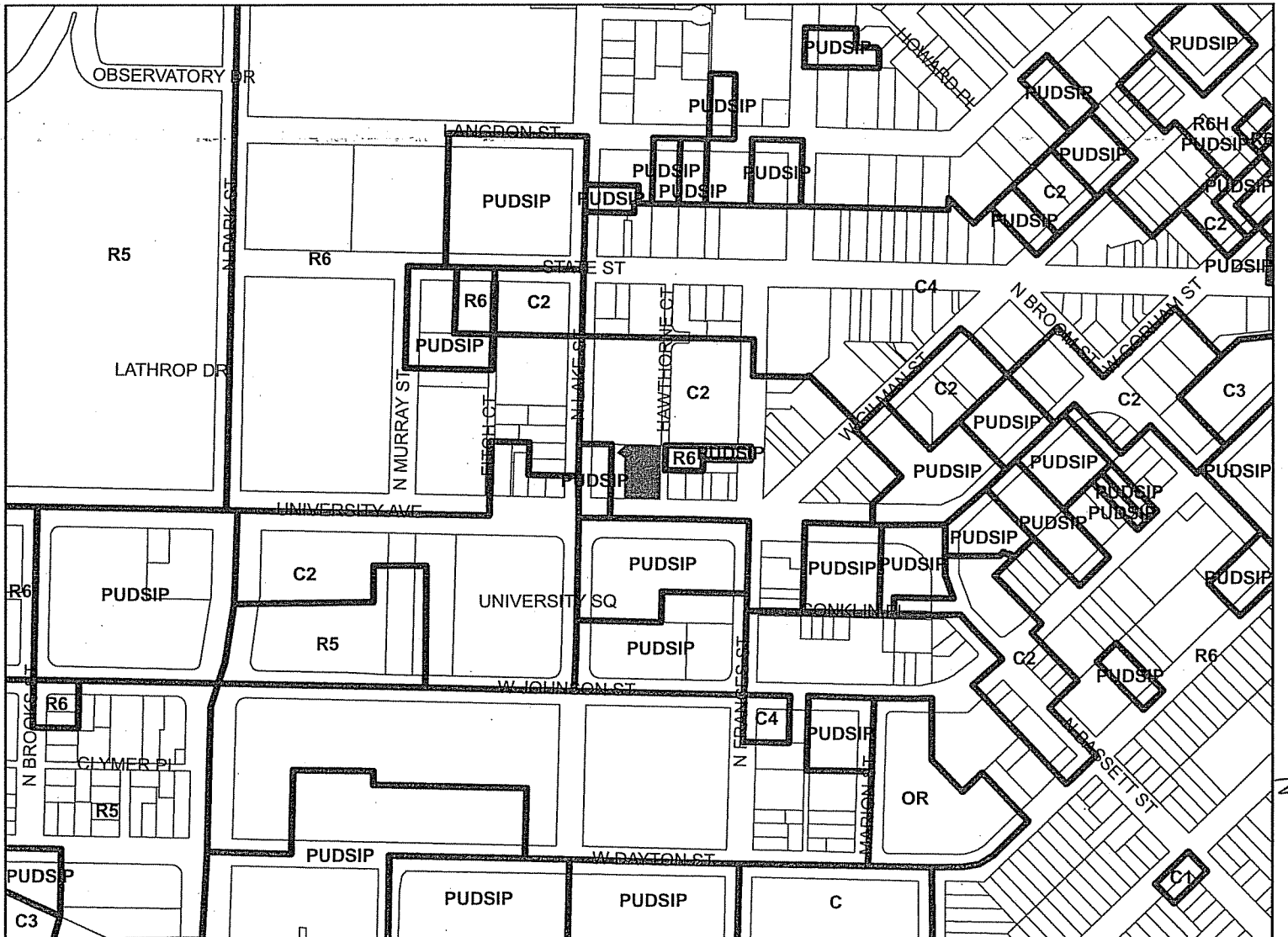
Existing Use
Restaurant and Bar

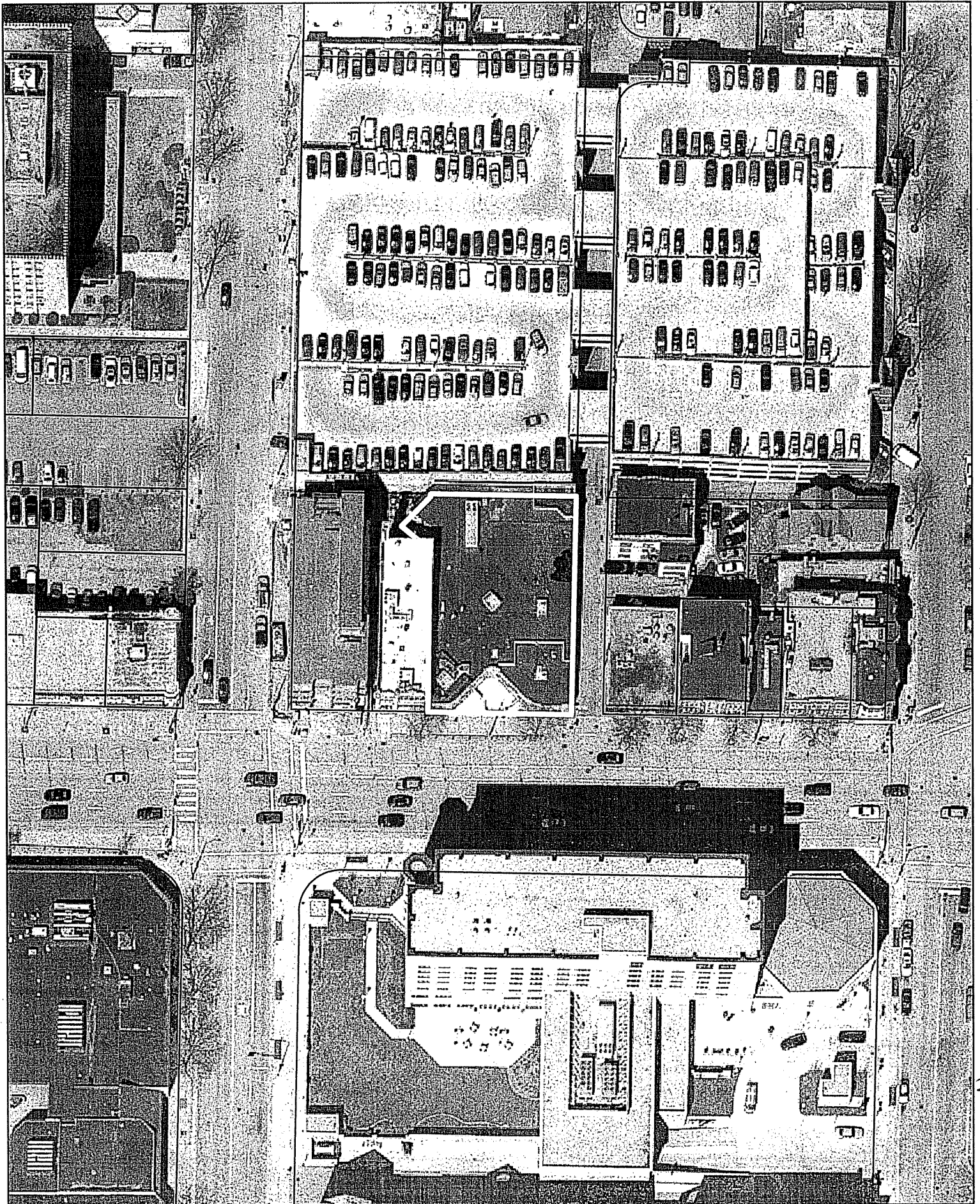
Proposed Use
Rooftop Terrace for
Restaurant and Bar Use

Public Hearing Date
Plan Commission
19 March 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635







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.

JR OFFICE USE ONLY:	
Amt. Paid <u>550⁰⁰</u>	Receipt No. <u>78451</u>
Date Received <u>2-5-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-232-0311-4</u>	
Aldermanic District <u>8, AUSTIN King</u>	
GQ <u>Exist. Cond. Use</u>	
Zoning District <u>C2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <u>?</u>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <u>?</u>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 620 University Ave Project Area in Acres: _____
Project Title (if any): Roof top terrace

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: JON OKONEK Company: Johnny O's
Street Address: 620 University Ave City/State: MADISON Zip: 53715
Telephone: (608) 215-5811 Fax: (608) 257-1560 Email: johnnyos@tds.net
Project Contact Person: Jon Company: Johnny O's
Street Address: AS ABOVE City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): Jon Okonek
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Roof top terrace on top of building at 620 university. Single story building Terrace for Restaurant and bar use

Development Schedule: Commencement April 15, 2007 Completion June 15, 2007 21
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 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:** \$ 550 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: City Comprehensive 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 Bill Roberts Date 12-8-06 | Zoning Staff Matt Tucker Date 12-8-06

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

Printed Name JON OKONEK Date 2-13-07
 Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 2-13-07

January 30, 2007

City of Madison Plan Commission
Letter of Intent

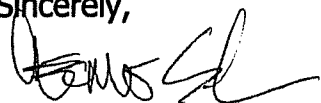
To Whom It May Concern:

Thank you for giving Zingg Design this opportunity to present the proposed details of this project. This will be a new rooftop terrace on top of a building, located at 620 University Avenue, Madison, WI.(Johnny o's) The terrace will consist of two stair flights for exiting and a gazebo and paver area for the public. This is currently a one story building.

- Construction Schedule
 - Mid April 2007 Demolition
 - Mid May 2007 Begin construction
 - Mid August 2007 Construction complete
- Consultants
 - Architect – Zingg Design
 - Builder – Design Structures
 - Landscaping – t.b.d.
 - Civil Engineer – t.b.d.
 - Structural Engineer – SRI
 - Soil Engineer – t.b.d.
- Use of Property
 - Current: commercial / restaurant - bar
 - Future: commercial / restaurant - bar
- Square Footage of patio
 - 1340.0 square feet
- Building footprint
 - 11,790.0 square feet

Please do not hesitate to call with any questions (608)836-1128. Thank you again for taking the time to review this project.

Sincerely,



George Solner

GEOGRAPHIC PARAMETER ENTRY - (NQLG)

Parcel: 0709-232-0311-4 Date: 02/05/07 Time: 13:12:05
OR Address: 620 University Ave MCD Code: MAD-C
OR Owner Name: OKONEK, JON F & JAMIE
Browsing file in ADDRESS order

LEGAL DESCRIPTIONS QUERY (NQLG)

Lot #: 0 Block #: 0 Class: Com Use: Store 2 sty small Area: 9931

UNIVERSITY ADDITION TO MADISON, BLK 8,
LOT 12 & PRT OF LOT 11 FULLY DESC AS FOL
BEG SE COR SD LOT 12,
TH S 90 DEG W 87.78 FT,
TH N 00 DEG 25 MIN 10 SEC E 93.38 FT,
TH N 01 DEG 02 MIN 45 SEC E 5.6 FT,
TH N 50 DEG 32 MIN 55 SEC W 22.26 FT,
TH N 44 DEG 28 MIN 33 SEC E 24.98 FT,
TH N 01 DEG 20 MIN 08 SEC E 1.5 FT,
TH S 89 DEG 32 MIN 19 SEC E .69 FT,
TH N 00 DEG 16 MIN 19 SEC E .24 FT,
TH S 89 DEG 58 MIN 21 SEC E 86.5 FT,
TH S 00 DEG 14 MIN 13 SEC W 132.72 FT TO
POB

JOHNNY O'S

PRELIMINARY DESIGN

OWNER / DEVELOPER

JON OKONEK
UNIVERSITY SPORTS, INC.
620 UNIVERSITY AVE
MADISON, WISCONSIN
608-215-5811

PROJECT LOCATION:

620 UNIVERSITY AVE
MADISON, WISCONSIN

GENERAL CONTRACTOR:

DATE: JANUARY 30, 2007

INDEX OF DRAWINGS

A1.1 ROOF PLAN - FIRST FLOOR PLAN
A1.2 PROPOSED ELEVATIONS

CONSULTANTS:

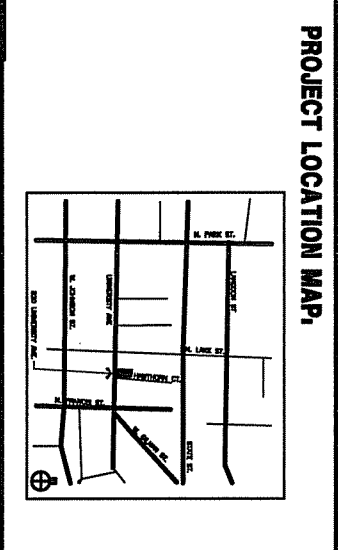
VERIFY ALL TRAIL, SUBMITTAL, PLUMBING EXISTING AND LOCATIONS WITH OWNER.
ALL UTILITIES, SANITARY, FURNISHING CONTROL AND WIRE CONDITIONS ARE TO BE PROVIDED BY THE CITY ENGINEER OR RECORD AND PROVIDED BY OWNER TO BE SUBMITTED TO THE OWNER AND ARCHITECT FOR APPROVAL.
ALL MATERIALS AND GOODS TO BE INSTALLED AS PER MATERIALS SPECIFICATIONS AND APPROVED.



ZINGG Inc. ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING
6603 UNIVERSITY AVENUE ■ MIDDLETON, WISCONSIN 53562 PH: 608-836-1128 FAX: 608-836-1148

ABBREVIATIONS:

AC	ASBESTOS	CM	COMMON	CONC	CONCRETE	PC	PARTIALLY	PL	PLASTER	PS	PAVEMENT
AD	ADDITION	CG	CONCRETE	CS	CEMENT	CR	CORNER	CS	COURT	CR	COURT
AE	ASBESTOS	CH	CHIMNEY	CL	CLEAR	CE	CEMENT	CS	COURT	CR	COURT
AF	ADDITION	CL	CONCRETE	CM	COMMON	CC	CORNER	CS	COURT	CR	COURT
AG	ADDITION	CO	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AH	ADDITION	CS	COURT	CR	COURT	CC	CORNER	CS	COURT	CR	COURT
AI	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AJ	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AK	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AL	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AM	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AN	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AO	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AP	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AQ	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AR	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AS	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AT	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AU	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AV	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AW	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AX	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT
AY	ADDITION	CR	COURT	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER
AZ	ADDITION	CC	CORNER	CS	COURT	CR	COURT	CC	CORNER	CS	COURT



GENERAL PROJECT NOTES:

ALL WORK SHALL COMPLY TO ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF MADISON, WISCONSIN, AND THE BUILDING WITH SEVERAL EXCEPT:

1. ALL WORK SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL REQUIREMENTS EXCEPTED IN THESE NOTATIONS. CONTRACTOR SHALL VERIFY ALL THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT. CONTRACTOR SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT.

2. THE ORIGINAL CONTRACTOR SHALL VERIFY THE SPECIFICATIONS SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT. CONTRACTOR SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT.

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4. THE ORIGINAL CONTRACTOR SHALL VERIFY THE SPECIFICATIONS SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT. CONTRACTOR SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT.

PROJECT DESCRIPTION:

DESCRIPTION OF WORK:
RENOVATE FROM EXISTING TO NEW AND ADDITION TO EXISTING TO HAVE SHED OFF OF OFFICE BUILDING SPACE.

ZONING:

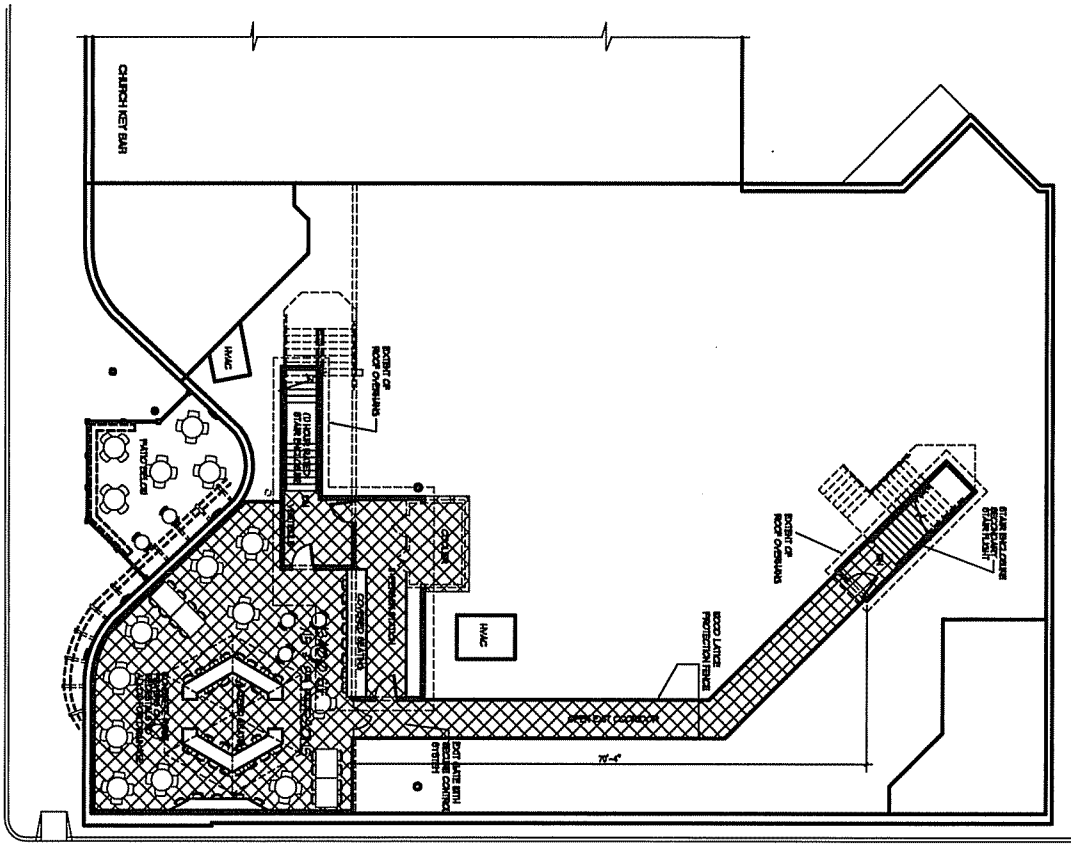
CITY OF MADISON
BUILDING TYPE: TYPE 6 MEDIUM DENSITY - UNRESTRICTED
BUILDING FOOTPRINT: 14,715 SQ. FT.
PROJECT COMPLETION DATE: 02/15/07
BUILDING CAPACITY: 20 PERSONS 30 EXISTING WORK

CODE SUMMARY:

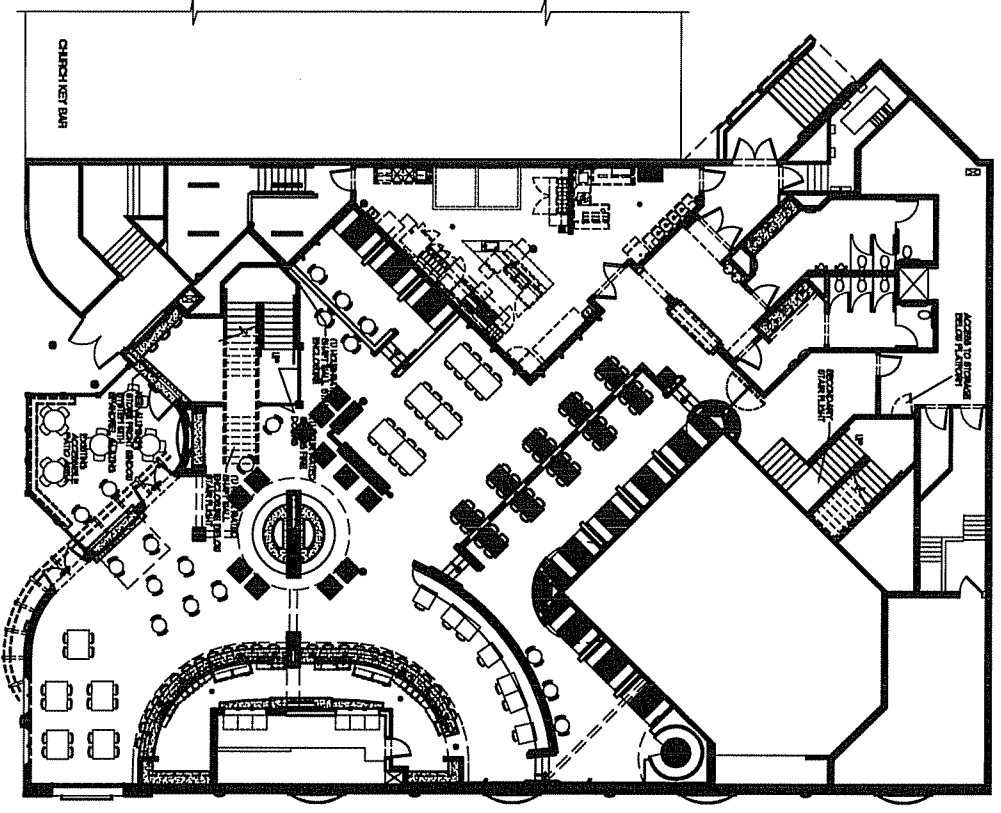
CONTRACT TYPE: LUMP SUM
THE GENERAL CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES AND ORDINANCES WITH THE PROJECT. CONTRACTOR SHALL VERIFY THE CITY OF MADISON ORDINANCES AND APPLICABLE CODES AND ORDINANCES WITH THE PROJECT.

APPLICABLE CODES:


2005 INTERNATIONAL BUILDING CODE
2005 INTERNATIONAL PLUMBING CODE
2005 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE
2005 INTERNATIONAL FIRE AND SAFETY CODE
2005 INTERNATIONAL ENERGY CONSERVATION CODE
2005 INTERNATIONAL SCHEDULE 40 STEEL PIPE
2005 INTERNATIONAL SCHEDULE 80 STEEL PIPE
2005 INTERNATIONAL SCHEDULE 10 STEEL PIPE
2005 INTERNATIONAL SCHEDULE 40 STEEL PIPE
2005 INTERNATIONAL SCHEDULE 80 STEEL PIPE
2005 INTERNATIONAL SCHEDULE 10 STEEL PIPE

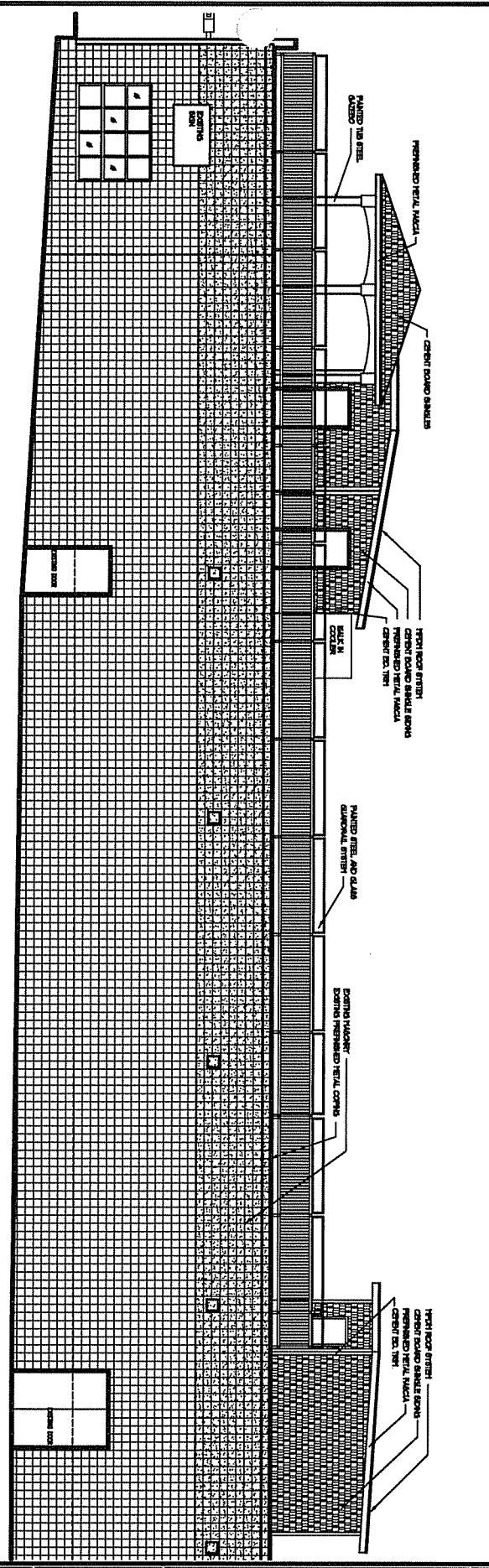
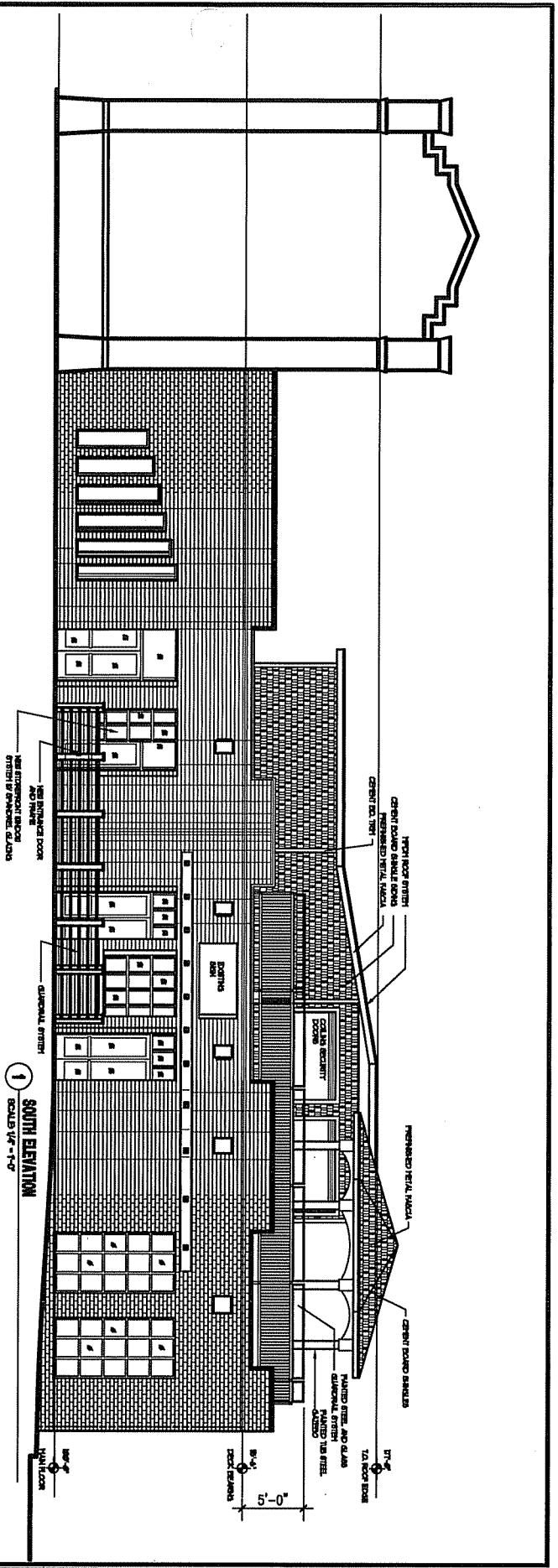


2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

 <p>ZINGG ARCHITECTURE INTERIOR DESIGN PLANNING</p>		<p>3000 Lakeside Avenue Atlanta, Georgia 30305 Phone: 404-525-4328 Fax: 404-525-7888 www.zingg.com</p>		<p>PROJECT: PROPOSED ROOF TERRACE JUNNY O'S BAR AND RESTAURANT</p>		<p>300 UNIVERSITY AVENUE MARIETTA, GEORGIA</p>		<p>SHEET TITLE: ROOF PLAN MAIN FLOOR PLAN</p>		<p>NOTES</p>		<p>DATE: _____</p>		<p>DATE: _____</p>	
<p>FILE NUMBER: _____</p>		<p>DRAWING NO: _____</p>		<p>SCALE: _____</p>		<p>SEE PLAN</p>		<p>SEE PLAN</p>		<p>SEE PLAN</p>		<p>SEE PLAN</p>			
<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>			
<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>			
<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>			



2 WEST ELEVATION
SCALE 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

<p>ARCHITECTURE INTERIOR DESIGN PLANNING</p>	
<p>PROJECT: PROPOSED ROOF TERRACE JOINT OF 03 BAR AND RESTAURANT</p>	
<p>CLIENT: UNIVERSITY MANSION 100 UNIVERSITY AVENUE ANN ARBOR, MI 48106-1500 TEL: 734-763-4400 WWW.ZINGGARCHITECT.COM</p>	
<p>DATE: 04/20/17 DRAWN BY: [Name] SCALE: [Scale] SHEET NUMBER: [Number]</p>	
<p>NOTES: 1. REFER TO SHEET [Number] FOR [Detail] 2. REFER TO SHEET [Number] FOR [Detail]</p>	
<p>ELEVATIONS</p>	