



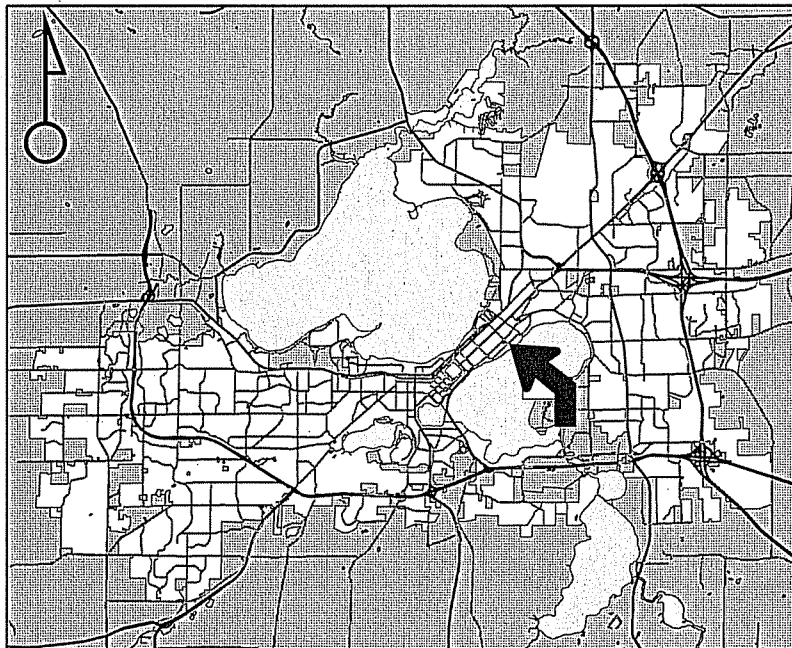
Location  
1221 Williamson Street

Applicant  
Anya Firszt-Williamson Street Grocery Co-Op/  
Matthew Aro-Aro Eberle Architects

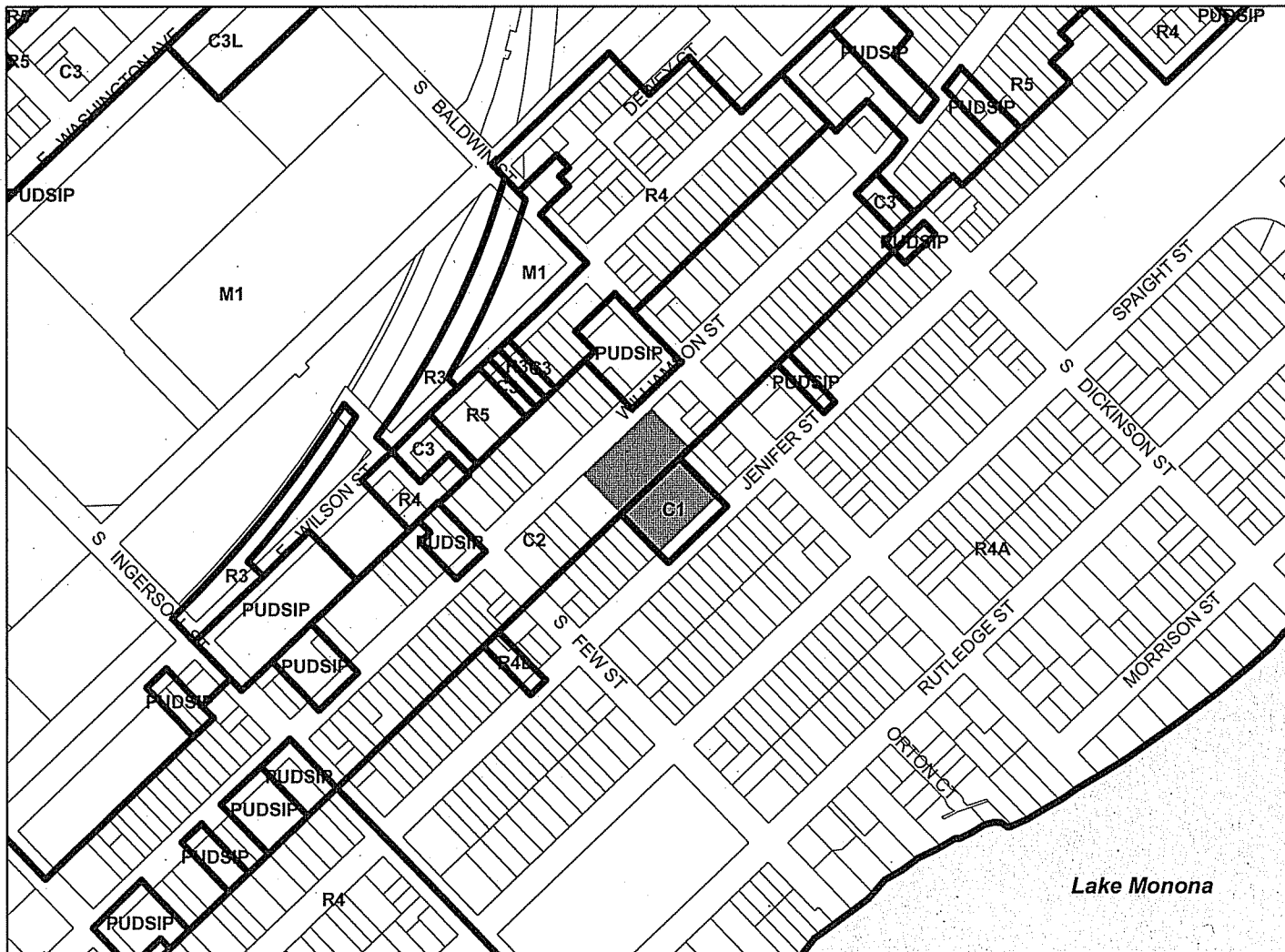
Existing Use  
Willy Street Co-Op

Proposed Use  
Construct outdoor eating areas  
for restaurant/grocery store

Public Hearing Date  
Plan Commission  
18 February 2013



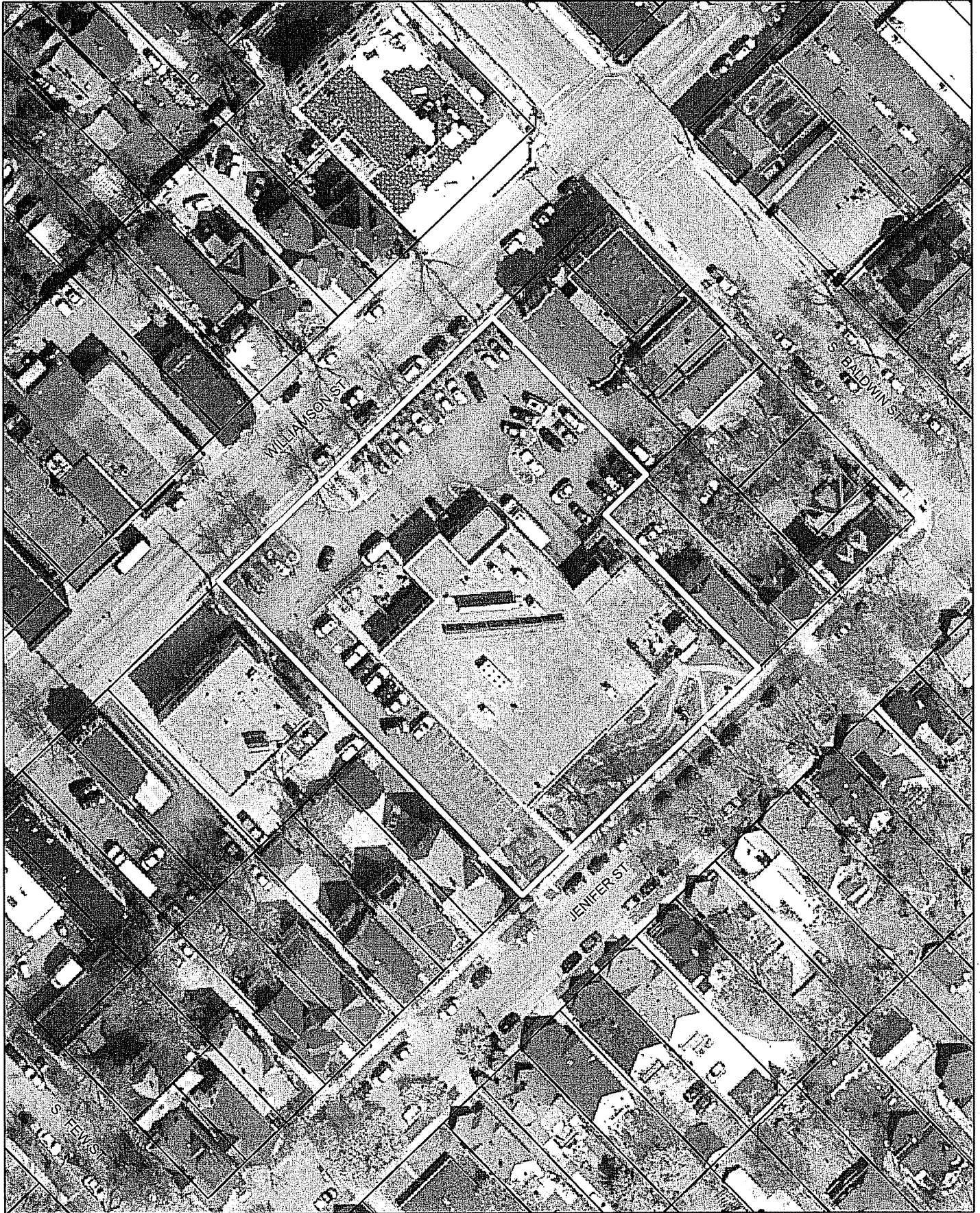
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 February 2013





Date of Aerial Photography : Spring 2010



650 p2



# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 750 Receipt No. 136893
Date Received	12/28/12
Received By	JTC
Parcel No.	0710-072-2903-4
Aldermanic District	6-Marsha Runnel
GQ	Third Lake Hist, ZBA,
Zoning District	C1, C2, HistL
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	N/A Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text N/A
Alder Notification	11/27/12 Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	12/28/12

1. Project Address: 1221 Williamson Project Area in Acres: 1.31

Project Title (if any): Willy Street Co-op - outdoor seating/recreation area

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Anya Firszt Company: Williamson Street Grocery Cooperative  
 Street Address: 1221 Williamson Street City/State: Madison, WI Zip: 53703  
 Telephone: (608) 251-6776 Fax: ( ) Email: a.firszt@willystreet.coop

Project Contact Person: Matthew Aro Company: Aro Eberle Architects  
 Street Address: 116 King Street, Suite 202 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 204-7464 Fax: ( ) Email: aro@aroeberle.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Outdoor seating/recreation area for the purposes of eating food purchased on site

Development Schedule: Commencement April 2012 Completion November 2012

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

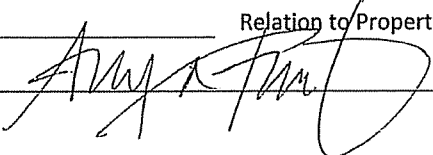
**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
  - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the Marquette-Schenk-Atwood Neighborhood Plan, which recommends Commercial mixed use 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 and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Marsha Rummel, GWABA, MNA ,notice sent 11/30/2012
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Amy Scanlon Date: 11/21/2012 Zoning Staff: Matt Tucker Date: 11/21/2012

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

Name of Applicant Anya Firszt Relation to Property Owner General Manager  
 Authorizing Signature of Property Owner  Date 12/28/2012

## ARO EBERLE ARCHITECTS

116 King Street, Suite 202  
608 204-7464

Madison, WI 53703  
www.aoeberle.com

December 28, 2012

### **Willy Street Co-op: Conditional Use Application**

Matt Tucker  
Zoning Administrator  
Madison Municipal Building, LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

#### **Letter of Intent for Conditional Use**

Mr. Tucker:

Please consider this letter of intent for a Conditional Use for an outdoor eating/recreation area, located at 1221 Williamson Street.

#### **Project Overview:**

The Willy Street Co-op is undergoing a major remodeling and addition to the existing East store. As part of the build-out of the front addition to the store, the owner requests approval of an outdoor seating/recreation area on two portions of the site. One area is located in the front of the building on grade, separated from the parking zone by landscaping and fencing. The second area is on a balcony on the second floor of the structure. Please note that a site plan review for a permitted use addition has been submitted concurrently, and construction is anticipated to begin April 2012. This application is only for approval for outdoor eating/recreation of food products purchased on site at the two areas indicated on the plans.

Presently, the Willy Street Co-op operates with a small inside area for customers to eat food purchased on site. The addition and remodeling project will displace this function, and customer and member feedback has consistently requested better and more flexible accommodations for dining, both interior and exterior.

#### **Existing Condition**

- ❖ Store is a permitted use
- ❖ Hours of Operation: 7 days, 7:30 AM-9:30 PM
- ❖ Off-Street Parking: 53
- ❖ Bicycle Parking: 60 stalls

#### **Proposed Condition**

The outdoor eating areas have table and chairs. Patrons will be able to access the balcony from the 2<sup>nd</sup> floor of the store. An accessible route to the balcony will be provided via an elevator on the interior of the building. New and remodeled accessible restrooms will be located on the 2<sup>nd</sup> and first floors. The upper balcony has an exterior stair for egress from the balcony area to grade. The balcony will be screened. On

the side of the balcony that is adjacent of the existing roof, the openings will be screened but allow visitors to view some of the sustainable features that are found on the roof as an educational component of the project. These include a photovoltaic array, new roofing material, and daylighting features that are anticipated to be incorporated into the project.

- ❖ Outdoor eating area permitted to be open during store hours (7:30am-9:30pm)
- ❖ Occupancy Limit:
  - Upper seating area: per IBC 49 occupants max
  - At-grade seating area: 32 occupants per seating layout

Thank you for your consideration of this conditional use.

Respectfully submitted,



Aro Eberle Architects, Inc.  
Matthew Aro, AIA