

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
03303

DATE SUBMITTED: <u>6/21/06</u>	Action Requested
UDC MEETING DATE: <u>6/28/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 453 & 451 W. WASHINGTON AVE
ALDERMANIC DISTRICT: 4TH

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT
CAPITOL BAKERY LLC MARK SCHMIDT
NAVIN JARUGUMMU

CONTACT PERSON: MARK SCHMIDT
Address: P.O. BOX 762
WAUTOMA, WI 54982
Phone: 800-236-0140
Fax: 920-787-1418
E-mail address: MYSARCHITECT@CENWI.NET

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____



*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

June 7, 2006



Creation of;

Capitol Bakery & Bistro

And Residential Apartments

451 & 453 W. Washington Avenue

Madison, WI

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1- Letter of Intent

2- Project Statistics

3- Zoning Text

4- Drawings

June 19, 2006

S0502

Project Owner;
Capitol Bakery LLC
Navin Jarugumilli
18 Shepard Terrace
Madison, WI



Re: Proposed Creation of;
Capitol Bakery & Bistro
and Residential Apartments
451 & 453 W. Washington Avenue
Madison, Wisconsin

Madison Urban Design Committee

Attached are the revised design drawings for the proposed Capitol Bakery and Bistro project on West Washington Avenue.

The drawings have been revised to address particular design issues raised at and since the Urban Design Committee meeting of April 5th.

- 1- Since the last meeting we received a final boundary survey and submitted an application for PUD zoning for this project. The survey indicated that we have two feet less property on the West Washington Avenue side of the building. Due to the limited space to allow stairs, this has resulted in a proposed design change to have the two patio areas on the West Washington Avenue side of the building be at three stair risers below , or 1'-9" below the existing finish floor. On the Bassett Street side of the building, where there is more room, we propose lowering the patio floors to 3 feet below the floor, or one foot above sidewalk level.

- 2- The exterior patio floors at the upper level will be treated wood deck boards. The lower patio floors near sidewalk level will be brick pavers.

- 3- The existing siding will be removed and new cement board siding will be installed.
 - The reveal dimension of the new bevel siding will match existing.
 - Corner boards and widow casings will be installed with similar dimensions to existing.
 - The detail on 453 W. Wash between the shingle siding and the bevel siding will be similar to existing.
 - Brackets to support the roof eaves on 453 W . Wash will be provided to match existing.

- 4- The new front porch for 453 W. Washington side will have style of detail similar to other buildings in the area, all membrane roof above, with "8x8" square wood columns and posts on the upper porch rail. Guardrails on the porches front and back will be treated wood painted to match siding with dimensions of rail and ballasters consistent with other nearby houses.

- 5- The guardrails around the patio areas will be welded and painted square steel with top and bottom rail and with ballasters at one foot on center.

- 6- A review with Madison Traffic and Engineering staff led to the decision to eliminate the one parking space on the property. (The new survey also confirmed that the existing driveway width is adequate to use the Bassett Street driveway for service.) The rear area of the lot can be used as a general building service area.

- 7- The rear portion of the building facing the rear site service area, has been modified to provide a grade level entry into the building. A wheel chair lift is provided in the entry that serves both the lower level commercial bakery, and the upper first floor of the restaurant.

June 7, 2006

S0502

Project Owner;
Capitol Bakery LLC
Navin Jarugumilli
18 Shepard Terrace
Madison, WI



Re: Proposed Creation of;

Capitol Bakery & Bistro

and Residential Apartments

451 & 453 W. Washington Avenue

Madison, Wisconsin

Letter of Intent

Existing Conditions

The existing building at 451 W. Washington Avenue has (1) two-bedroom residential apartment on the first floor and (1) two-bedroom residential apartment on the second floor.

The existing building at 453 W. Washington Avenue has (2) two-bedroom apartments on the first floor, (2) two-bedroom apartments on the second floor and (1) four-bedroom apartment on the third floor.

453 W. Washington Avenue has no parking. 451 W. Washington Avenue has two spaces in the rear yard using a driveway access agreement with 449 W. Washington Ave.

The properties are located in the r6 Zoning District.

Description of the Proposed Construction

The owner proposes to convert the existing first floor of the two buildings into a restaurant by combining the two lots into one, and constructing an addition between the buildings. A bakery serving this restaurant and other retail establishments is to be located in the existing and new basement areas.

It appears that this use is consistent with the Bassett Neighborhood Plan. Due to the lack of parking, it is acknowledged that the bulk of the proposed business will need to be from services provided to the local neighborhood. The appropriateness of this business has been thoroughly discussed with the Bassett Neighborhood Steering Committee and the Committee of the whole. A major item of discussion for the neighborhood was the design of the proposed building. It is the owner's intent to maintain, improve, and expand the existing residential buildings in such a way that the neighborhood character is maintained and improved while providing the neighborhood with new essential services.

The exterior of the buildings are proposed to be altered. These changes include:

- A new porch is to replace the existing porch at 453 W. Washington Avenue.
- A new raised grade level around the buildings with guardrails, is proposed to provide a patio seating area for the restaurant, separated from the existing sidewalk.
- An addition is to be constructed between the two existing buildings. Separate entrances are created to the first floor commercial space, and second floor residential units.
- A new ground level entrance at the rear yard is to provide an accessible entry to the first floor and basement commercial space.
- The low slope roof areas above the new addition are to provide usable open areas for the four residential apartments that are to remain.
- Both buildings will have new roof shingles, and new siding, details of which were discussed with the Bassett Neighborhood Steering Committee and further discussed with the Urban Design Committee.

Description of the Proposed Business Operations

The restaurant plans to serve coffee and baked goods in the morning, provide lunches mid-day, and dinners in the evening. Alcohol is to be served at a bar and with meals as part of the proposed restaurant service. One desired feature is to provide outdoor seating on the raised patio area around the building, and with adequate demand, possible future lease space in the city owned terrace. Hours of operation are proposed to be from 6:00 am to 11:00 pm, with last seating at 10:30 for interior dining, and last seating on the patio at 9:00pm. The patio area will be open during suitable weather conditions. The bar area will only operate during hours of the restaurant food service.

The owner/operators wish to serve alcoholic beverages with food on the outside patio area. The R-6 zoning district regulations specifically do not allow alcohol outside of the building. This is the major item that has caused the desire to create a PUD zoning district.

There is a trash enclosure to be located behind the building. The enclosure will contain (4) trash cans and (2) recycling receptacles. Residential trash will be picked up by the City of Madison garbage services.

Restaurant trash will be placed in trash receptacles, also in the trash enclosure. The restaurant will contract with a private vendor to make a minimum of twice weekly trash pick-ups between the hours of 7:00 am and 5:00 pm. Containers will be the smaller size with rear yard pick-up or rolling containers out to the Bassett Street curb. Grease removal and recycled trash will also be removed by a private vendor.

Delivery of fresh produce is anticipated once per day. Delivery of dry goods for the bakery is anticipated to be about once per week. Dry goods for the restaurant is also anticipated to be about once per week. These deliveries will be in small trucks, which will make deliveries in the rear of the building, temporarily sharing space with the handicap accessible parking space. These deliveries will also be made between the hours of 7:00 am and 5:00 pm and at a designated time with the lowest business activity.

The lower level bakery is anticipated to serve several business locations. Deliveries to off-site locations will also be made with small trucks, parking in the rear yard service area

No parking is provide on-site. The owners will pursue the leasing of parking spaces from adjacent property owners who have adjacent parking lots in the center of the block.

The Capitol Bakery Food services including the bakery and restaurant will be managed by Jeff Holm.

The Captiol Bistro Beverage services including coffee and alcohol will be managed by Joshua Matteson.

Merits of the Project

The new commercial establishment will provide a dining and social venue for neighborhood residents. The 'no on-site parking' condition will likely limit many of the customers to those living in the nearby residential areas and in business hour to those working in the south capitol district.

The new second floor deck will provide exterior open areas for building residents that do not exist for current residents.

Conversion of the existing first floor areas to commercial use will include improved appearance of the two buildings at a prominent location, retain the buildings with

predominately residential character and use, and maintain the two buildings in present form, postponing pressure for more intensive development at this site.

Limitations and Hurdles for the Proposed Project

The two subject properties are zoned R-6. Although a restaurant is allowed as a conditional use, a tavern is not allowed. A recent interpretation of the R6 zoning text is that a restaurant-tavern is also not allowed in the R6 district. Outdoor seating with liquor service is not allowed. There are limitations to the design of the restaurant entry and the signage on the exterior of the building.

The two existing buildings have some infringement into required yard areas. The proposed addition and front porch reconstruction may require variances if the project remained in the R6 district.

City staff have determined that a PUD zoning district is the only avenue open for processing the proposed alterations and use.

Schedule for Development

It is anticipated that the site use approval process with the City of Madison will be completed by late summer 2006. The building permit process should provide building permits by October 1st, 2006. Pending financial approvals, it is anticipated that construction could start by October 2006, with occupancy anticipated by April 1st 2007.

The architect for the project is ; Mark J. Schmidt
Knapp Schmidt Architects LLC
2040 Winnebago St.
Madison, WI 53704
800-236-0140
fax 920-787-1418

The construction contractor has not been selected:

6/27/06

S0505

**Capitol Bakery & Bistro
& Residential Apartments**

Owner Navin Jarugumilli
453 W. Washington Avenue
451 W. Washington Avenue
Madison, WI



Project Description

Convert the existing first floor space of 451 & 453 West Washington Avenue into one commercial restaurant space by constructing an addition to connect the two existing buildings. The existing second and third floor residential apartments are to remain. A bakery serving the restaurant and others is to be located in lower level.

Project Statistics

Site Area	5,640 sf						
	Total Floor Area	Total Bldg Flr Area	Lot Area Req'd R6	Open Area Req'd R6	Commercial Space	Residential Space	
Basement							
Kitchen/Bakery	1,675						
Mech#1 & Tenant Laundry	656					656	
Exit/Toilet Addition	129						
Mech #2	122						
Stair #1	307						
Total Basement Area	2,889						
First Floor							
Existing 451	1,376				1,376		
First Floor Addition	612				612		
Existing 453	1,008				1,008		
Total New & Existing Porche:	328						
Total First Floor Area	3,324						
Second Floor							
Apartment #1	933		450	140		933	
Apartment #2	637		450	140		637	
Apartment #3	572		450	140		572	
New Hall Addition	57						
Stair #1	83						
Stair #2	84						
Stair #3	59						
Total Second Floor Area	2,425						
Third Floor							
Apartment #4	1,226		600	280		1,226	
Stair #1	100						
Stair #2	84						
Total Third Floor Area	1,410						
Total Building Floor Area		10,048	1,950	700	2,996	4,024	
Floor Area Ratio							
9,736sf / 5460 sf:							1.78

June 7, 2006

Capitol Bakery & Bistro

And Residential Apartments

453 W. Washington Avenue

Madison, WI



Zoning Text

Legal Description: The Northwest 85 feet of the Northeast 1/2 of Lot 1 and the Northwest 85 feet of the Southwest 1/2 of Lot 1, Block 44, Original Plat of the city of Madison, in the City of Madison, Dane county, Wisconsin.

- A. Statement of Purpose: This zoning district is established to allow for the construction of a multi-use building housing a restaurant-tavern, commercial bakery, and residential apartments.
- B. Permitted Uses:
 - 1. Those that are stated as permitted users in the R6 District.
 - 2. Uses accessory to permitted uses as permitted in the R6 District.
 - 3. Other permitted uses: restaurant-tavern and bakery
- C. Lot Area 5,610 sf
- D. Floor Area Ratio
 - 1. Maximum floor area ratio permitted is 2.0
 - 2. Maximum building height shall be 3 stories or as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.
- H. Lighting: Site lighting will be provided as shown on approved plans.
- I. Signage: signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

01. BARRIER FREE CODE - THESE PLANS PROVIDE INFORMATION INDICATING THEIR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA)
02. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ON-SITE CONDITIONS, AND DIMENSIONS AND TO PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT.
03. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING THE CONSTRUCTION OF THE AREA IN QUESTION.
04. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BEAR THE RESPONSIBILITY FOR OBTAINING ALL REQUISITE PERMITS, RELEASES, AND AUTHORIZATIONS FOR THE CONSTRUCTION OF THIS PROJECT.
05. THE GENERAL CONSTRUCTION TEAM IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS PROVIDED IN THESE NOTES, DRAWINGS, AND SPECIFICATIONS. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADE. FAILURE TO READ THE NOTES AND INSTRUCTIONS WILL NOT RELIEVE THE TEAM OR MEMBERS OF REAPONSIBILITY WHEN THE WORK DEVIATES FROM THE REQUIREMENT.

ZONING CODE REVIEW

EXISTING ZONING DISTRICT R6

LOT AREA REQUIRED:

- (1) FOUR BEDROOM UNIT **1,600 SF**
- TOTAL LOT AREA REQUIRED; 5,200 SF**
- EXISTING LOT AREA 5,604 SF**

PROPOSED PUD USE

- ONE COMMERCIAL BAKERY
- THREE TWO BEDROOM UNITS
- ONE FOUR BEDROOM UNIT

FLOOR AREA RATIO

- MAX 2.0
- PROPOSED:
- GROUND FLOOR 2,889 SF**
- FIRST FLOOR 3,324 SF**
- SECOND FLOOR 2,425 SF**
- THIRD FLOOR 1,419 SF**
- TOTAL FLOOR AREA 10,048 SF**
- FAR = 10,048/4,604 = 1.79**

YARD REQUIREMENT (R6)

- FRONT YARD REQUIRED 20 FT
- FRONT YARD EXISTING 0 FT
- SIDE YARD EXISTING 1.6' & 5'
- REAR YARD REQUIRED 30 FT
- REAR YARD EXISTING 9.3 FT

USABLE OPEN AREA

- REQUIRED : SEVEN BEDROOMS @ 705F = 490 5F
- PROVIDED:
- SECOND FLOOR DECK; = 566 SF**
- THIRD DECK; = 165 SF**
- TOTAL = 731 SF**

PARKING

NONE; (LOCATED IN NO PARKING REQ'D DISTRICT)

BUILDING CODE REVIEW

CODES: 2000 IBC WITH WISCONSIN AND MADISON AMENDMENTS

BUILDING USE TYPE: ASSEMBLY GROUP A-2, RESIDENTIAL GROUP R-2

BUILDING CONSTRUCTION TYPE: V-A COMBUSTIBLE PROTECTED

HEIGHT & AREA CRITERIA:

- ALLOWED: GROUP A-2, 2 STORY & 11,500 SF. GROUP R-2, 3 STORY & 12,000 SF
- MODIFICATIONS: HEIGHT INCREASE OF ONE STORY & 20 FEET ALLOWED FOR SPRINKLER
- ACTUAL: THREE STORIES ABOVE GRADE, 30'-6" HIGH

FIRE RATED CONSTRUCTION:

- EXTERIOR WALLS: 1 HOUR
- MECHANICAL ROOMS: NOT APPLICABLE
- STAIR WELLS: 1 HOUR
- STORAGE: NOT APPLICABLE
- COLUMNS: INTERIOR ; EXTERIOR: ONE HOUR
- EXTERIOR DOOR & WINDOW OPENING PROTECTION: 3/4 HOUR AT SIDE PROPERTY LINES
- OCCUPANCY SEPARATIONS: 2 HOUR BETWEEN RESIDENTIAL AND ASSEMBLY

OCCUPANT LOAD OF BUILDING:

GROUND FLOOR:

FIRST FLOOR:

2ND FLOOR RESIDENTIAL: 1,2042 GROSS SQ. FT. / 200 = 12 PERSONS

TOTAL OCCUPANCY = 112 PERSONS

LIFE SAFETY ITEMS:

- FIRE EXTINGUISHERS: AS INDICATED ON DRAWINGS & MODIFIED BY LOCAL CODE.
- SMOKE DETECTORS: ONE PER STORY, PLUS ONE IN EACH BEDROOM, ONE OUTSIDE SLEEPING AREAS. ALL HARDWIRED W/ BATTERY BACKUP AND INTERCONNECTED WITHIN EACH UNIT.

SANITARY FACILITIES:

REQUIRED: TOILETS: ASSEMBLY: 1 PER 75 MALE, 1 PER 75 FEMALE = 1 EACH. RESIDENTIAL: 1 PER UNIT
LAVATORIES: ASSEMBLY: 1 PER 200 = 1 REQUIRED. RESIDENTIAL: 1 PER UNIT
DRINKING FOUNTAIN: NOT REQUIRED IN RESTAURANT IF WATER SERVED
SERVICE SINKS: 1 PER RESTAURANT, IN ROOM OR CLOSET WITH SUPPLIES FOR CLEANING TOILETS

PROVIDED: TOILETS: ASSEMBLY & BAKERY: 2 MALE, 2 FEMALE.
RESIDENTIAL: 1 PER UNIT
LAVATORIES: ASSEMBLY & BAKERY: 4. RESIDENTIAL: 1 PER UNIT
DRINKING FOUNTAIN: NONE
SERVICE SINKS: 1 IN MECHANICAL ROOM

CREATION OF

CAPITOL BAKERY & BISTRO

453 W. WASHINGTON ST

MADISON, WI 53703

PROJECT DESCRIPTION

- 1- CONVERT TWO EXISTING RESIDENTIAL BUILDINGS INTO A RESTAURANT ON THE FIRST FLOOR WITH A NEW CONNECTING ADDITION.
- 2- THE NEW EXPANDED BASEMENT IS TO HOUSE A COMMERCIAL BAKERY.
- 3- THE EXISTING SECOND AND THIRD FLOOR RESIDENTIAL APARTMENTS ARE TO BE MODIFIED TO GAIN ACCESS THE NEW EXTERIOR DECKS

PROJECT TEAM

OWNER:

CAPITOL BAKERY LLC
NAVIN JARUGUMILLI
18 SHEPARD TERRACE
MADISON, WI 53705
TELEPHONE (608) 213-7170
FAX: (608) 236-4226

ARCHITECT:

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kschmidt@earthlink.net e-mail

Knapp Schmidt Architects LLC

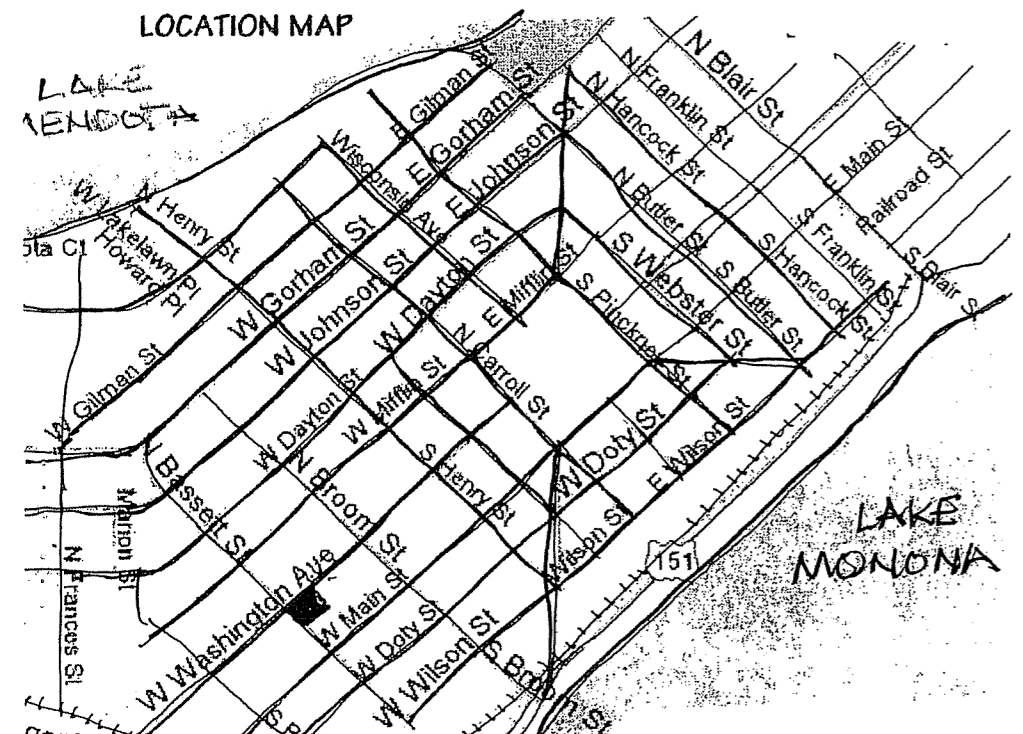
OWNER
CAPITOL BAKERY LLC
18 SHEPARD TERRACE
MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO
& RESIDENTIAL APARTMENTS
451 & 453 W. WASHINGTON AVENUE MADISON, WI

ISSUED:	UPC REVIEW
DATE:	6/19/06
DESIGNED BY:	CHECKED BY:
DATE:	DATE:
PROJECT NO:	50505

TITLE SHEET

LOCATION MAP

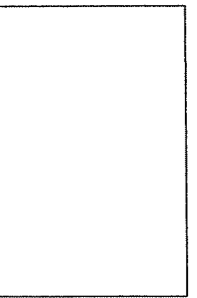


WEST WASHINGTON AVENUE AND BASSETT STREET VIEW



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- 6.3 THIRD FLOOR PLAN
- 7.1 ROOF PLAN
- 8.1 SOUTH ELEVATION
- 8.2 WEST ELEVATION
- 8.3 NORTH ELEVATION
- 8.4 EAST ELEVATION



OWNER
CAPITOL BAKERY LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO
 & RESIDENTIAL APARTMENTS
 451 & 453 W. WASHINGTON AVENUE MADISON, WI

ISSUED:	
DATE:	6/19/06
	UDC REVIEW
JOB NO.	60505



VIEW FROM REAR YARD OF 449 WEST
SHASHINGTON AVENUE

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**Knapp
Schmidt
Architects
LLC**

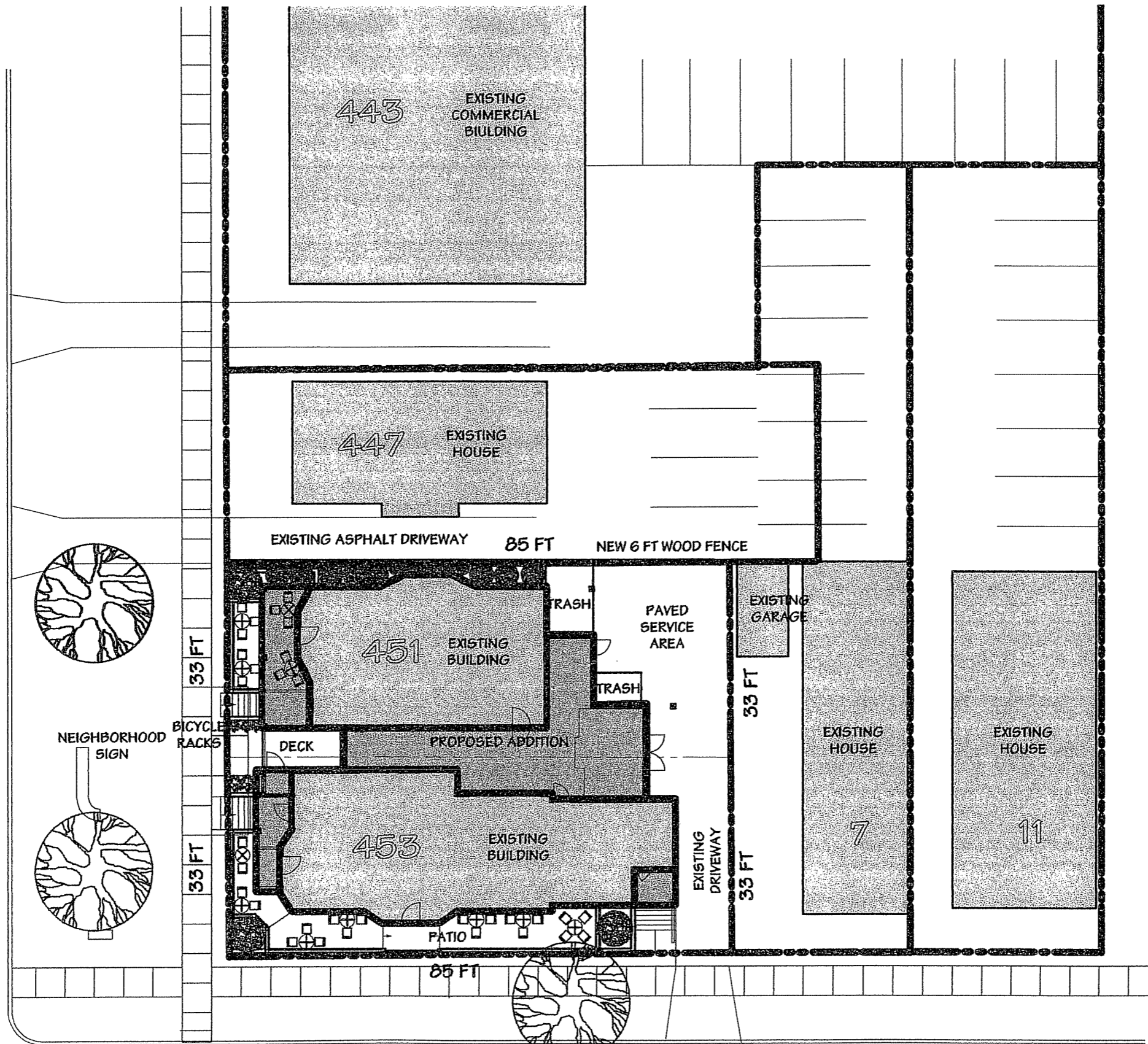
OWNER
CAPITOL BAKERY LLC
18 SHEPARD TERRACE
MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO
& RESIDENTIAL APARTMENTS
451 & 453 W. WASHINGTON AVENUE MADISON, WI

ISSUED:	
UPC REVIEW	
DATE:	6/19/06
DESIGNED BY	
JOB NO.	50505

PERSPECTIVE
VIEW

WEST WASHINGTON AVENUE



ONE WAY TRAFFIC

ONE WAY TRAFFIC

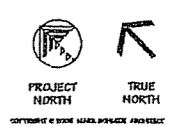
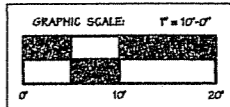
SOUTH BASSETT STREET

SITE PLAN NOTES:

SITE AREA:	5,604 sq ft
BUILDING AREA CALCULATIONS:	
451 W. WASH	1,008 sq ft
EXISTING PORCH	168 sq ft
453 W. WASH	1,376 sq ft
EXISTING REAR PORCH	42 sq ft
PROPOSED NEW PORCH	106 sq ft
PROPOSED ADDITION	668 sq ft
TOTAL BUILDING AREA	3,298 sq ft
EXISTING & NEW BASEMENT AREA	2,068 sq ft
EXISTING & NEW SECOND FLOOR AREA	2,425 sq ft
EXISTING THIRD FLOOR AREA	1,410 sq ft
TOTAL BUILDING FLOOR AREA	10,001 sq ft

LANDSCAPING SCHEDULE

- (A) _____
- (B) _____
- (C) _____



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ksarch@carbhink.com

Mark J. Schmidt Architect AIA

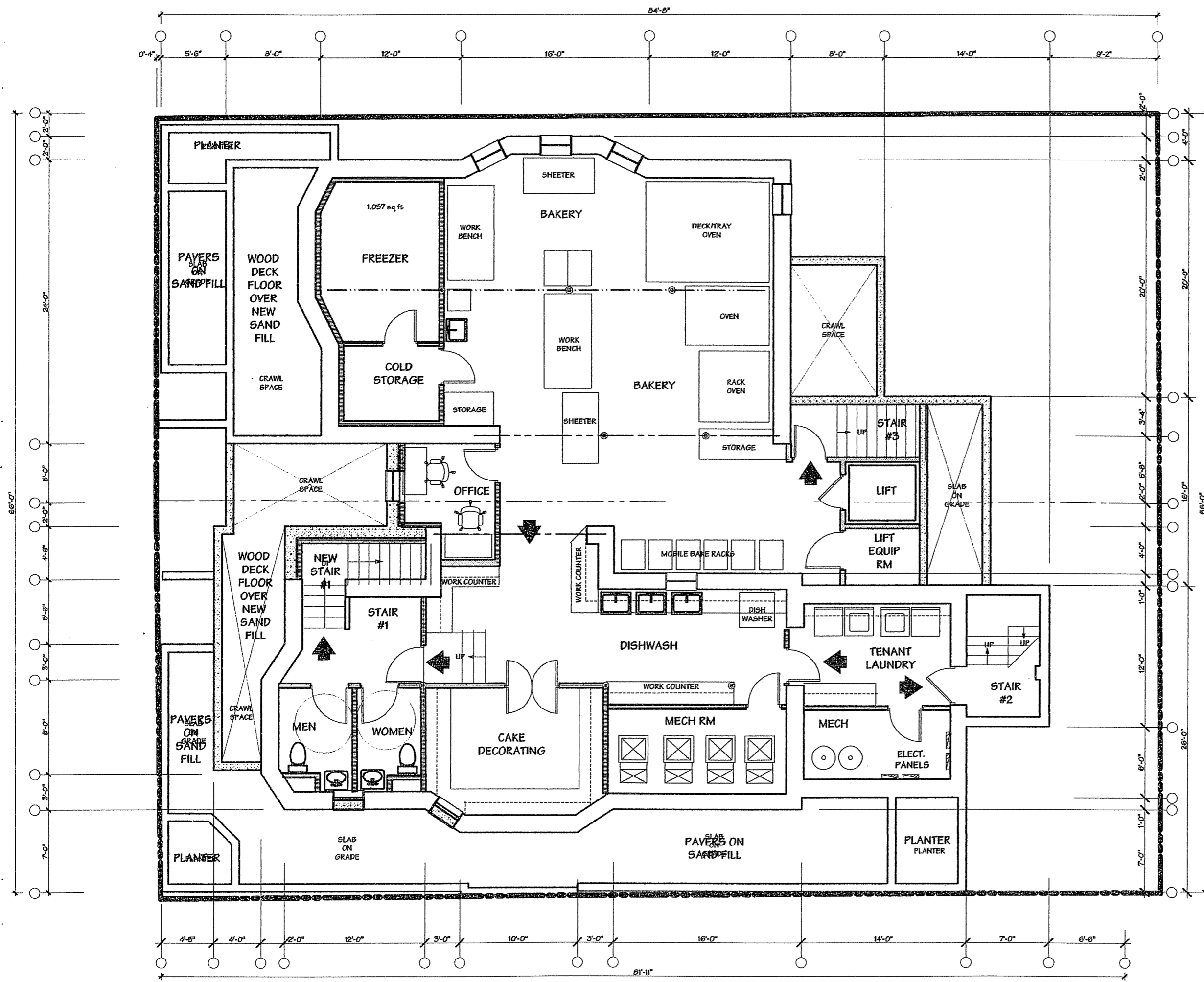
CAPITOL BAKERY LLC
18 SHEPARD TERRACE
MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO & APARTMENTS
461 & 453 W. WASHINGTON AVENUE, MADISON, WI

DATE	ISSUED
6/19/06	PUD APPLICATION
6/19/06	URBAN DESIGN MITG

50505

SITE PLAN



GROUND FLOOR PLAN NOTES:

AREA CALCULATIONS

KITCHEN/BAKERY 1,675 sq ft

MECH #1 AND TENANT USE AREA 656 sq ft

NEW EXIT & TOILET ROOM ADDITION 129 sq ft

MECH #2 122 sq ft

STAIR #1 /BASEMENT 307 sq ft

TOTAL BASEMENT AREA 2,868 sq ft

OCCUPANCY CALCULATIONS:

SOUTH NET BAKERY AREA

NORTH NET BAKERY AREA

BAKERY 808 SF/200SF = (5) PERSONS

SCALE: 1/4"=1'-0"

PROJECT TRUE NORTH

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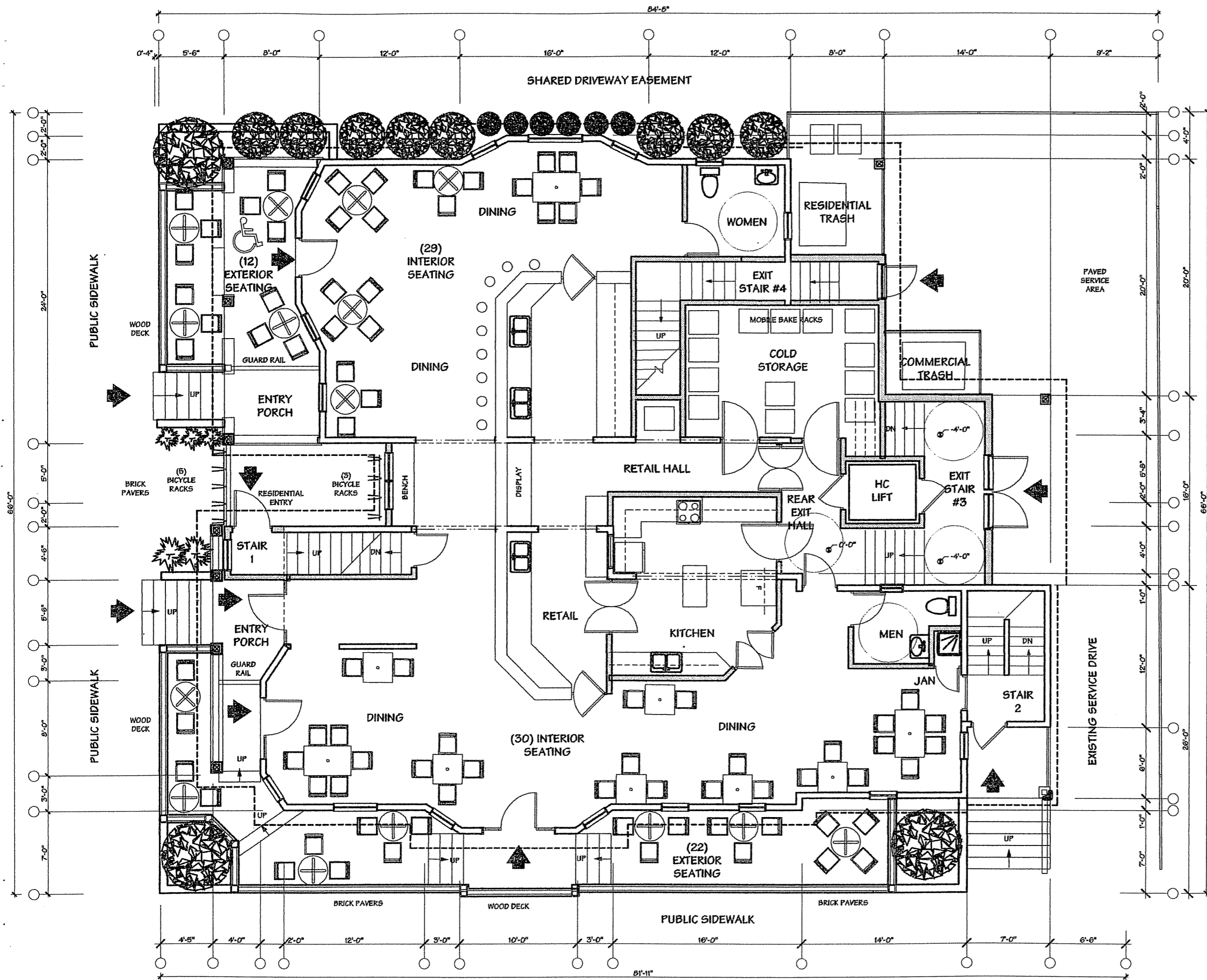
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18 SHEPARD TERRACE
MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO
& RESIDENTIAL APARTMENTS
451 & 453 W. WASHINGTON AVENUE MADISON, WI

ISSUED:			
DATE:	6/19/08	UDC REVIEW	
DRAWN BY:		DESIGNED BY:	
		JOB NO:	50505

BASEMENT FLOOR PLAN

SHEET No. 6.0



FIRST FLOOR PLAN NOTES:

SCOPE OF WORK

CONVERT THE FIRST FLOOR OF THE TWO EXISTING BUILDINGS INTO A RESTAURANT-TAVERN. AN ADDITION IS TO BE CONSTRUCTED TO CONNECT THE BASEMENT AND FIRST FLOOR AREAS. A NEW RAISED PATIO DECK IS TO BE CONSTRUCTED WITH A MASONRY RETAINING WALL AND STEEL GUARDRAIL. FUTURE WORK MAY INCLUDE IMPROVEMENTS TO TERRACE AREA TO PROVIDE OUTDOOR SEATING.

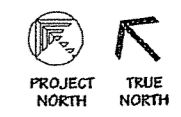
BUILDING AREA CALCULATIONS:

EXISTING AREA 451	1,376 sq ft
PROPOSED CONNECTING ADDITION	612 sq ft
EXISTING AREA 453	1,008 sq ft
PROPOSED ENTRY STAIR ADDITION	22 sq ft
TOTAL FIRST FLOOR	3,018 sq ft
EXISTING 451 FRONT PORCH	168 sq ft
PROPOSED NEW 453 FRONT PORCH	106 sq ft
EXISTING 453 REAR PORCH	42 sq ft
TOTAL BUILDING FLOOR AREA	3,324 sq ft

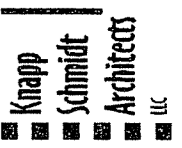
OCCUPANCY CALCULATIONS:

NET INTERIOR DINING AREA	RESTAURANT 1,806 SF/155F = (93) PERSONS
RESTAURANT INTERIOR SEATING	(61) PERSONS
RESTAURANT EXTERIOR SEATING	(32) PERSONS
RESTAURANT KITCHEN	
RESTAURANT KITCHEN	
TOTAL RESTAURANT OCCUPANCY	(32) PERSONS

SCALE: 1/4"=1'-0"



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Watoma, WI 54982
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ksarch@knappschmidt.com
e-mail

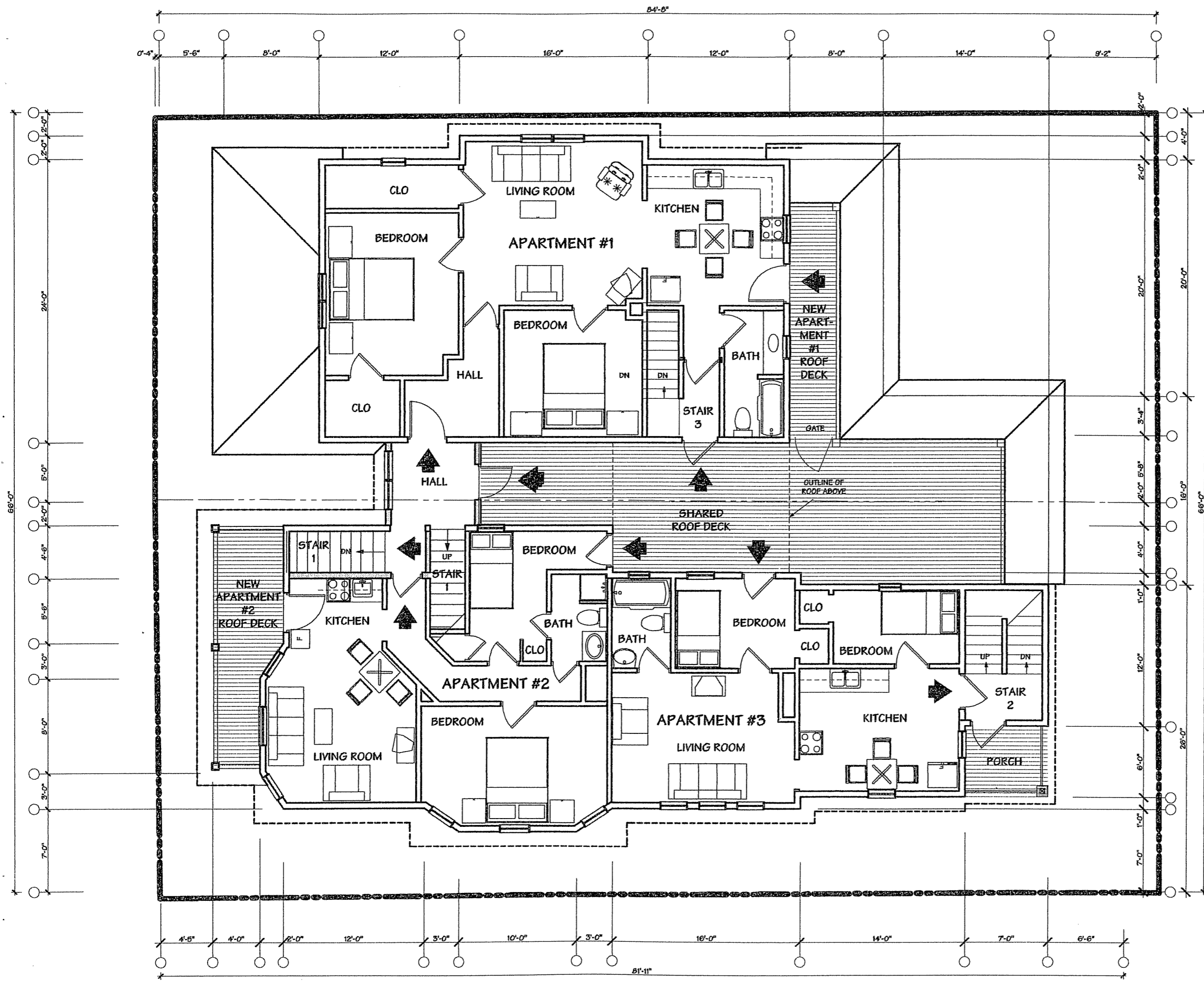


OWNER
CAPITOL BAKERY LLC
18 SHEPARD TERRACE
MADISON, WI 53705

ALTERATIONS FOR:
CAPITOL BAKERY & BISTRO
& RESIDENTIAL APARTMENTS
451 & 453 W. WASHINGTON AVENUE MADISON, WI

ISSUED:			
DATE:	6/19/06	DATE:	
DRAWN BY:		CHECKED BY:	
		JOB NO.:	50505

FIRST FLOOR PLAN



SECOND FLOOR PLAN NOTES:

SCOPE OF WORK:
 SCOPE OF WORK:
 CONSTRUCT NEW ROOF DECK AND
 HALL OVER NEW CONNECTING
 ADDITION.

FLOOR AREA CALCULATIONS:

APARTMENT #1	933 sq ft
APARTMENT #2	637 sq ft
APARTMENT #3	572 sq ft
NEW HALL	57 sq ft
STAIR 1	83 sq ft
STAIR 2	84 sq ft
STAIR 3	59 sq ft
TOTAL	2,425 sq ft

USABLE OPEN AREA:

REQUIRED:

APART #1 (2) BDRM @ 70SF = 140 SF
 APART #2 (2) BDRM @ 70SF = 140 SF
 APART #3 (2) BDRM @ 70SF = 140 SF
 APART #4 (4) BDRM @ 70SF = 280 SF

TOTAL REQ'D OPEN AREA: 700 SF

PROVIDED:

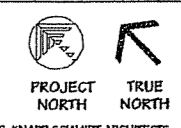
APART #1 DECK AREA	102 sq ft
APART #2 DECK AREA	81 sq ft
SHARED DECK AREA	383 sq ft
APART #4 DECK AREA	165 sq ft
TOTAL USABLE AREA	731 sq ft

OCCUPANCY CALCULATIONS:

APARTMENT #1: 833 SF / 200SF = (5) PERSONS
 APARTMENT #2: 637 SF / 200SF = (4) PERSONS
 APARTMENT #3: 572 SF / 200SF = (3) PERSONS

TOTAL SECOND FLOOR OCCUPANCY (12) PERSONS

SCALE: 1/4"=1'-0"



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Knapp Schmidt Architects LLC

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 MADISON, WI 53705

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SECOND FLOOR PLAN



- CEMENT BOARD NARROW REVEAL BEVEL SIDING
- EXISTING PORCHES & GUARDRAILS TO REMAIN
- CEMENT BOARD SHINGLE SIDING
- CEMENT BOARD SHINGLE SIDING
- CEMENT BOARD NARROW REVEAL BEVEL SIDING
- WELDED STEEL GUARDRAILS.
- NEW MASONRY RETAINING WALL

NEW PORCH W/ PAINTED WOOD GUARDRAIL

NEW OUTDOOR DINING AREAS

CAPITOL BAKERY & BISTRO

RESIDENTIAL ENTRY

A
8.1

SOUTH ELEVATION

BASSETT STREET SIDE

- 0' FIRST FLOOR
- 1' SIDE DECK FLOOR
- 2' DECK FLOOR
- 3' DECK FLOOR & PLANTER
- 4' 0" SIDEWALK

- 0'-0" FIRST FLOOR
- 3'-0" NEW SIDE DECK FLOOR
- 4'-0" SIDEWALK
- 11'-0" BASEMENT FLOOR

OWNER
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 MADISON, WI 53705

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			50505

EXTERIOR ELEVATIONS

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DATE:	6/19/06
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CHECKED BY:	
JOB NO.:	50501

EXTERIOR ELEVATIONS
 SHEET No. 8.2



B
8.2

WEST ELEVATION
 WASHINGTON AVENUE SIDE

RESIDENTIAL ENTRY BICYCLE PARKING RESTAURANT ENTRY



NEW SECOND FLOOR
 APARTMENT DECK
 OVER NEW FIRST FLOOR
 COMMERCIAL SPACE
 ADDITION

TRASH ENCLOSURE

NEW FRONT PORCH & SECOND FLOOR
 APARTMENT DECK

NEW SPLIT FACE CONCRETE BLOCK
 RETAINING WALL WITH
 WELDED STEEL GUARDRAILS.

C
 8.3

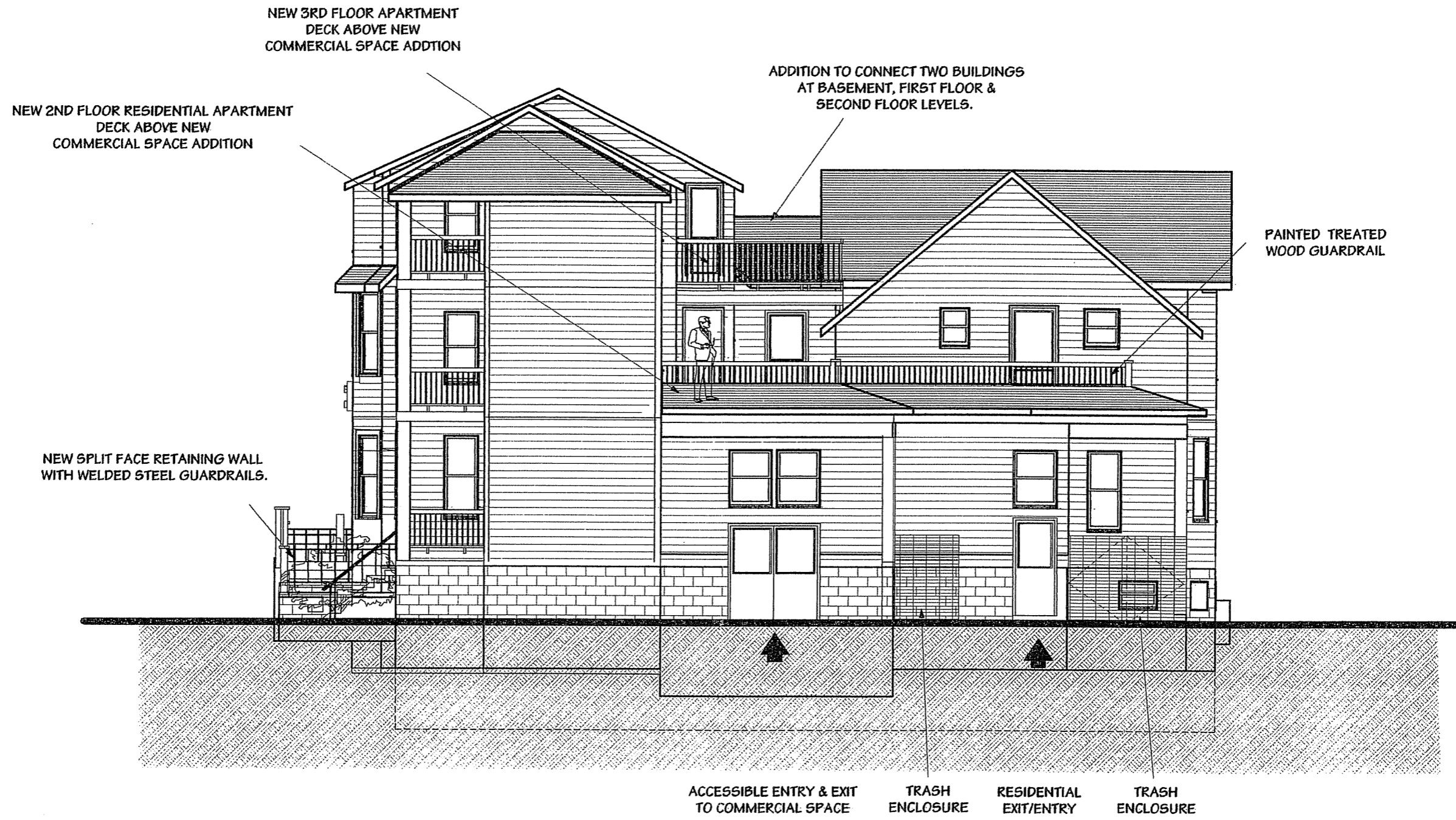
NORTH ELEVATION

OWNER
 CAPITOL BAKERY LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

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UPC REVIEW	
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CHECKED BY:	
JOB NO.:	60505

EXTERIOR
 ELEVATIONS



D
8.4

EAST ELEVATION

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**Knapp
Schmidt
Architects
LLC**

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EXTERIOR
ELEVATIONS
SHEET No. 8.4