

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

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 found on the City's web site.

1. Project Information

Address: 744 Williamson Street
Title: outdoor dining area on existing patio

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) Zoning
- 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 Joey Connaughty **Company** Food Fight, Inc
Street address 5111 Monona Drive **City/State/Zip** Monona WI 53716
Telephone 608-246-2719 **Email** joey@foodfightinc.com

Project contact person Steve Shulfer **Company** Shulfer Architects, LLC
Street address 7780 Elmwood Ave **City/State/Zip** Middleton, WI 53562
Telephone 608-836-7570 **Email** sshulfer@shulferarchitects.com

Property owner (if not applicant) John Martens
Street address 4118 Hegg Drive **City/State/Zip** Madison, WI 53716
Telephone 608-221-2929 **Email** johnmartens@charter.net

4. Project Description

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

Tenant "Eldorado Grill" wishes to continue to use of existing patio for outdoor dining at the existing restaurant.

Scheduled start date May 1, 2017 Planned completion date use indefinitely

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal*

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

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.

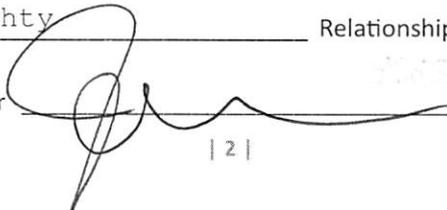
Planning staff Amy Scanlon Date June 28, 2016
Matt Tucker emails Date April 6, 2017
 Zoning staff Patrick Anderson conversation Date March 24, 2017

- Demolition Listserv
- 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 any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request.** List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Alder Marsha Rummel, notified April 7, 2017 via email (approved 4/10)
Marquette Neighborhood Assoc., notified March 24, 2017 via email

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Joey Connaughty Relationship to property COO of tenant
 Authorizing signature of property owner  Date 4/25/17



Letter of Intent

April 25, 2017

City of Madison
Department of Planning and Community Development 215
Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701

Re: Land Use Application Proposed Eldorado Grill
Conditional Use Permit for Outdoor Dining.

City Staff and Commission Members:

On behalf of the tenant at 744 Williamson Street (“Eldorado Grill”) and property owner John Martens, we are submitting this “Letter of Intent” to the City of Madison requesting a conditional use permit for outdoor dining on an existing covered patio structure.

Please find enclosed with this letter the necessary application form, fee, and drawings illustrating and supporting this request.

Project Team:

Tenant:
Food Fight Inc.
(Corporate Office)
5111 Monona Drive
Monona, WI 53716

Owner:
Williamson Center, LLC
Contact: John Martens
4118 Hegg Drive
Madison, WI 53716

Tenant/restaurant location:
Eldorado Grill
744 Williamson St.
Madison, WI

Agent / Architect:
Shulfer Architects, LLC
Contact: Steve Shulfer
7780 Elmwood Avenue, Suite 208
Middleton, WI 52562

Overview of Situation:

An outdoor, covered patio added to the property in c.2000 has been in use since inception - first as an outdoor smoking area, then later for outdoor dining. There is no record on file of outdoor dining having been approved as a conditional use, so at the direction of City Planning and Zoning, our team is requesting that a Conditional Use permit be granted to allow (continued) use as an outdoor dining area for the Eldorado Grill tenant.

During the summer of 2016, our team had worked to develop a design solution to improve the appearance of the existing patio, and perform general structural repairs and maintenance. These designs were coordinated with Amy Scanlon of City Landmarks Commission to meet her



preservation objectives, the building owner's structural needs, and the tenants (Eldorado Grill) operational use needs. The submitted drawings have been mutually agreed to, and also subsequently also approved by building inspection. We now seek the conditional use permit to continue its intended use for outdoor covered dining this spring and beyond.

In late March, 2017, we had notified both District 6 Alder Marsha Rummel as well as the Marquette Neighborhood Association of our intent with this request. We have received favorable feedback of support from each entity.

Property Address: 744 Williamson Street

Zoning District: The property is currently zoned in the Third Lake Ridge Historic district "HIS-TL" and "TSS" Traditional Shopping Street

Business Hours of Operation:

The Eldorado Grill maintains restaurant dining hours as follows:

Mon - Wed	4:30 PM - 9:00 PM
Thu - Fri	4:30 PM - 10:00 PM
Sat	9:00 AM - 2:00 PM
	4:30 PM - 10:00 PM
Sun	9:00 AM - 2:00 PM
	4:30 PM - 9:00 PM

Conclusion:

Please accept these documents for Conditional Use approval. The Eldorado Grill restaurant is a great neighborhood amenity with a history of quality and responsible management. The outdoor dining component of this restaurant further enhances the experience, and is vital to the operation.

I thank you for your consideration,

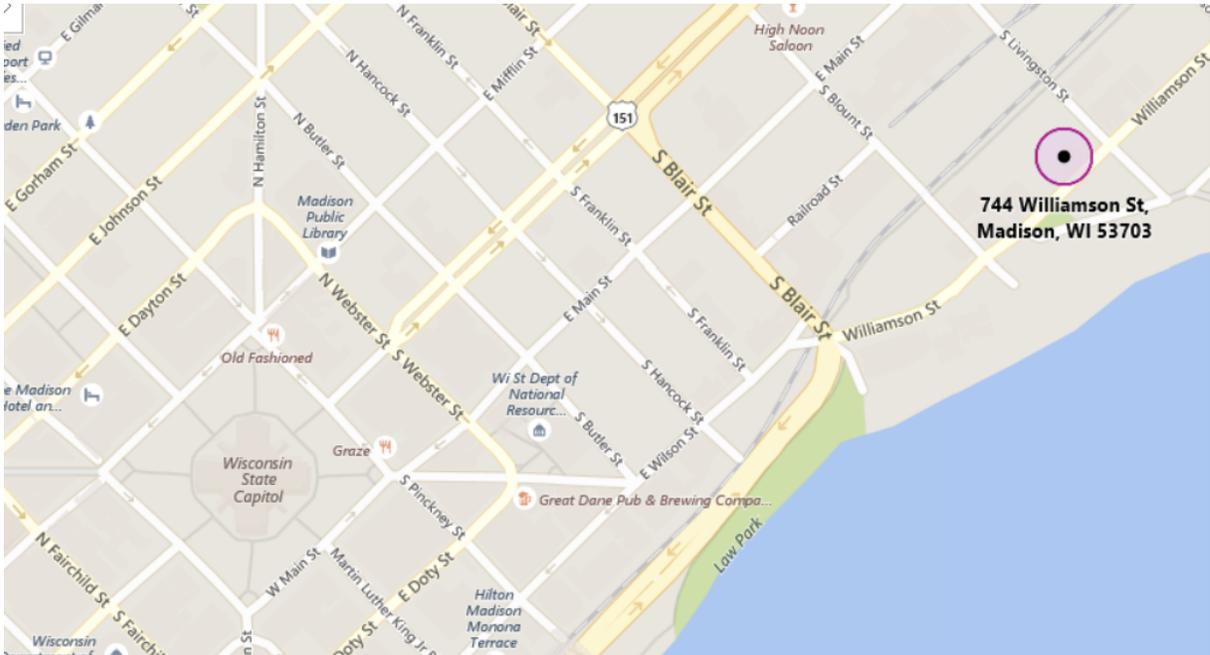
Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', with a stylized flourish at the end.

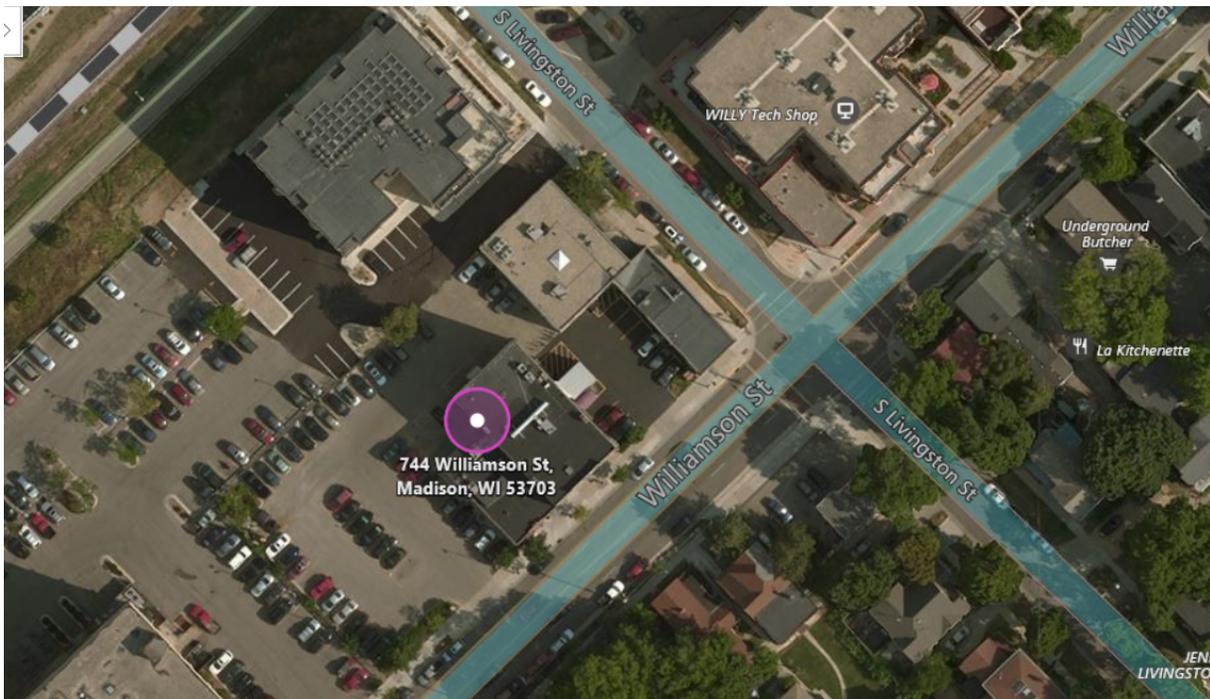
Steve Shulfer, AIA, LEED AP
SHULFER ARCHITECTS, LLC



Property Address: 744 Williamson Street



Aerial Photo: Neighborhood Context

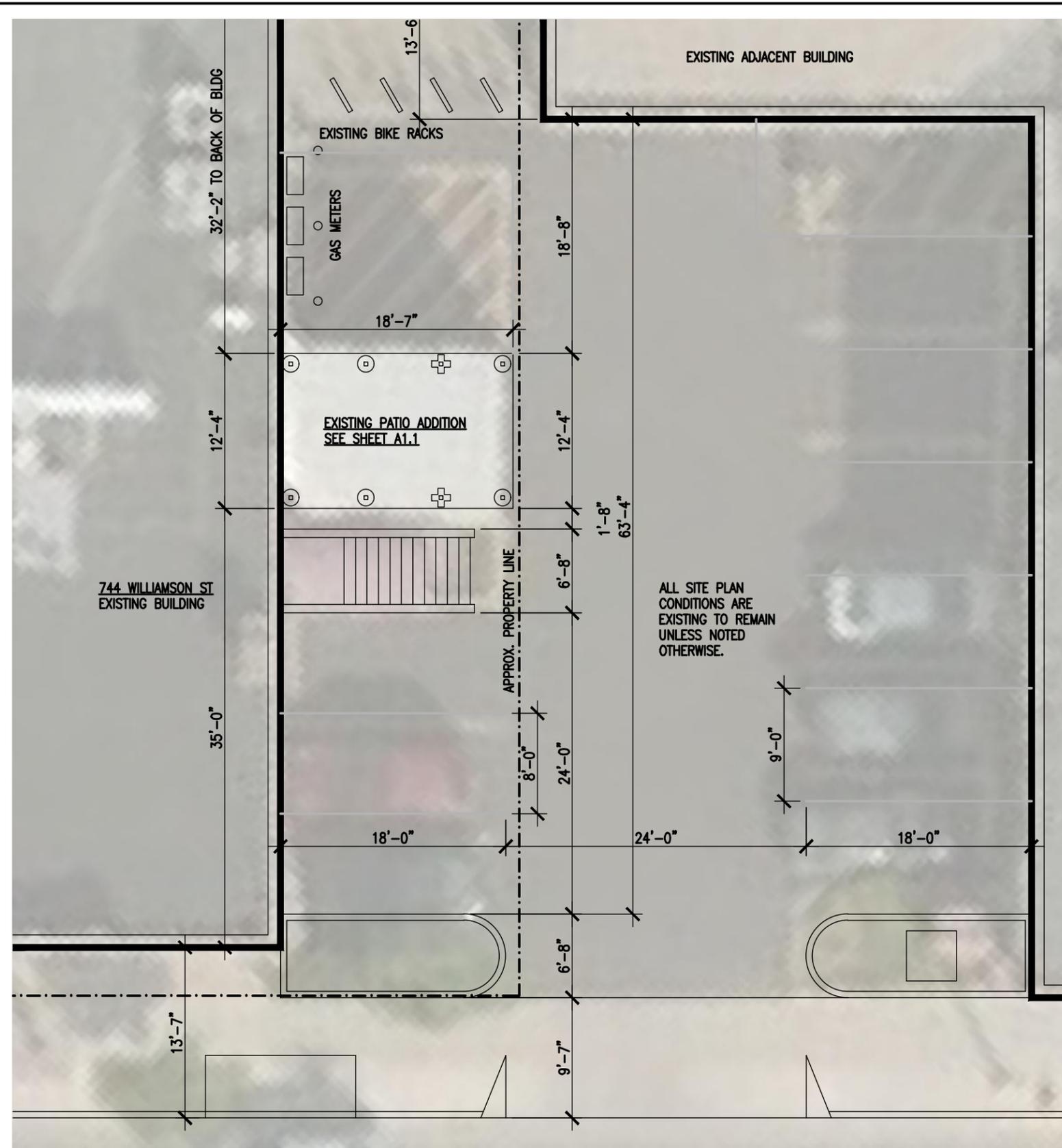


Aerial Photo: Site and Patio Location



Photo: Existing Patio





1 SITE PLAN
1"=10'-0"



PATIO REPAIR PROJECT

744 WILLIAMSON STREET (ELDORADO GRILL RESTAURANT)

THE INTENT OF THIS PROJECT IS TO REPAIR AN EXISTING OUTDOOR COVERED DINING PATIO TO COMPLY WITH STRUCTURAL AND CITY HISTORIC DISTRICT POLICIES.

SHEET INDEX:

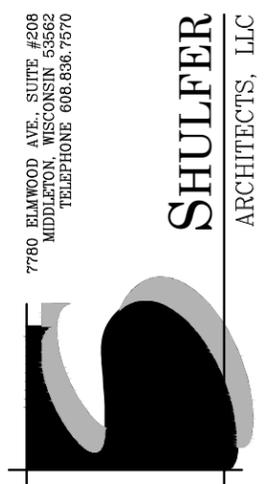
- A0.1 COVER SHEET; SITE PLAN
- A1.1 PATIO FLOOR & STRUCTURAL PLANS
- A2.1 PATIO ELEVATIONS
- A3.1 PATIO DETAILS

GENERAL NOTES:

1. ENSURE THAT CONSTRUCTION DOES NOT IMPEDE USE OF, OR DAMAGE ADJACENT PROPERTY OWNER'S SITE, PARKING OR STRUCTURES.
2. ALTERATIONS SHALL BE HELD IN COMPLIANCE WITH BUILDINGS NATIONAL HISTORIC DESIGNATION AND SHALL CONFORM TO THE PUBLISHED NATIONAL PARK SERVICE DESIGN GUIDELINES, FOUND AT THE FOLLOWING WEBSITES:

<https://www.nps.gov/tps/standards/rehabilitation.htm>
<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>
3. NO NEW CONNECTIONS SHALL BE MADE TO THE EXISTING BRICK BUILDING. IF CONNECTION IS NECESSARY FOR ANY REASON, REVIEW DETAIL WITH BUILDING OWNER AND GAIN APPROVAL PRIOR TO EXECUTION.

SHULFER ARCHITECTS, LLC
7780 ELMWOOD AVE., SUITE 208
MIDDLETON, WI 53562
608-836-7570



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MIDDLETON, WISCONSIN 53562
TELEPHONE 608.836.7570

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ARCHITECTS, LLC

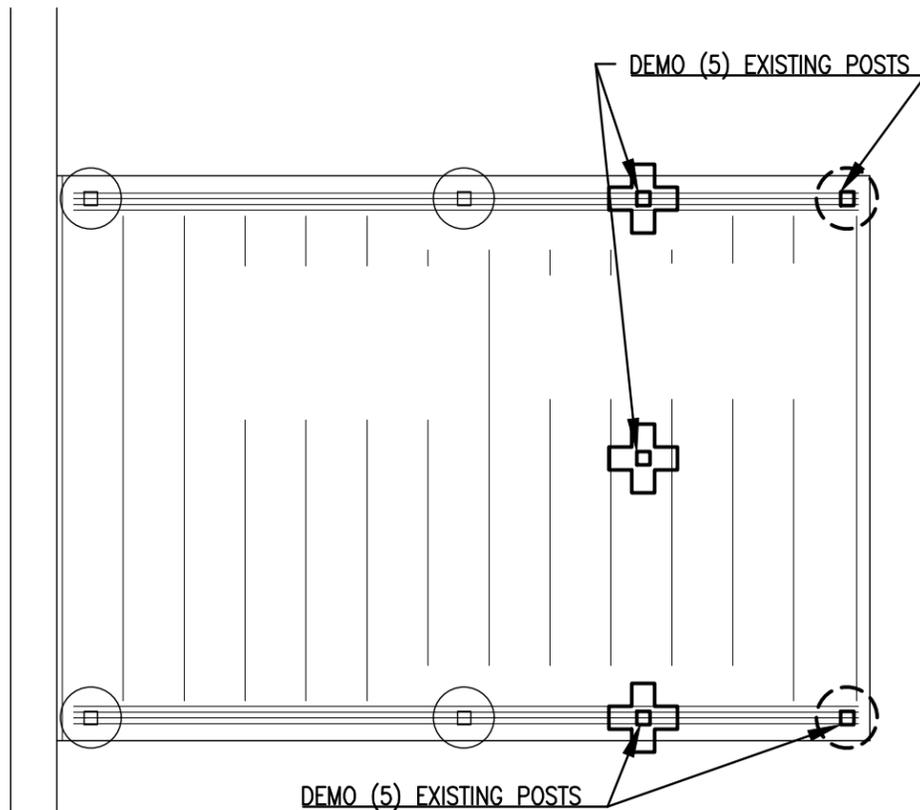
ELDORADO GRILL
OUTDOOR PATIO REMODEL
744 WILLIAMSON ST., MADISON, WI 53703

02.03.2017
FOR CONSTRUCTION

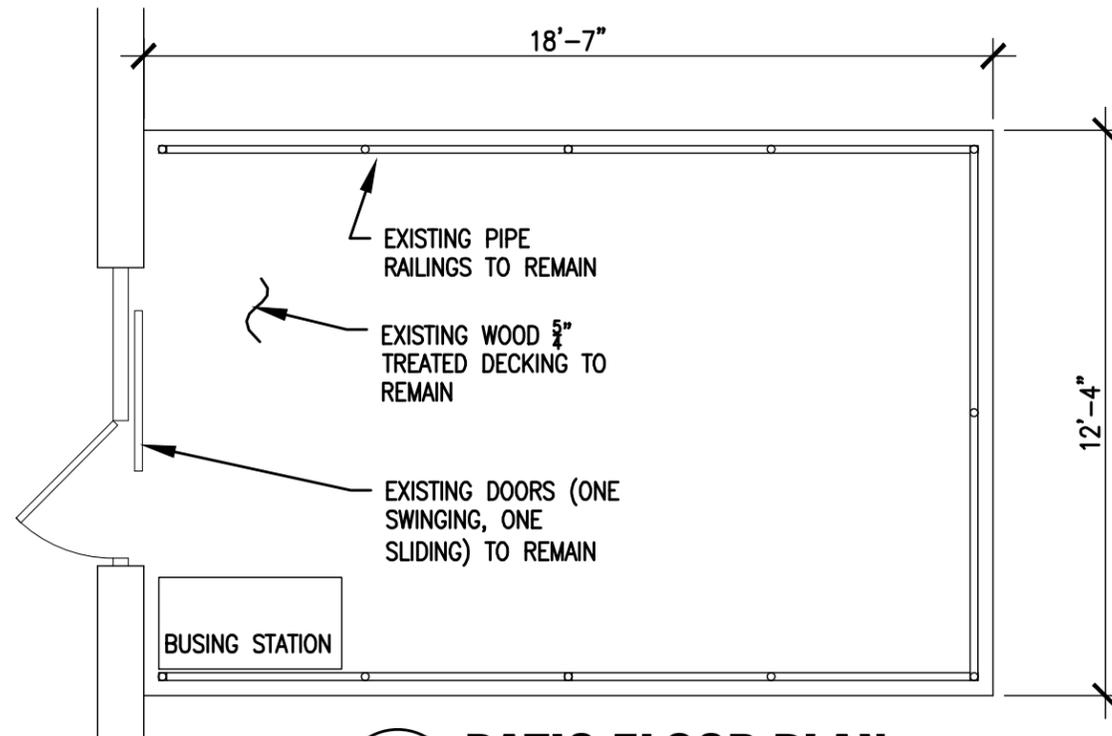
A0.1

STRUCTURAL / FRAMING NOTES:

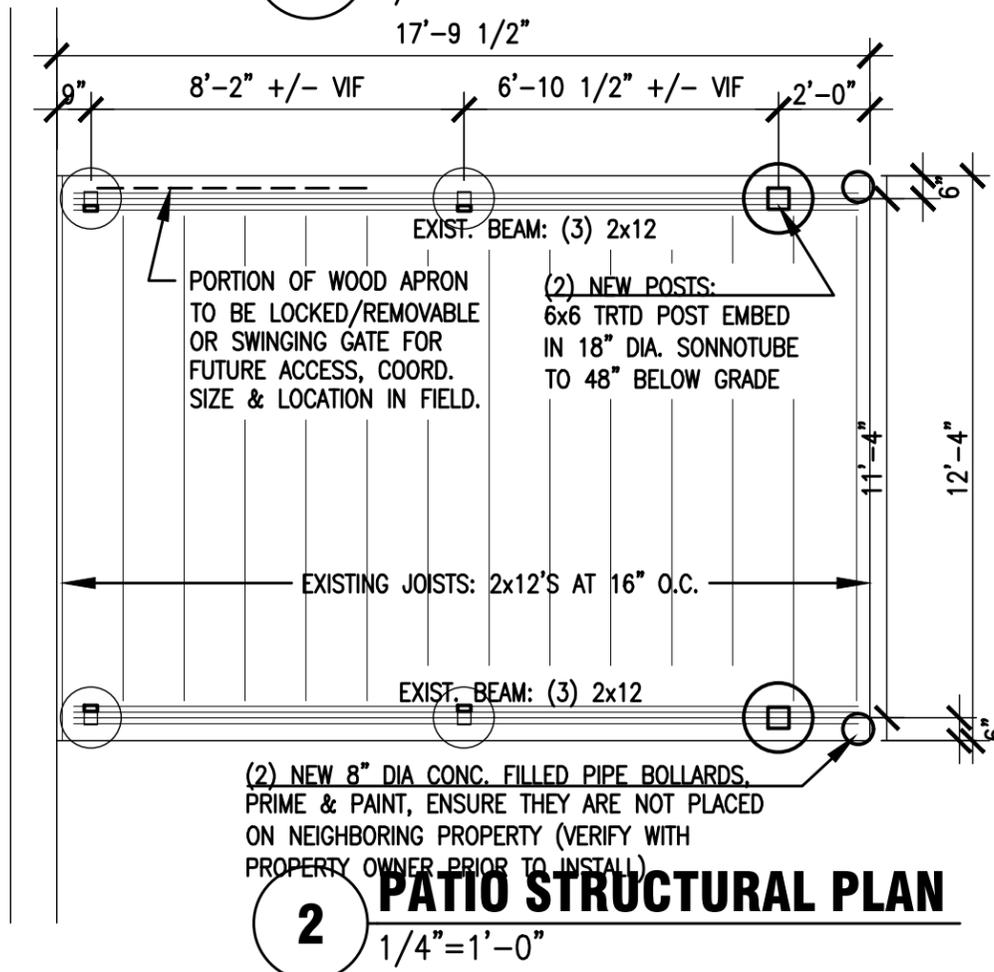
1. PROVIDE NEW CAP PLATE ON EXISTING POSTS TO REMAIN TO INCREASE BEARING TO FULL 4-1/2" THICKNESS OF 3-PLY BEAM.
2. PROVIDE TEMPORARY SHORING OF PATIO DURING CONSTRUCTION BY CONTRACTOR TO ENSURE NO DEFLECTION OR SAGGING.
3. EXISTING BEAMS ARE 3-PLY 2x12 TREATED WOOD MEMBERS, RUNNING CONTINUOUS ALONG LENGTH OF PATIO.
4. EXISTING JOISTS ARE 2x12 TREATED JOISTS HUNG WITH JOIST HANGERS. VERIFY EXISTING BRIDGING.
5. NEW SONNOTUBES SHALL HAVE REINF. BASKET OF (4) #3 REINF VERTL, AND (4) #3 HORIZ TIES.
6. CONCRETE TO BE MIN. 4,500 PSI MIX.
7. TOP OF SONNOTUBE SHALL BE FLUSH WITH, OR SLIGHTLY BELOW, TOP OF ASPHALT PAVEMENT.
8. 6x6 POSTS SHALL BE TREATED LUMBER WITH SIMPSON BASE/BEARING PLATES BOLTED TO TOP OF CONCRETE, AND POST TO BEAM CAP PLATES



1 PATIO DEMO PLAN
1/4"=1'-0"



3 PATIO FLOOR PLAN
1/4"=1'-0"



2 PATIO STRUCTURAL PLAN
1/4"=1'-0"

7780 ELMWOOD AVE., SUITE #208
MIDDLETON, WISCONSIN 53562
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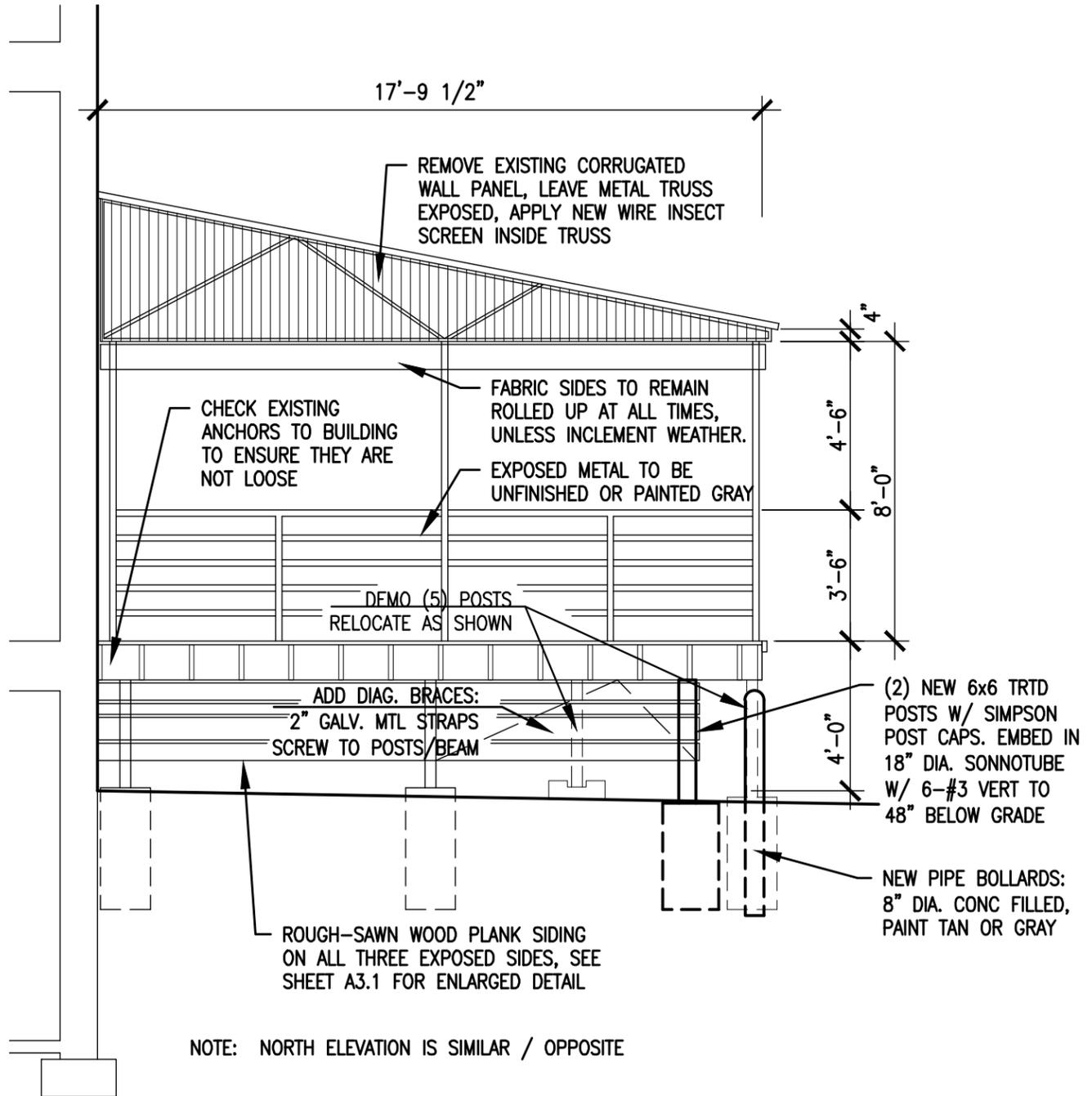


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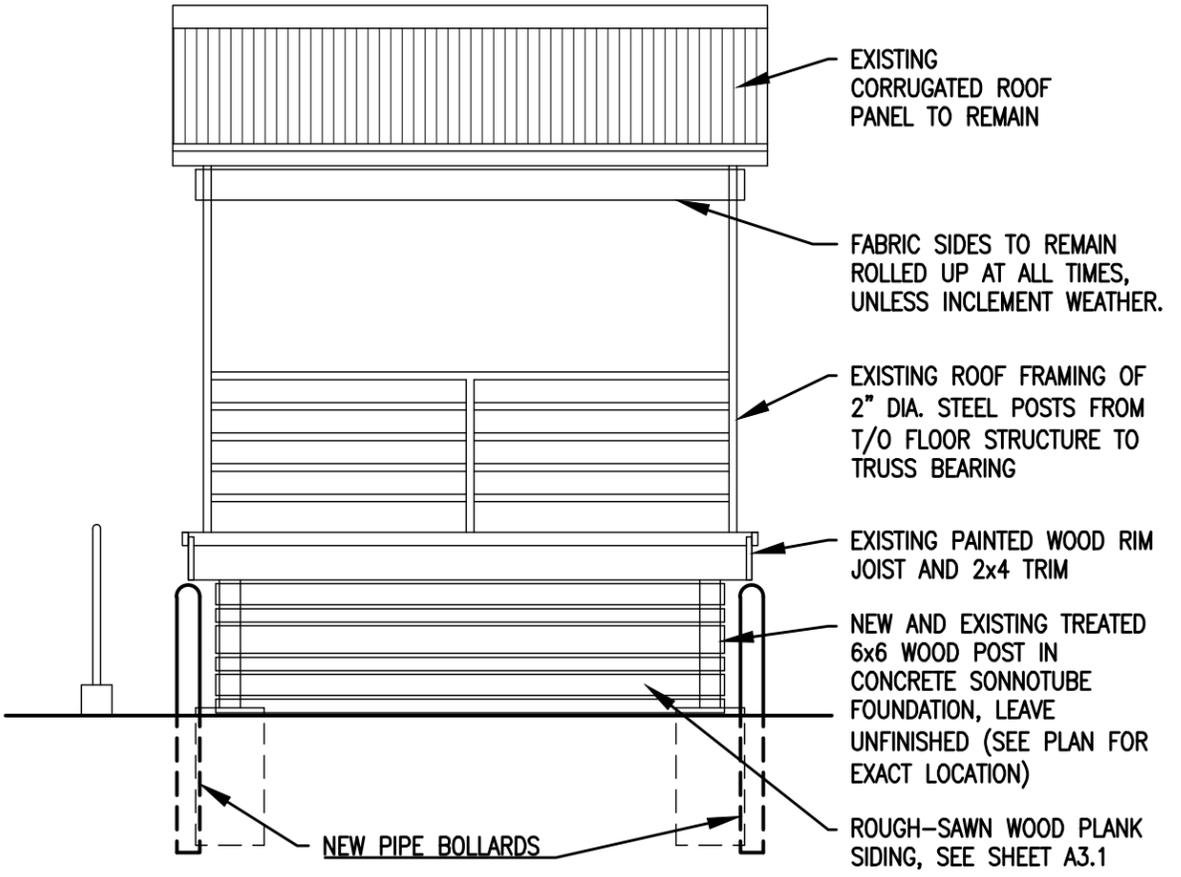
ELDORADO GRILL
OUTDOOR PATIO REMODEL
744 WILLIAMSON ST., MADISON, WI 53703

02.03.2017
FOR CONSTRUCTION
03.22.2017
CB01

A1.1



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

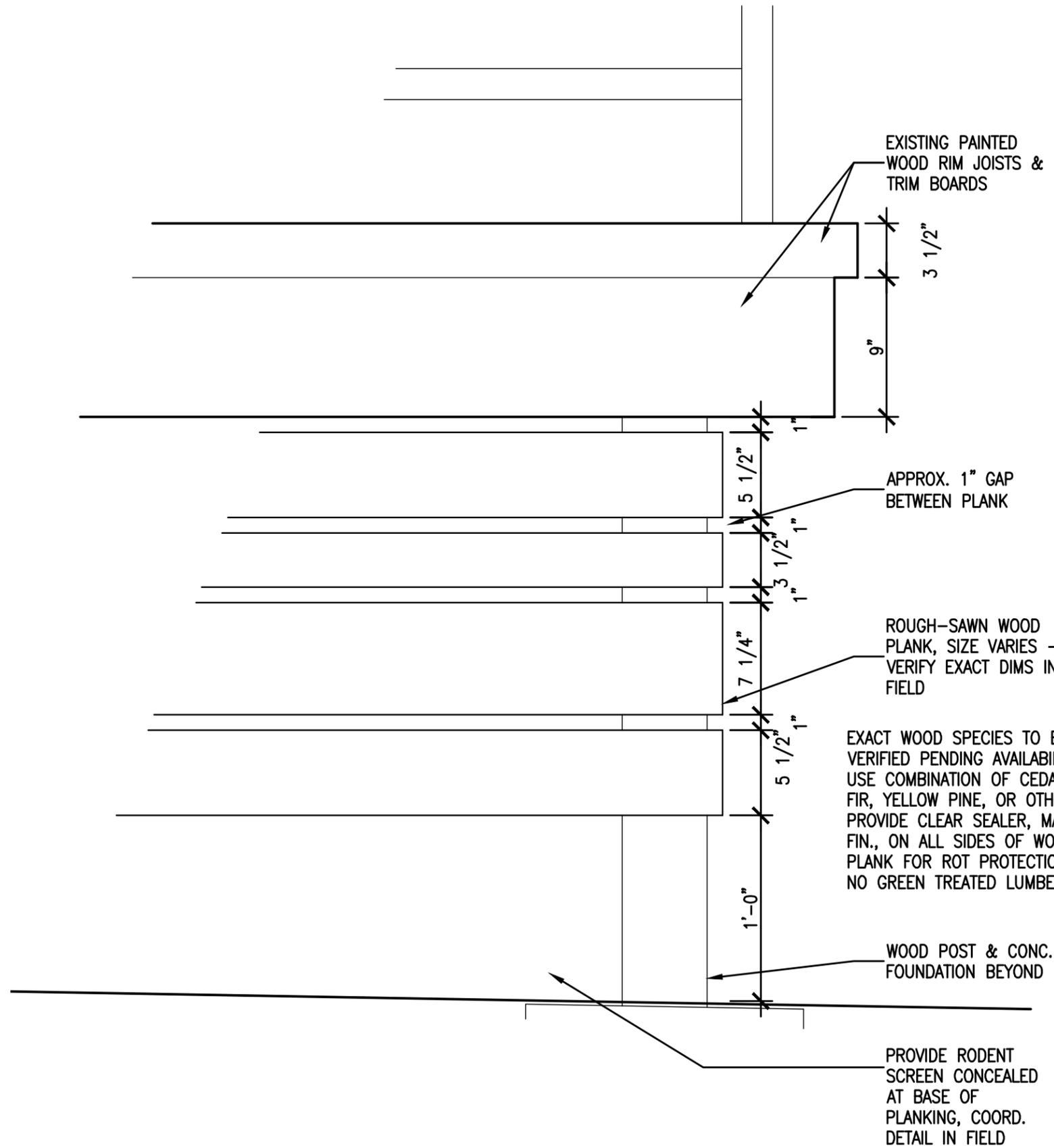


2 EAST ELEVATION
1/4"=1'-0"

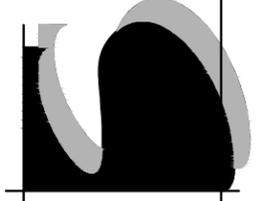
ELDORADO GRILL
OUTDOOR PATIO REMODEL
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02.03.2017
FOR CONSTRUCTION
03.22.2017
CB01

A2.1



7780 ELMWOOD AVE., SUITE #208
MIDDLETON, WISCONSIN 53562
TELEPHONE 608.836.7570



SHULFER
ARCHITECTS, LLC

ELDORADO GRILL

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02.03.2017
FOR CONSTRUCTION

A3.1