

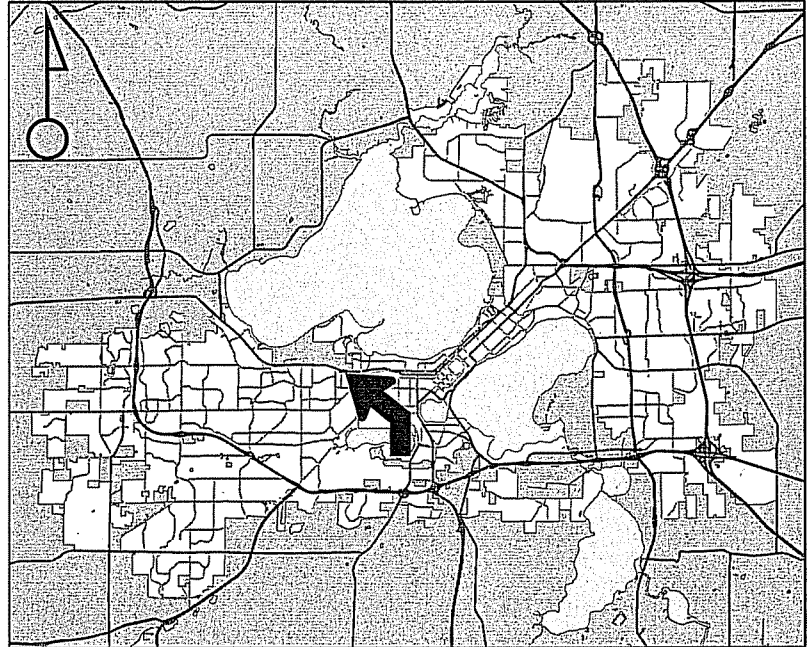


Location
2701 University Avenue

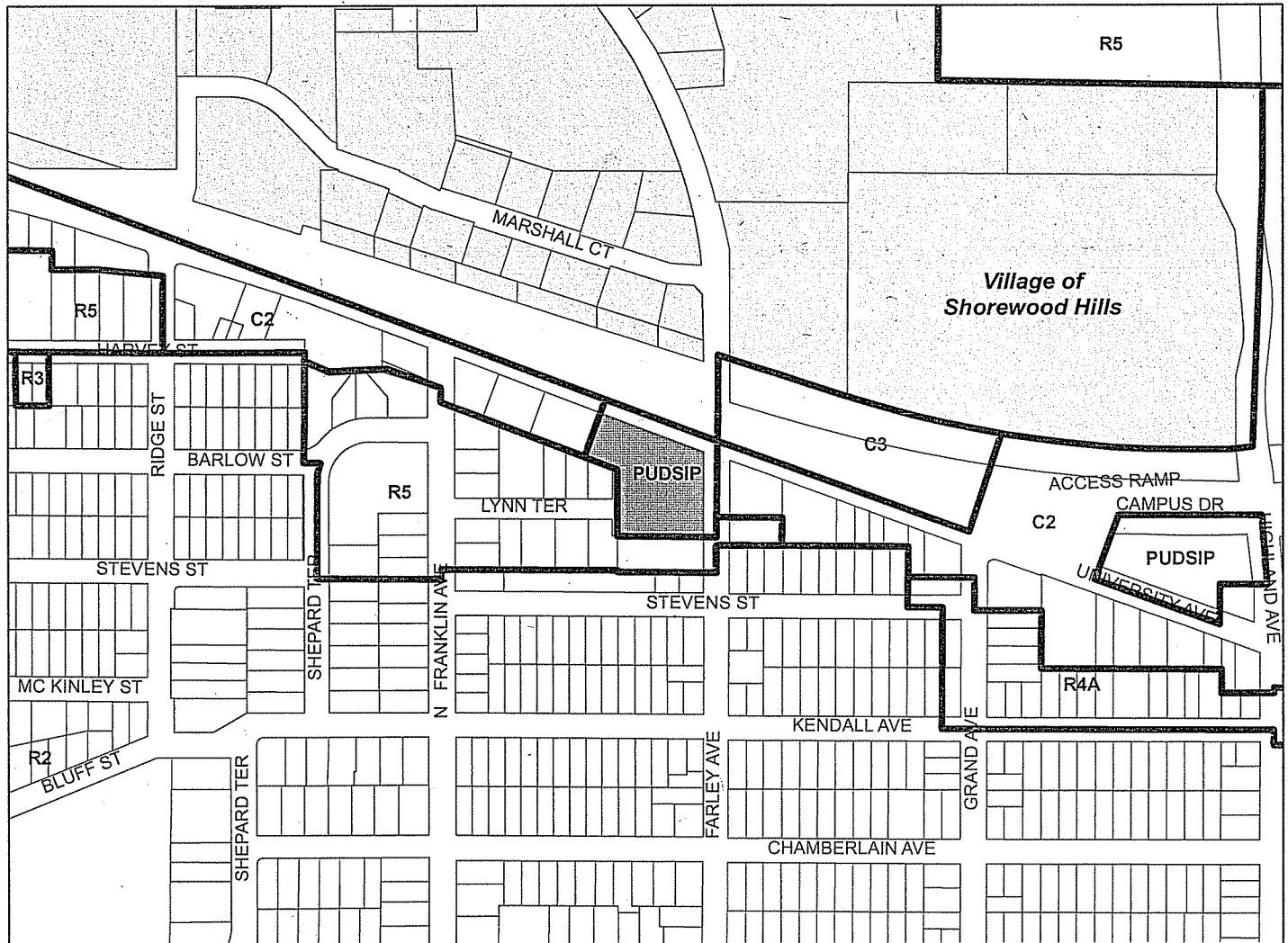
Applicant
Phillip C. Maier/Leslie Haver –
Einstein Noah Restaurant Group

Proposed Use
Establish outdoor eating area
for bakery/restaurant

Public Hearing Date
Plan Commission
19 March 2012

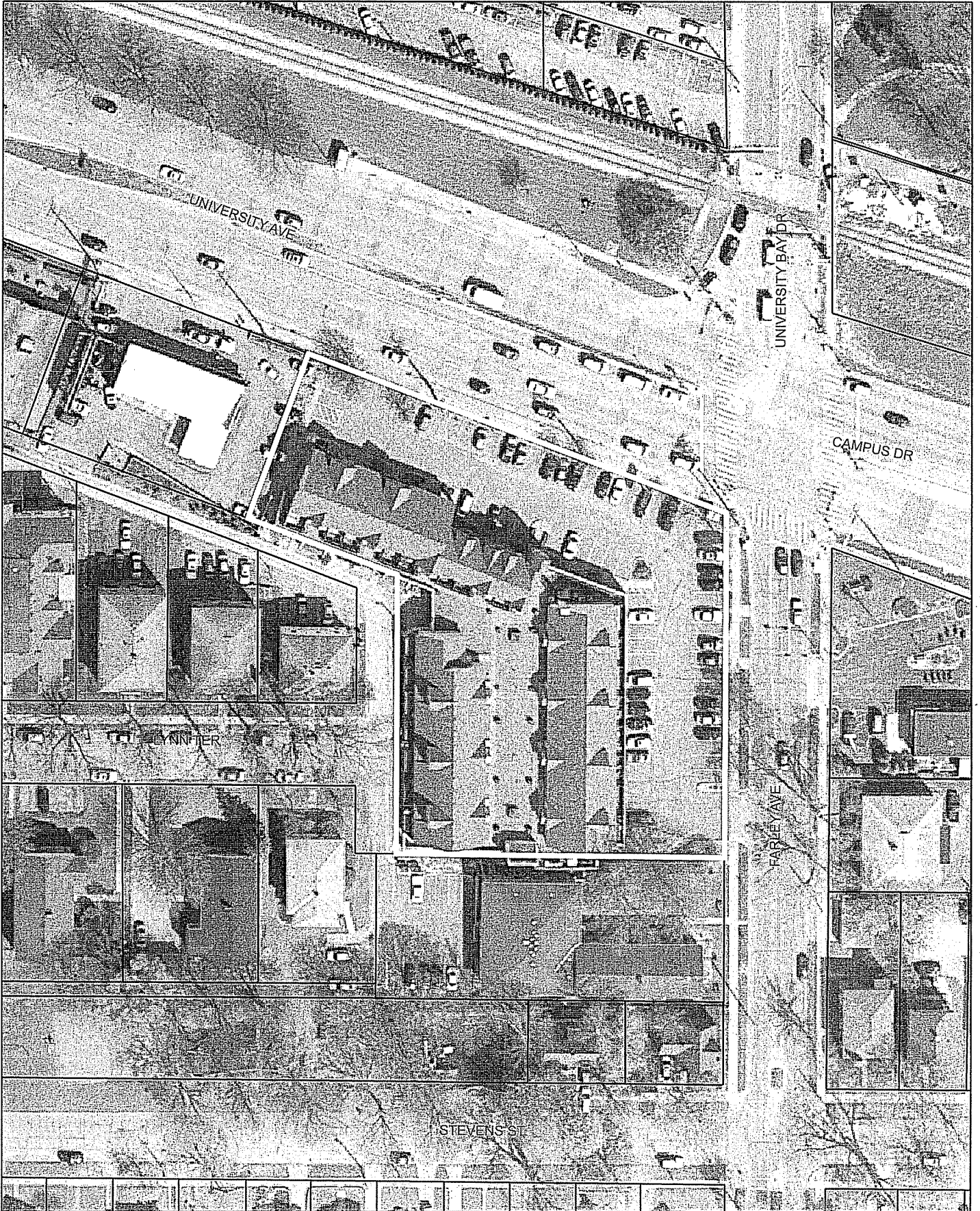


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 March 2012





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$550⁰⁰</u>	Receipt No. <u>128841</u>
Date Received <u>2/9/12</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-212-0701-9</u>	
Aldermanic District <u>5 Shira Sidax Siefert</u>	
GQ <u>CW/WDD 06/ALC H&D/WP-06</u>	
Zoning District <u>PUDSIP</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 <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

LAKE POINT COMMONS
2701 UNIVERSITY AVE SUITE D
MADISON, WISCONSIN 53705

1. Project Address: _____ Project Area in Acres: _____

Project Title (if any): EINSTEIN BROS. BAGELS (PATIO SEATING & DINING)

2. This is an application for: ZONING CHANGE OF PROPERTY TO ALLOW OUTDOOR DINING & SEATING

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Brook Sturz Company: g.o. ARIZADO
 Street Address: 6910 E CHAUNCEY LN. City/State: PHOENIX, AZ Zip: 85054
 Telephone: (480) 268-2900 Fax: (480) 268-2905 Email: brook@grizado.net

Project Contact Person: LESLIE HAYER Company: EINSTEIN NOAH REST. GRP INC.
 Street Address: 555 ZANG ST. #300 City/State: LAKEWOOD CO Zip: 80228
 Telephone: (303) 568-8000 Fax: (303) 568-8199 Email: LHayer@einsteinnoah.com

X Property Owner (if not applicant): Phillip C. Mann
 Street Address: 150 East Ojman St City/State: Madison WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: ADDITION OF DINING
OUTDOOR SEATING AT OUTSIDE PATIO 8 32" TABLES & 16 CHAIRS

Development Schedule: Commencement _____ Completion _____

Shira Sidax Siefert

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 550 ^{04/20} See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

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 _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name BROCK STURZ a.d. ARIZADO Date 2-6-2012
 Signature [Signature] Relation to Property Owner EINSTEIN'S BROS. AGENT

Authorizing Signature of Property Owner Philip C. Minin Date 2-6-2012

8 February 2012

City of Madison - Planning Division

215 Martin Luther King Jr. Blvd

Madison, WI 53703

608-266-4551

Project # **BLDNCC-2011-14265 / BLDNCH-2011-14266**

Attn: Kevin Firchow

Brock Sturz

RE: A11128 – Einstein's Madison

2701 University Drive

Madison, WI 53705

To Whom it may concern:

Please accept the following as our letter of intent to change the zoning to allow outdoor dining, and to locate patio dining tables outside the Einstein Bros. restaurant, located at 2701 University Avenue – Suite 'E', Madison Wisconsin 53705, in the Lakepoint Commons. We are currently coordinating with the City of Madison Planning Department, Regent Neighborhood Association, the Landlord, and District 5 to allow for this outdoor dining.

Attached is a plan of the newly remodeled Einstein Bros. Bagels at Lakepoint Commons, showing the proposed patio seating. The proposed plan shows (8) 32" round tables with two seats each along the Einstein Bagels storefront. The location of the tables will allow pedestrian access along the building sidewalk. I have included the layout sheet A-2.7, the Lakepoint Commons site information sheet DRW.2, as well as an overall site plan A-1. We are not proposing to make any permanent site improvements.

Per our discussions with the Regent Neighborhood association and district 5, 9 PM closure has been the standard for patio dining. This should not be an issue, Einstein Bros Bagels closes at 5 p.m., and the patio would be closed at that time. If we could agree to 6 p.m. as a final closing time, that would be more than sufficient in case they run long with their business operation by a few minutes on any particular day.

John Schlaefer at the Regent Neighborhood Association and Alder Shiva Bidar-Sielaff at District 5 indicate they do not have an issue with our proposed seating and these hours of operation.

Should you have any questions or comments you may contact us at (480) 268-2900.

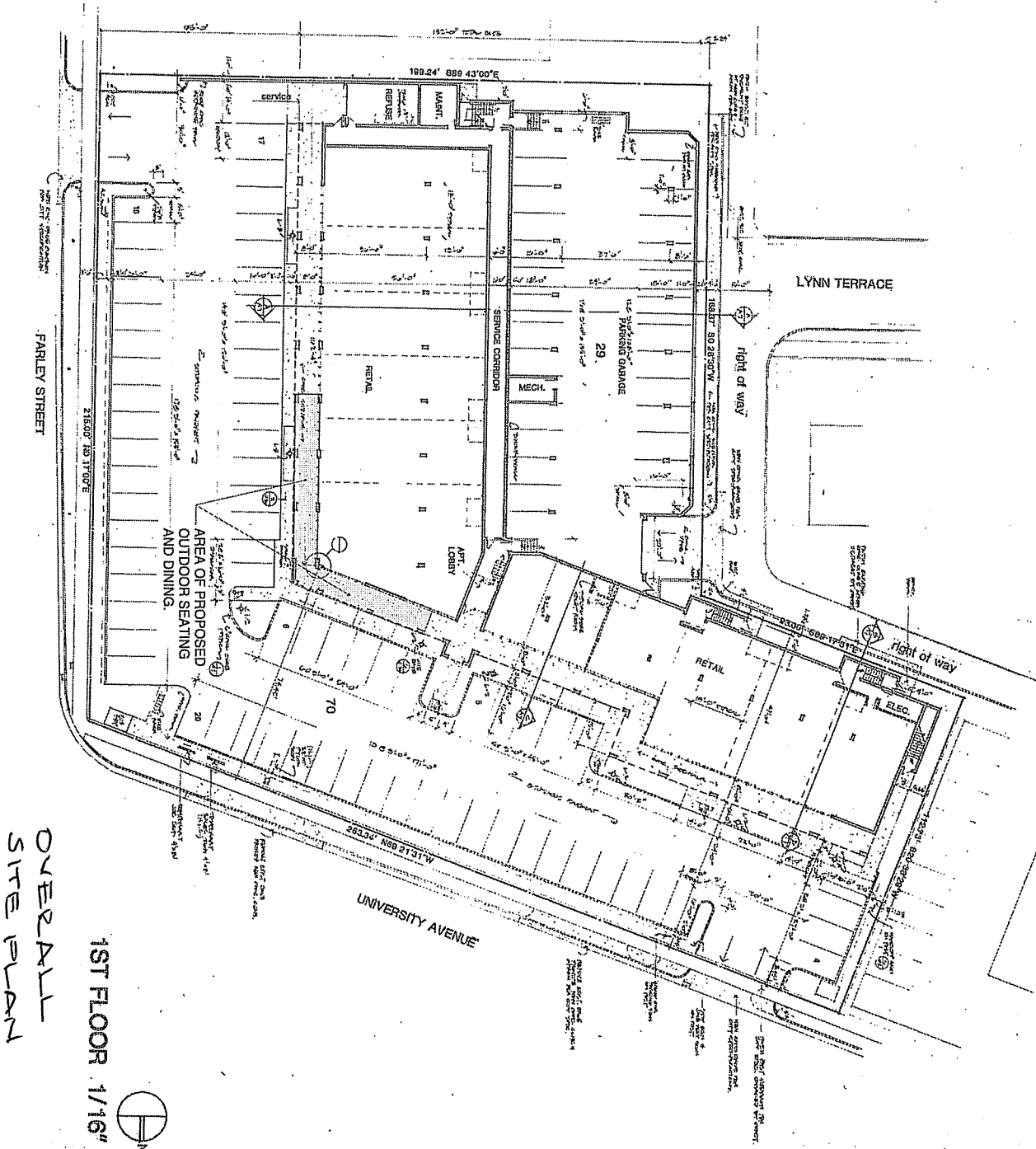
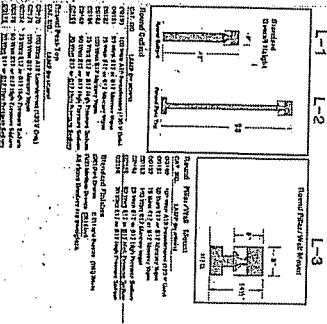
Thank you.



6910 East Chauncey Lane Suite 105 Phoenix, Arizona 85054 480.268.2900 p 480.268.2905 f

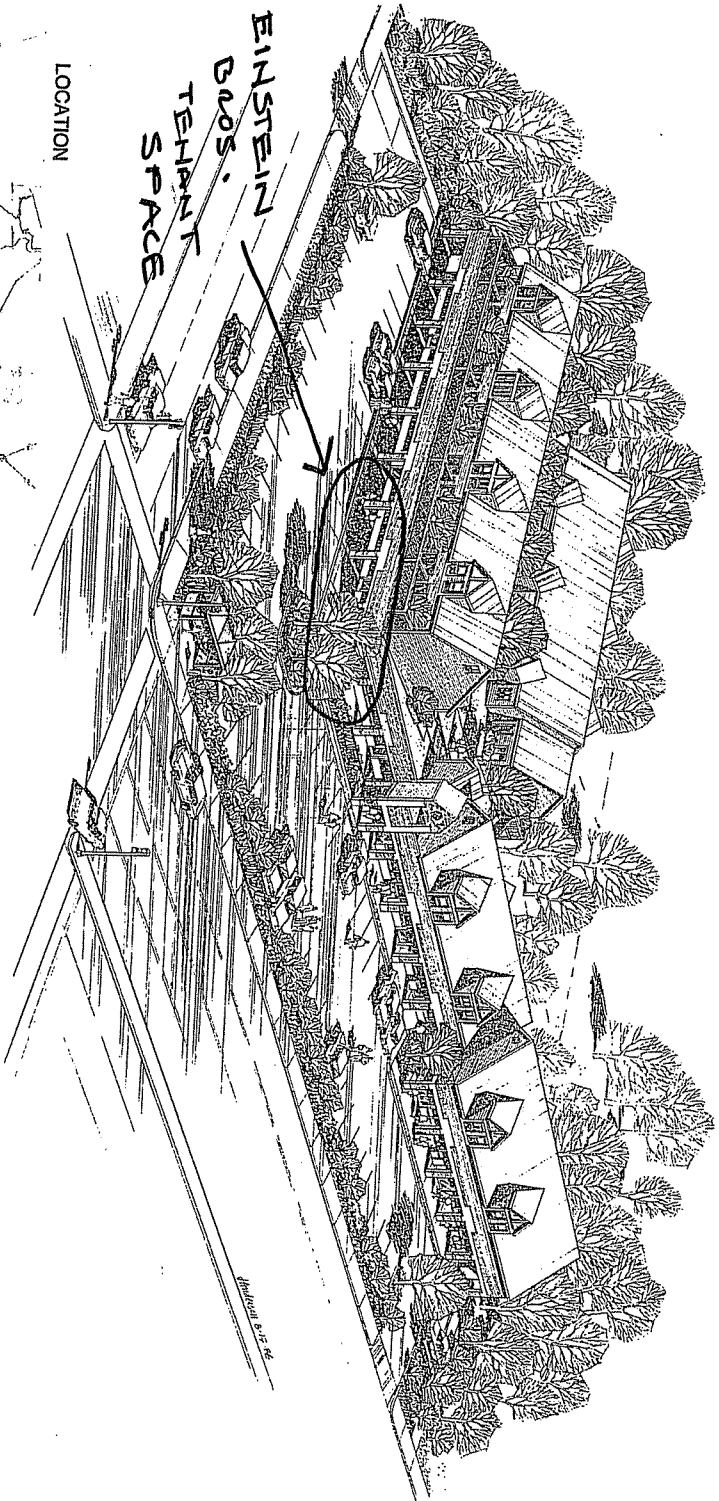
Member I.C.C. - N.F.P.A. - I.C.S.C. - A.I.A.

SITE LIGHTING



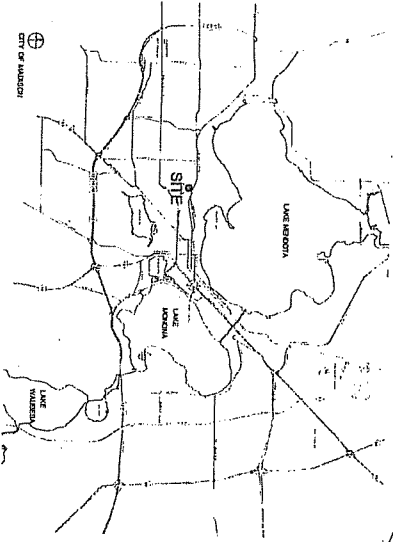
LAKEPOINT COMMONS

Owner: 20TH CENTURY MARKETS, INC.
 4716 VERONA ROAD, MADISON, WI
 Architects: SIEGER ARCHITECTS
 2501 MONROE, MADISON, WI



EINSTEIN
 BLDG.
 TENANT
 SPACE

LOCATION



LEGAL DESCRIPTION
 A CERTAIN AND PART ALSO BEING PART OF OUTLOT N, ACCESSORS PLAT NO. 10, BEING PART OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33, THENCE ALONG S57°55'11" WEST ALONG THE SOUTHERLY LINE OF UNIVERSITY AVENUE 65'-00" EAST 35'-12" THENCE SOUTH 6°-37'-32" WEST 143'-23" THENCE NORTH 8°-17'-00" EAST TO THE WEST LINE OF FAIRLEY AVENUE, THENCE NORTH 8°-17'-00" EAST TO THE POINT OF BEGINNING.

Handwritten: 1/16 6/16 26

UNIT COUNT & SIZE	TYPE	QUANTITY	SIZE
1 EFFICIENCY		4	416 SF
1 BEDROOM		5	635 SF
2 BEDROOM		11	876 SF
TOTAL		21	

SHEET INDEX

- COVER
- C1. SITE SURVEY
- C2. GRADING AND UTILITY PLAN THE
- L1. LANDSCAPING PLAN FIRST FLOOR
- L2. LANDSCAPING PLAN 2ND FLOOR
- A1. 1ST FLOOR PLAN THE
- A2. 1ST FLOOR PLAN THE & ROOF PLAN
- A3. 1ST FLOOR PLAN THE
- A4. 2ND FLOOR PLAN THE ROOM & DOOR SCHEDULE
- A5. BUILDING ELEVATIONS
- A6. BUILDING SECTIONS 1/2"
- A7. BUILDING SECTIONS 1/4"
- A8. WALL SECTIONS 1/2"
- A9. WALL SECTIONS 1/4"
- A10. WALL SECTIONS 1/8"
- A11. WALL SECTIONS 1/16"
- A12. WALL SECTIONS 1/32"
- A13. WALL SECTIONS 1/64"
- S1. FOOTING AND FOUNDATION PLAN THE
- S2. FOOTING AND FOUNDATION PLAN THE
- S3. 1ST FLOOR PLAN, 2ND FLOOR PRECAST THE
- S4. 1ST FLOOR PLAN, 2ND FLOOR PRECAST THE
- S5. STRUCTURAL DETAILS
- P1. 1ST FLOOR PLUMBING PLAN
- P2. RISEN DIAGRAMS
- P3. WATER
- P4. WASTE
- P5. MECHANICAL/ELECTRICAL
- MES. 1ST FLOOR MECHANICAL/ELECTRICAL
- MES. 2ND FLOOR MECHANICAL/ELECTRICAL
- MES. UTILITY PLAN MECHANICAL/ELECTRICAL
- S5. LAKEPOINT COMMONS
- S5. BID Space

ILLUSTRATION
 FROM ORIGINAL
 PUD - PROVIDED BY APPLICANT
 25 AUGUST, 1986 PUD
 1/16 6/16 26