

CITY OF MADISON

Proposed Conditional Use

Location: 72 West Towne Mall

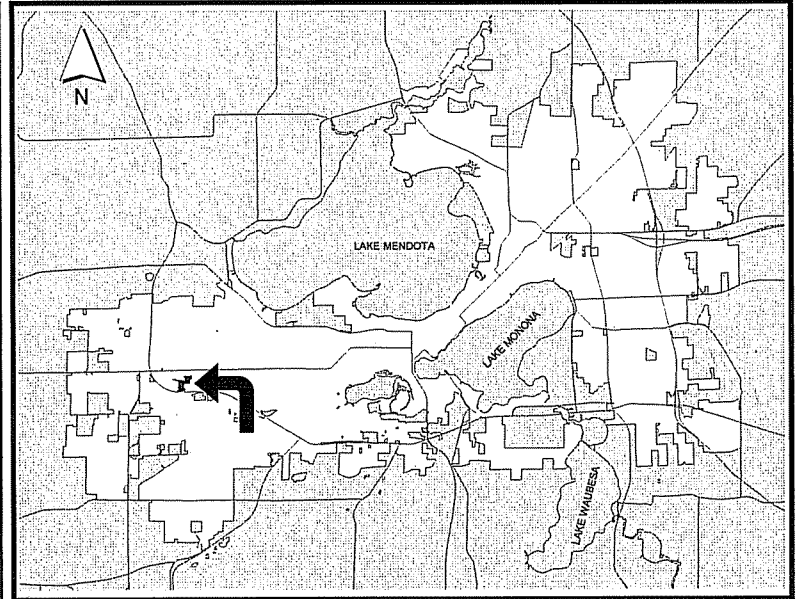
Project Name: Granite City Food & Brewery

Applicant: Don Pobst - CBL Properties/
Carl Frey - RA Inc

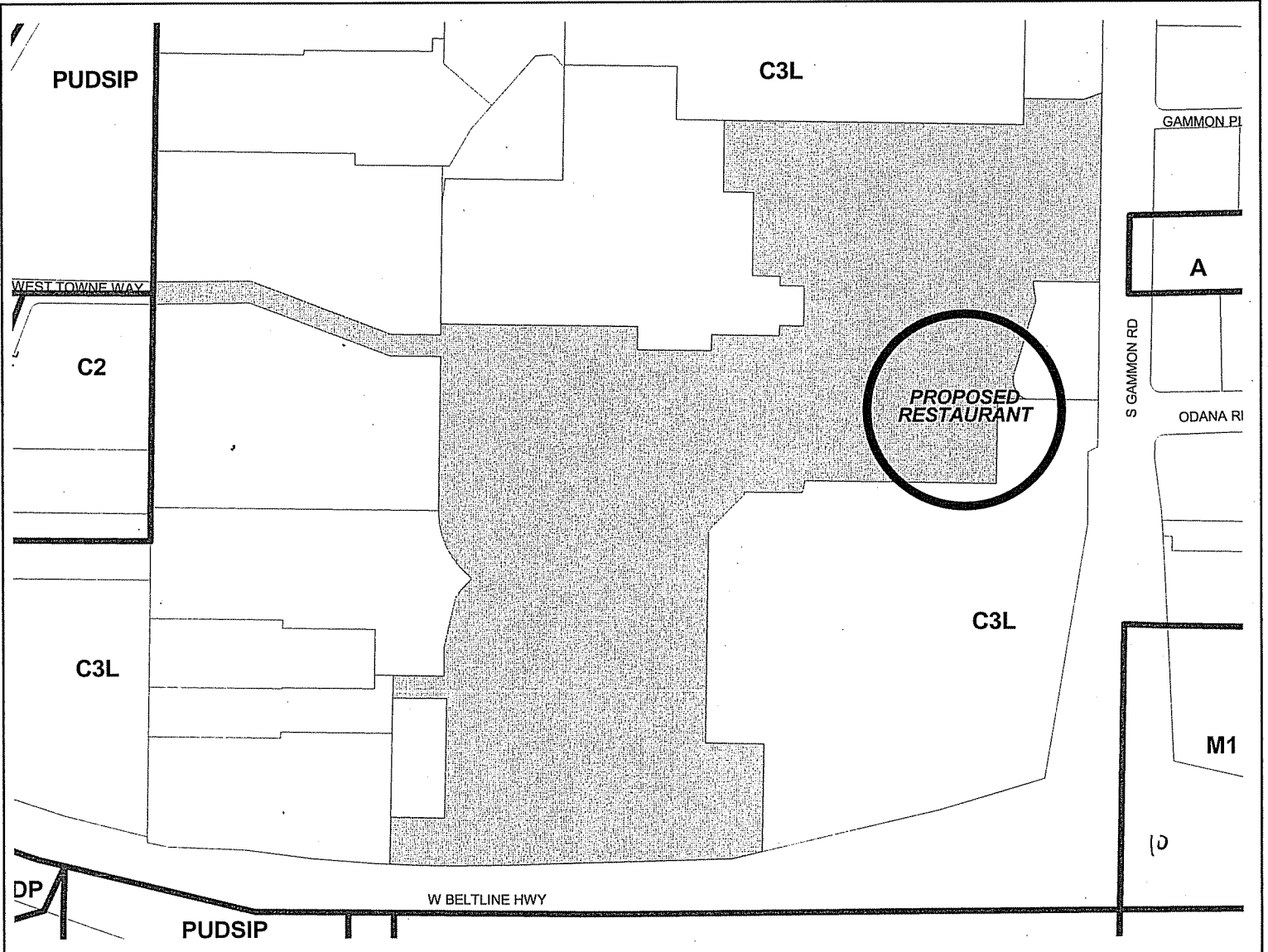
Existing Use: Mall Parking Lot and Service Court

Proposed Use: 9,400 sf Restaurant &
Brewpub on Mall Property

Public Hearing Date:
Plan Commission 20 March 2006



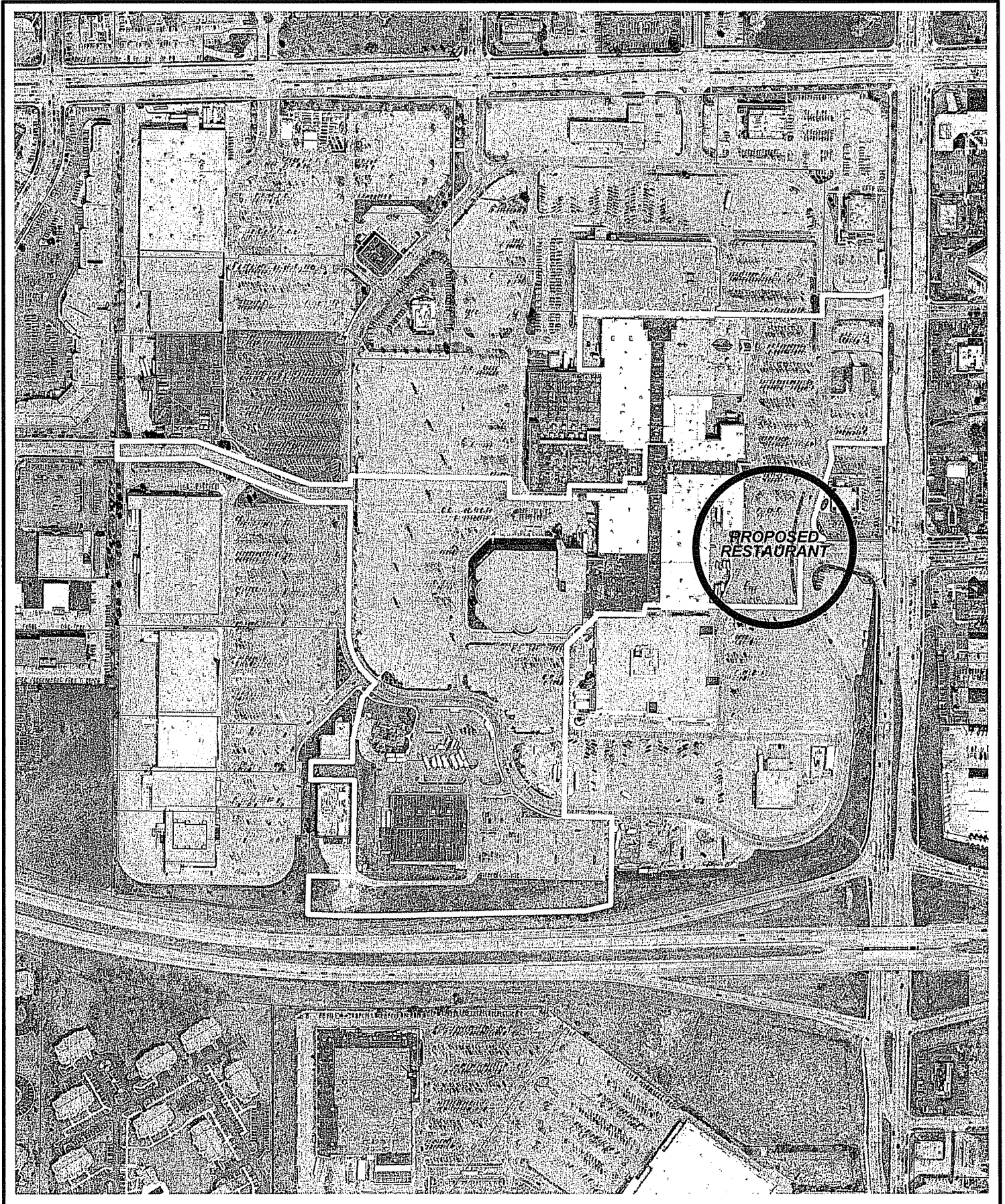
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



72 West Towne Mall

0 100 Feet

Date of Aerial Photography - April 2003





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.

FOR OFFICE USE ONLY:	
Amt. Paid #	<u>850</u> Receipt No. <u>68170</u>
Date Received	<u>2-8-06</u>
Received By	<u>KAW</u>
Parcel No.	<u>0708-261-0098-8</u>
Aldermanic District	<u>09- Paul Skidmore</u>
GQ	<u>existing CU</u>
Zoning District	<u>C3L</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent: <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. _____
Plan Seis	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	_____ Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	_____

1. Project Address: 72 West Towne Mall Project Area in Acres: ± 1.0
West Towne Mall

Project Title (if any): Granite City Food & Brewery

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: Don Pobst Company: CBL Properties, Inc.
Street Address: 2030 Hamilton Place Blvd. City/State: Chattanooga, TN Zip: 37421
Telephone: (423) 510-2504 Fax: (423) 893-4272 Email: _____

Project Contact Person: Carl Frey Company: KA, inc.
Street Address: 1468 West 9th St. #600 City/State: Cleveland, OH Zip: 44113
Telephone: (216) 830-1521 Fax: (216) 781-6566 Email: cfrey@kainc.com

Property Owner (if not applicant): WEST TOWNE JOINT VENTURE
Street Address: 66 WEST TOWNE MALL City/State: MADISON, WI Zip: 53719

4. Project Information:

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

PROPOSED 59,400 SF RESTAURANT BUILDING AND ASSOCIATED PARKING

Development Schedule: Commencement MAR, 2006 Completion DEC. 2006

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.
- Filing Fee:** \$ 850 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: _____ 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:

PAUL SKOMORE BY E-MAIL ON 2-5-06 (ATTACHED)

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.

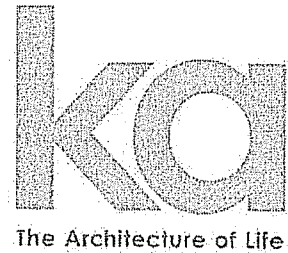
Planner Pete Olson Date Feb. 2, 2006 Zoning Staff Kathy Vocek Date Feb 2, 2006

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

Printed Name TRACY BROWN Date 2-7-06

Signature Tracy Brown Relation to Property Owner Civil Engineering Consultant

Authorizing Signature of Property Owner [Signature] Date 2-6-06



LETTER OF INTENT

February 7, 2006

Madison Plan Commission
215 Martin Luther King Jr. Boulevard, Room LL-100
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Granite City Food and Brewery
West Towne Mall
Madison, Wisconsin

ka/jn: 03051-15

To Whom It May Concern:

Please find enclosed our completed Land Use Application, Plans, and Fee for the referenced project.

The proposed project consists of the addition of a 9,531 square foot Granite City Food and Brewery to West Towne Mall. The proposed building will be adjacent, but not attached to the mall building near the southeast mall entrance (by Sears). The restaurant building will occupy a portion of the existing parking field and existing mall service court. Building service will be contained within the remaining mall service court. The restaurant building capacity is 240 seats with an additional 127 patio seats. Granite City Food and Brewery is expected to employ 150 people and will be operate from 11:00 am to 1:00 am on Monday thru Saturday and 10:00 am to 12:00 am on Sunday.

Attached is a Project Contact List for you reference. Construction is scheduled to begin in March, 2006 with opening in October, 2006.

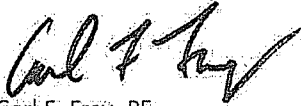
The final reconfiguration of the mall entrance and parking fields is currently being coordinated with the City Traffic Engineering Department in conjunction with proposed changes to the geometry and signalization of the Gannon Road and Odana Road intersection. The City of Madison was originally contacted October 10, 2005 to schedule a pre-application meeting for this project. At that time, staff indicated that no new development proposals for West Towne Mall would be considered until a traffic study was undertaken. On February 2, a meeting was held to discuss the results of the traffic study, which was then followed by a pre-application meeting for this project. At the traffic meeting it was agreed that intersection modifications are to be undertaken by the City of Madison. The project developer has been asked and has agreed to participate in the erection of new traffic signage on northbound Gannon Road. At the project pre-application meeting, it was agreed that the proposed project should be submitted to Plan Commission and Urban Design Commission while details of new signage, intersection and signalization modifications, and entrance are coordinated with the Traffic Engineering Department.

February 7, 2006
City of Madison Plan Commission
ka/jn: 03051-15
Page 2

Please feel free to contact the undersigned at (216) 830-1521 if you have any questions or require any additional information.

Very truly yours,

ka architecture

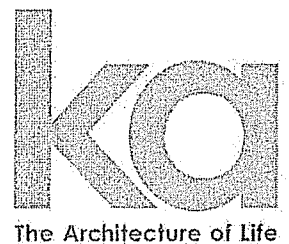


Carl F. Frey, PE
Civil Engineer

Enclosure

c: Don Pobst - CBL
 Wade Behm - Dunham
 Tracy Brown - NS&E
 File

X:\projects\03051-15 Granite City\03051 CFF LT Letter of Intent 20060206.doc



The Architecture of Life

(2)

03051-15
Granite City Food and Brewery
West Towne Mall
Madison, WI

Owner

Donald A. Pobst – Tenant Construction
Manager
CBL and Associates Properties, Inc.
CBL Center
2030 Hamilton Place Blvd., Suite 500
Chattanooga, TN 37421
Phone: (423) 510-2504
Fax: (423) 893-4272
www.cblproperties.com

Site Coordination

Carl F. Frey, PE – Civil Engineer
ka architecture
1468 West Ninth Street, #600
Cleveland, Ohio 44113
Phone: (216) 830-1521
Fax: (216) 781-6566
www.kainc.com

**Civil Engineer, Landscape Architect,
Surveyor**

Tracy J. Brown, P.E. - Group Manager
National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
16745 West Bluemound Road, Suite 200
Brookfield, WI 53005-5938
Direct: 262-317-3231
Fax: 262-781-8466
www.nsa.com

General Site Contractor

Jerry Roach jroach@tri-north.com
Tri North Builders
717 Post Road
P.O. Box 259568
Madison, WI 53725-9568
Phone: (608) 271-8717x1113
Fax: (608) 271-3354
www.tri-north.com

Granite City Food and Brewery

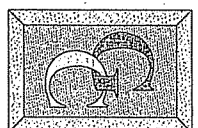
Corporate Headquarters
5402 Cedar Lake Road
Suite 101
St. Louis Park, MN 55416
Phone: (952)215-0660
www.gcfb.net

Restaurant Construction Manager

Wade Behm – Construction Manager
Dunham Consulting & Construction Services
230 S. Phillips Ave., Suite 202
Sioux Falls, SD 57104-6321
Phone: (605) 330-9415
Fax: (605) 339-0537
www.dunhamcompany.com

Architect

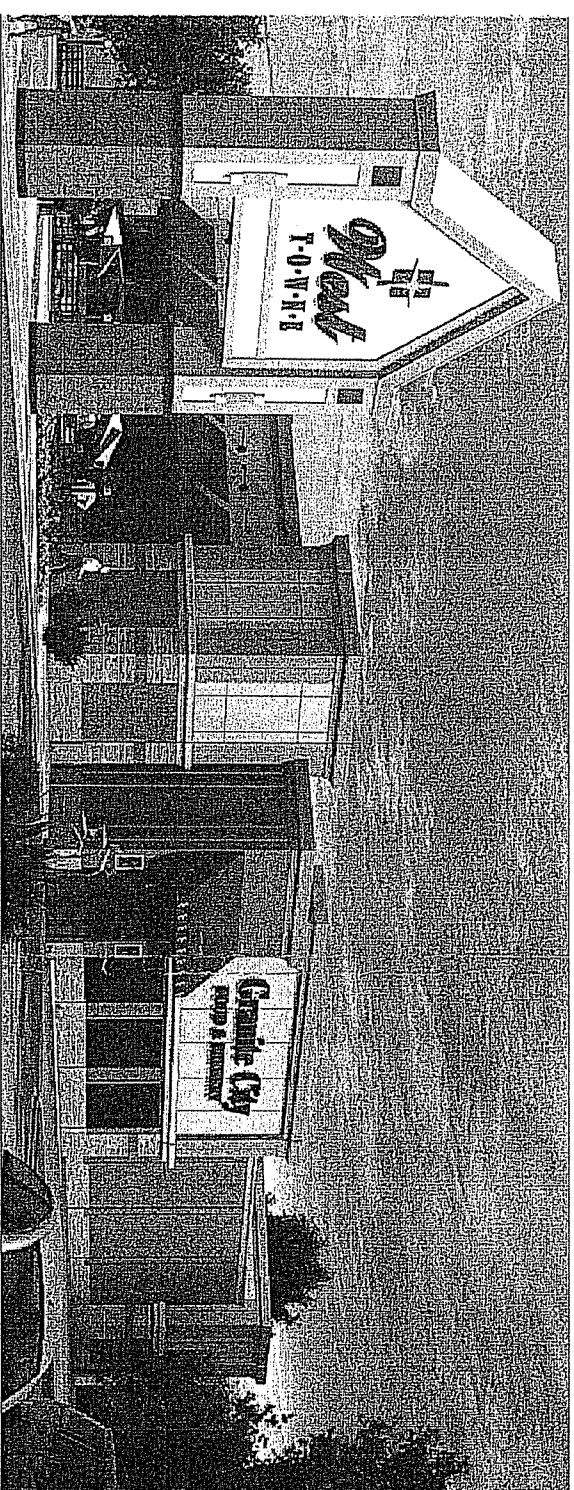
Steve Kalkman AIA, NCARB
SJA Architects
2035 15th Street N.
St. Cloud, MN 56303
Phone 320.253.2100
Fax 320.253.2269
www.staniusjohnson.com



GRANITE CITY FOOD & BREWERY

72 WEST TOWNE MALL
MADISON, WISCONSIN

Granite City Food and Brewery
3931 Cedar Lake Road
Saint Louis Park, MN 55416
www.granitecity.com



CODE ANALYSIS

PROJECT: WEST-1411
OWNER: GRANITE CITY FOOD AND BEVERAGE
CONTRACT: WISCONSIN

ZONING: M-2
REMARKS TO BE ADDED WITH APPROVING AGENCIES:

I. ACCESSORY CLASSIFICATION:

- Accessory Building - 1.1
- Accessory Use - 1.2
- Accessory Structure - 1.3
- Accessory Sign - 1.4
- Accessory Signage - 1.5
- Accessory Signage - 1.6
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II. OCCUPANT LOAD:

Room	Number of Occupants	Area (sq. ft.)	Code
1. Entrance	100	100	100
2. Lobby	100	100	100
3. Office	100	100	100
4. Conference Room	100	100	100
5. Break Room	100	100	100
6. Storage	100	100	100
7. Mechanical	100	100	100
8. Utility	100	100	100
9. Warehouse	100	100	100
10. Loading Dock	100	100	100
11. Office	100	100	100
12. Conference Room	100	100	100
13. Break Room	100	100	100
14. Storage	100	100	100
15. Mechanical	100	100	100
16. Utility	100	100	100
17. Warehouse	100	100	100
18. Loading Dock	100	100	100
19. Office	100	100	100
20. Conference Room	100	100	100
21. Break Room	100	100	100
22. Storage	100	100	100
23. Mechanical	100	100	100
24. Utility	100	100	100
25. Warehouse	100	100	100
26. Loading Dock	100	100	100
27. Office	100	100	100
28. Conference Room	100	100	100
29. Break Room	100	100	100
30. Storage	100	100	100
31. Mechanical	100	100	100
32. Utility	100	100	100
33. Warehouse	100	100	100
34. Loading Dock	100	100	100
35. Office	100	100	100
36. Conference Room	100	100	100
37. Break Room	100	100	100
38. Storage	100	100	100
39. Mechanical	100	100	100
40. Utility	100	100	100
41. Warehouse	100	100	100
42. Loading Dock	100	100	100
43. Office	100	100	100
44. Conference Room	100	100	100
45. Break Room	100	100	100
46. Storage	100	100	100
47. Mechanical	100	100	100
48. Utility	100	100	100
49. Warehouse	100	100	100
50. Loading Dock	100	100	100

III. CONSTRUCTION EXEMPT:

- Exemption 1: 1.1
- Exemption 2: 1.2
- Exemption 3: 1.3
- Exemption 4: 1.4
- Exemption 5: 1.5
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- Exemption 100: 2.00

IV. EGRESS EXEMPT:

- Exemption 1: 1.1
- Exemption 2: 1.2
- Exemption 3: 1.3
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- Exemption 98: 1.98
- Exemption 99: 1.99
- Exemption 100: 2.00

V. MECHANICAL EXEMPT:

- Exemption 1: 1.1
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- Exemption 3: 1.3
- Exemption 4: 1.4
- Exemption 5: 1.5
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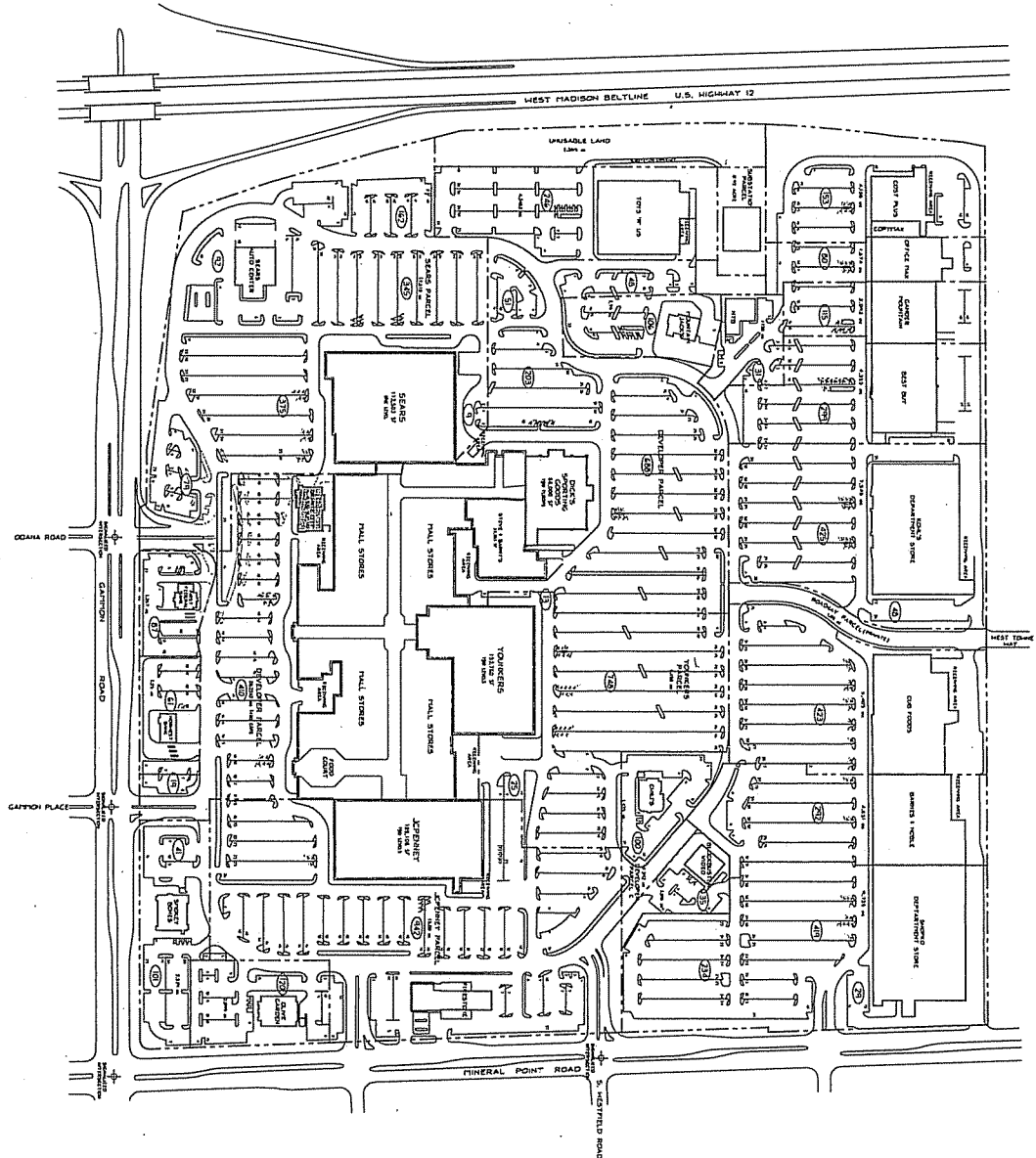
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002	NOTES TO DRAWINGS
003	GENERAL NOTES
004	MECHANICAL EQUIPMENT
005	CIVIL
006	MECHANICAL
007	MECHANICAL
008	MECHANICAL
009	MECHANICAL
010	MECHANICAL
011	MECHANICAL
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Site Data

SEARS	133,760	11	133,760
YOUNG & RUBICAM	113,400	11	113,400
SPRENGER	66,000	11	66,000
SUNNY STORE	274,422	11	274,422
DEPARTMENT STORE	334,926	11	334,926
Other	2,785	100	2,785
Total	925,213	11	925,213
SEARS	133,760	11	133,760
YOUNG & RUBICAM	113,400	11	113,400
SPRENGER	66,000	11	66,000
SUNNY STORE	274,422	11	274,422
DEPARTMENT STORE	334,926	11	334,926
Other	2,785	100	2,785
Total	925,213	11	925,213

Overall Site Plan

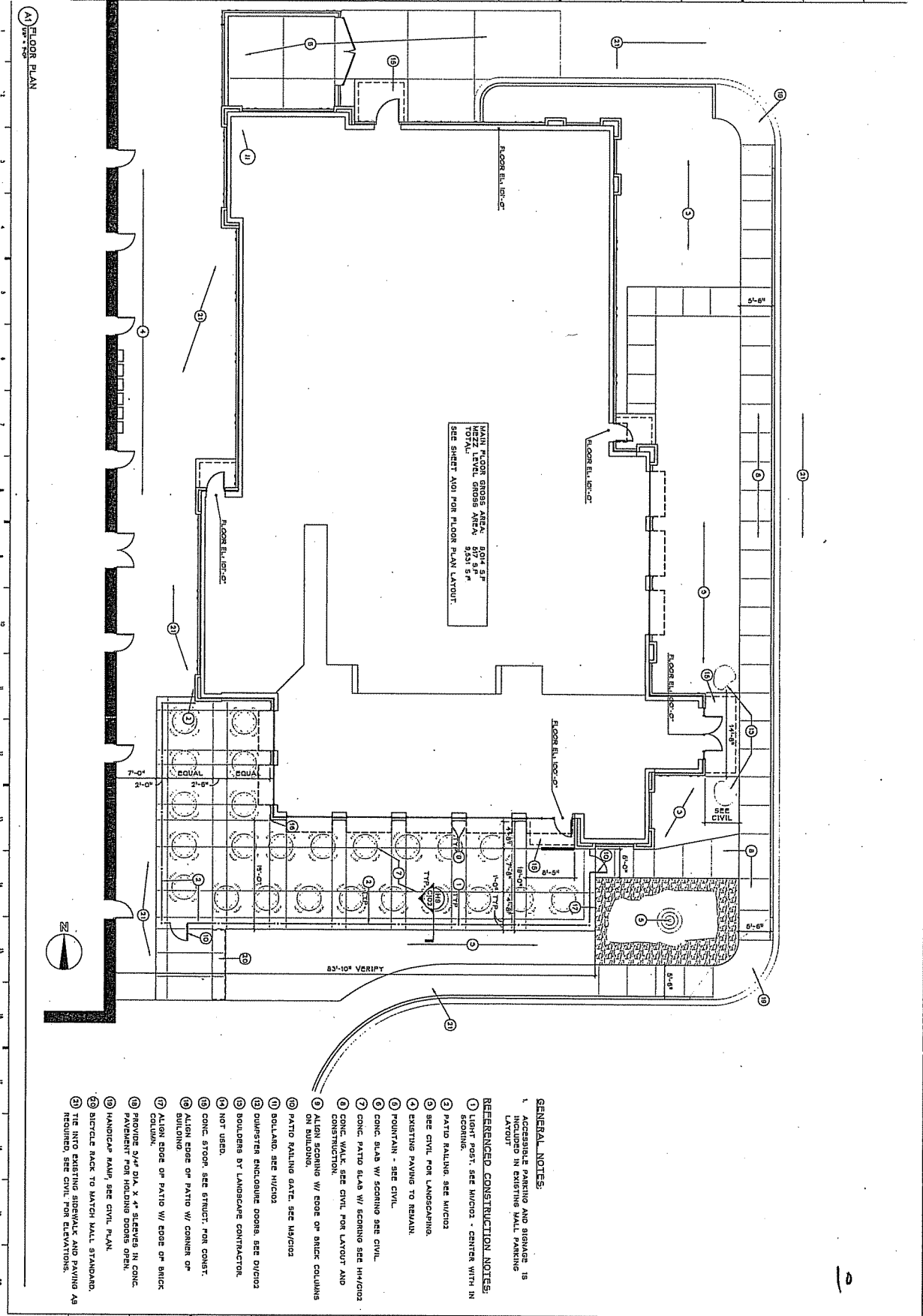


West Towne Mall	
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41 FLOOR PLAN
1/16/10

- GENERAL NOTES:**
1. ACCESSIBLE PARKING AND STORAGE IS INCLUDED IN EXISTING WALL PARKING LAYOUT.
- REFERENCED CONSTRUCTION NOTES:**
- 1 LIGHT POST, SEE M41002 - CENTER WITH IN SCORING.
 - 2 PATIO RAILING, SEE M41002
 - 3 SEE CIVIL FOR LANDSCAPING.
 - 4 EXISTING PAVING TO REMAIN.
 - 5 FOUNTAIN - SEE CIVIL.
 - 6 CONC. SLAB W/ SCORING SEE CIVIL.
 - 7 CONC. PATIO SLAB W/ SCORING SEE M41002.
 - 8 CONC. WALK, SEE CIVIL FOR LAYOUT AND CONSTRUCTION.
 - 9 ALIGN SCORING W/ EDGE OF BRICK COLUMNS ON BUILDING.
 - 10 PATIO RAILING GATE, SEE M41002
 - 11 BOLLARD, SEE M41002
 - 12 DUMPSTER ENCLOSURE DOORS, SEE M41002
 - 13 BOUNDERS BY LANDSCAPE CONTRACTOR.
 - 14 NOT USED.
 - 15 CONC. STOPS, SEE STRUCT. FOR CONST.
 - 16 ALIGN EDGE OF PATIO W/ CORNER OF BUILDING.
 - 17 ALIGN EDGE OF PATIO W/ EDGE OF BRICK COLUMN.
 - 18 PROVIDE 5/4" DIA. X 4" STEVES IN CONC. PAYMENT FOR HOLDING DOORS OPEN.
 - 19 HANDICAP MARK, SEE CIVIL PLAN.
 - 20 BICYCLE MARK TO MATCH WALL STANDARD.
 - 21 TIE INTO EXISTING SIDEWALK AND PAVING AS REQUIRED, SEE CIVIL FOR ELEVATIONS.



REVISIONS

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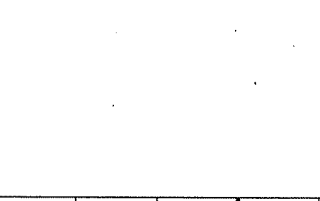
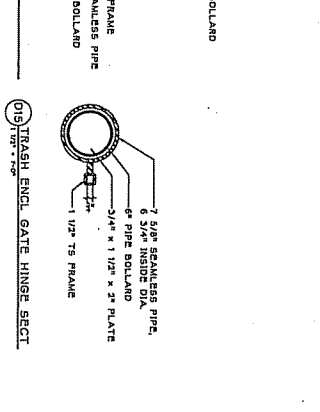
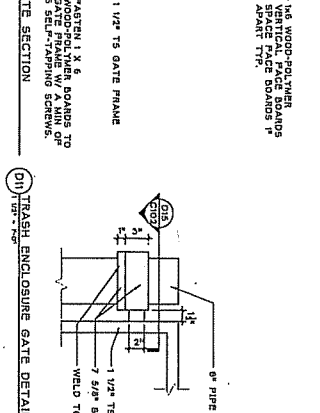
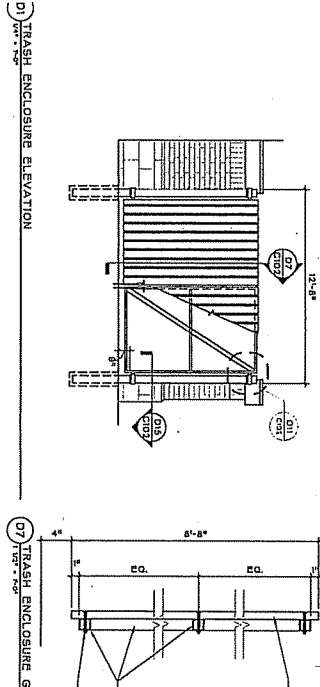
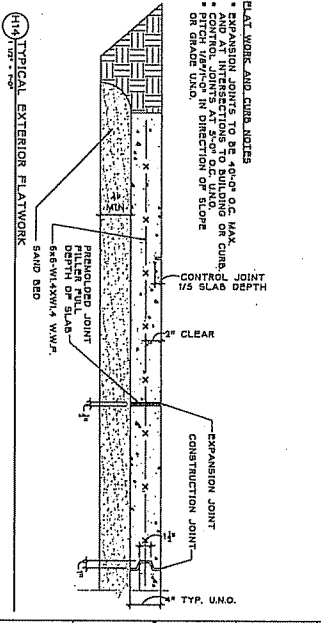
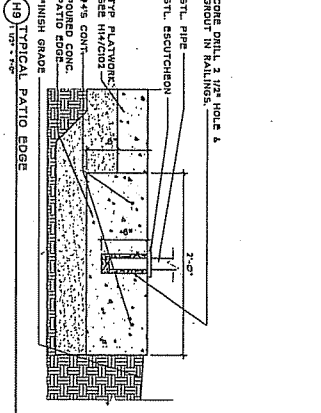
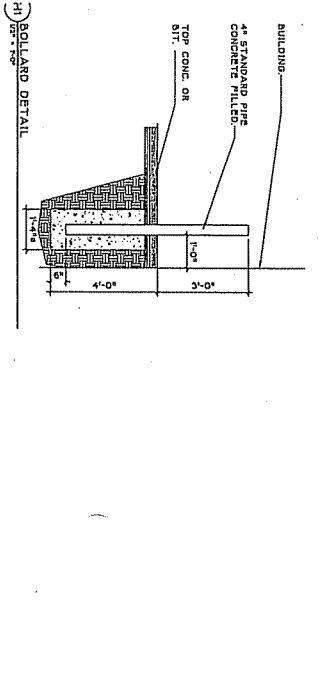
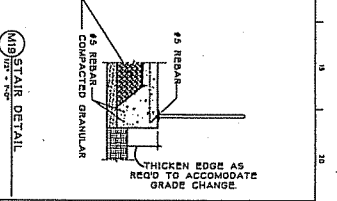
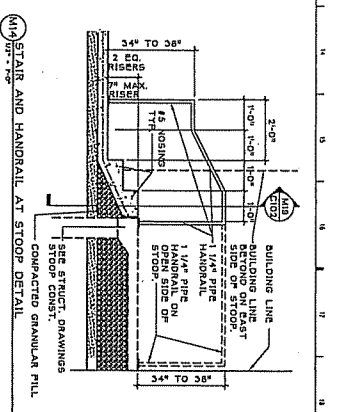
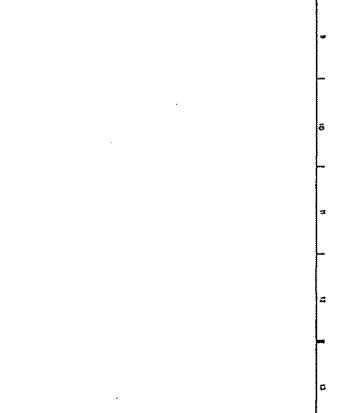
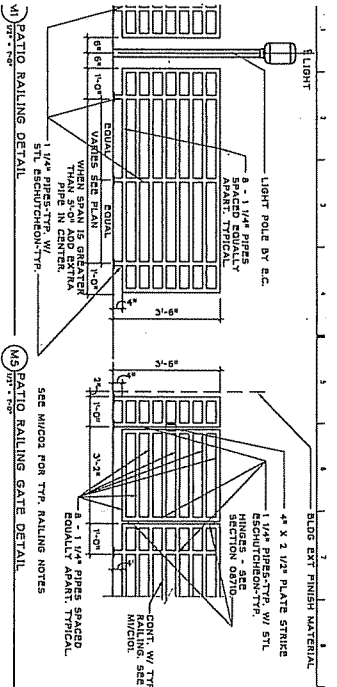
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 Drawn By: [Signature]
 Date: 1/16/10
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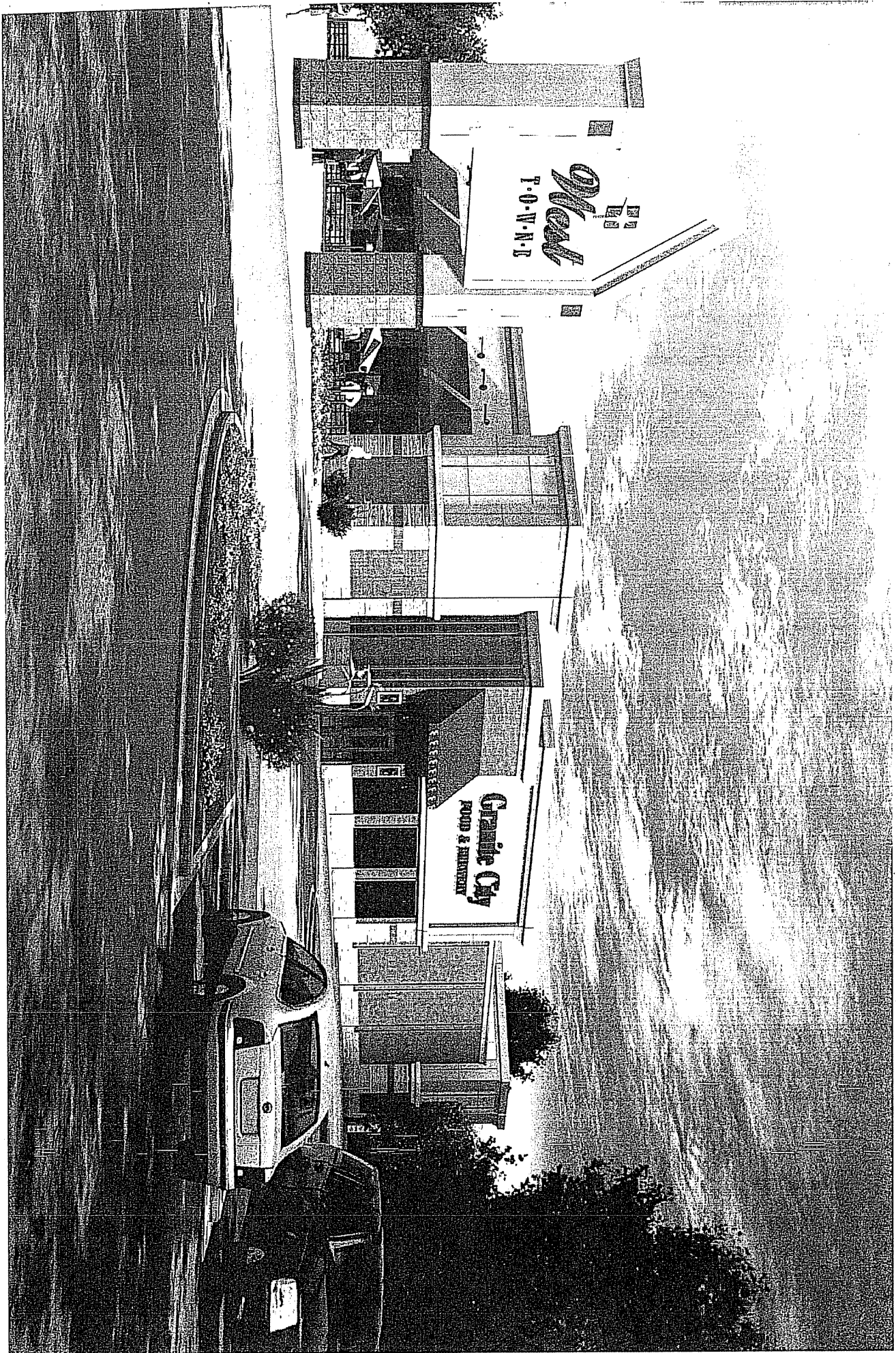
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 PROJECT LOCATION: 11008-B-BREVET
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 PROJECT STATE: MN
 PROJECT ZIP: 55303

SITE DETAILS

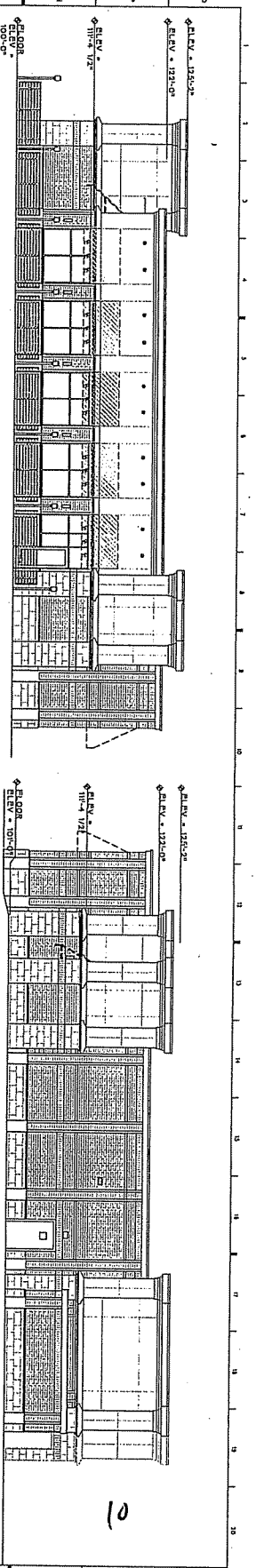
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 CHECKED BY: J. J. JOHNSON
 DATE: 11/17/11
 DRAWN BY: J. J. JOHNSON

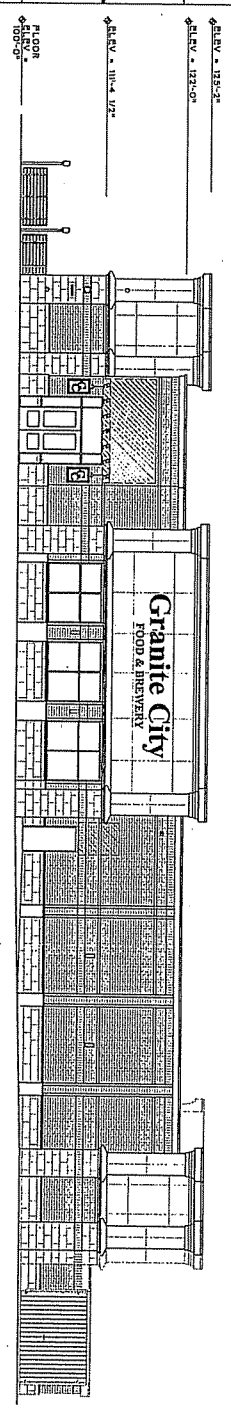
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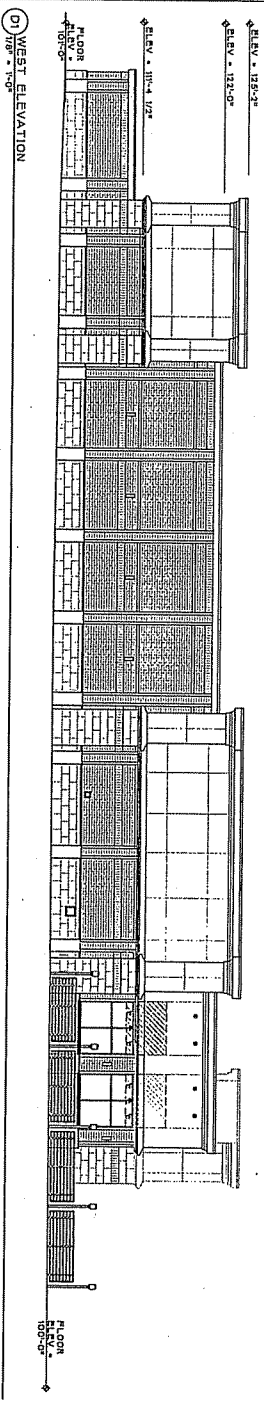
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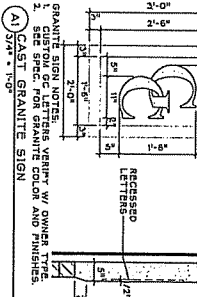
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1/8" = 1'-0"



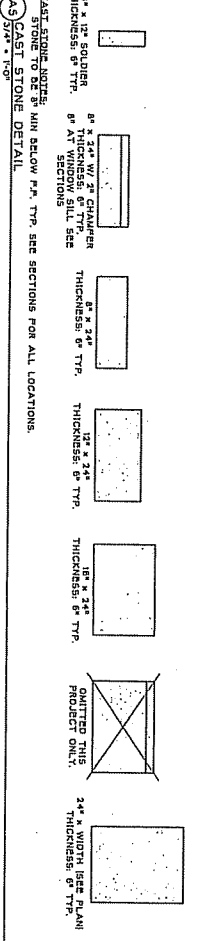
(H) EAST ELEVATION
1/8" = 1'-0"



(D) WEST ELEVATION
1/8" = 1'-0"



(A) CAST GRANITE SIGN
3/4" = 1'-0"



(A) CAST STONE DETAIL
3/4" = 1'-0"

CAST STONE TO BE 3" MIN BELOW F.W. TYP. SEE SECTIONS FOR ALL LOCATIONS.

4" x 12" SOLDER THICKNESS 5" TYP.
6" x 24" W/ 2" CHAMFER THICKNESS 5" TYP. AT WINDOW SILL SEC. SECTION
6" x 24" THICKNESS 5" TYP.
12" x 24" THICKNESS 5" TYP.
6" x 24" THICKNESS 5" TYP.
6" x 24" THICKNESS 5" TYP.
DIMITED THIS PRODUCT ONLY.
24" x WIDTH BEER PLAN THICKNESS 5" TYP.

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REV.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

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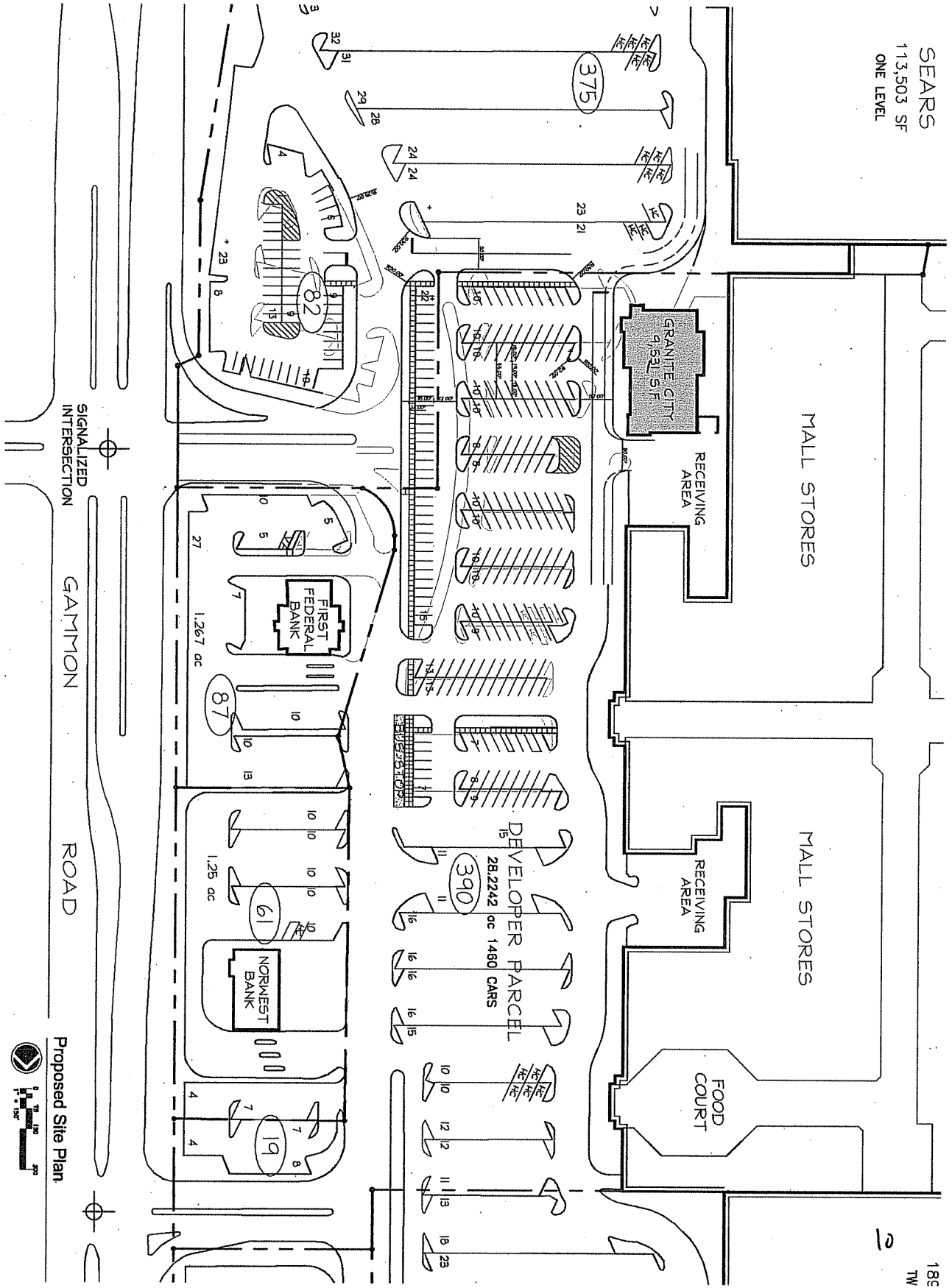
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Date: **5/17/07**

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Date: **5/17/07**

A201

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SEARS
113,503 SF
ONE LEVEL



188
TW

<p>West Towne Mall Madison, WI</p>	
<p>DATE: 28 FEB 2006 DRAWN: [Name] CHECKED: [Name] NO. 1</p>	<p>PROJECT: [Name] SHEET: [Name] SCALE: [Name]</p>
<p>ACCOMMODATION: <input type="checkbox"/> Bank Development <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Building Point <input type="checkbox"/> Commercial</p>	<p>DATE: 28 FEB 2006</p>
<p>PROJECT: [Name] SHEET: [Name] SCALE: [Name]</p>	<p>DATE: [Name] DRAWN: [Name] CHECKED: [Name] NO. 1</p>



SP
02