

# CITY OF MADISON

## Proposed Demolition & Conditional Use

Location: 6613 Mineral Point Road

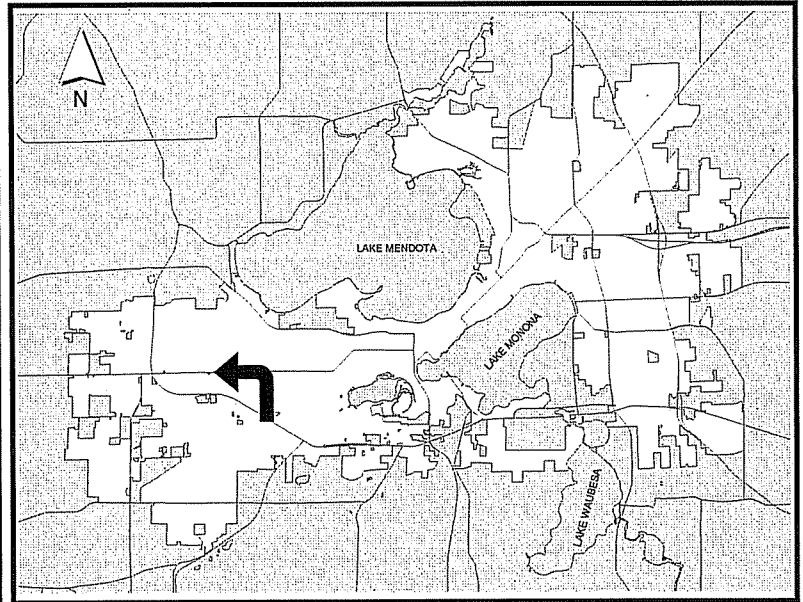
Project Name: The Grand Canyon Collection

Applicant: Shen Ko Investment Group, LLC/  
John J Flad-Flad Development & Investment Co.

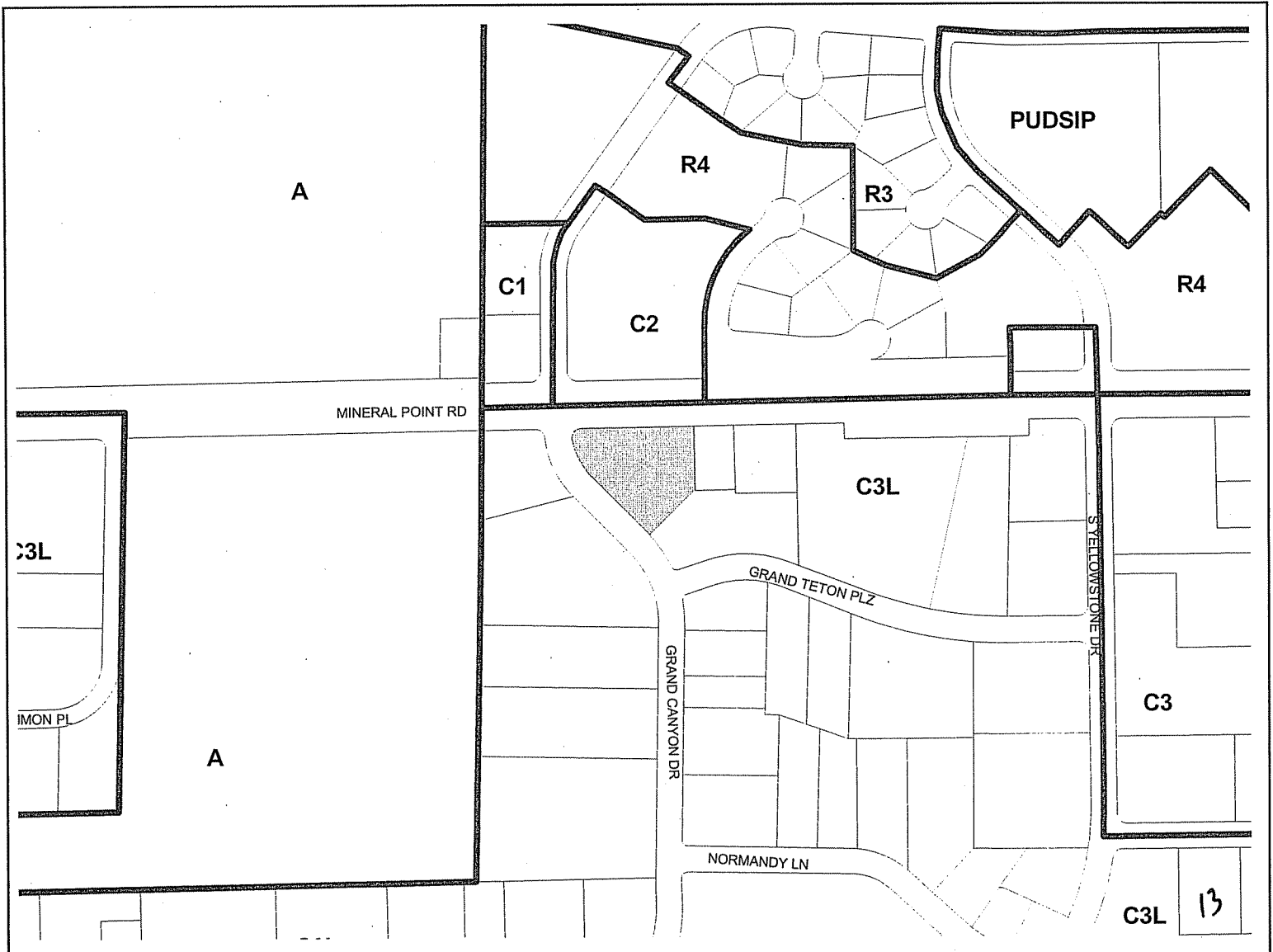
Existing Use: Vacant Restaurant

Proposed Use: Demolish Vacant Restaurant &  
Build Bakery/Restaurant with Outdoor Eating Area

Public Hearing Date:  
Plan Commission 07 August 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

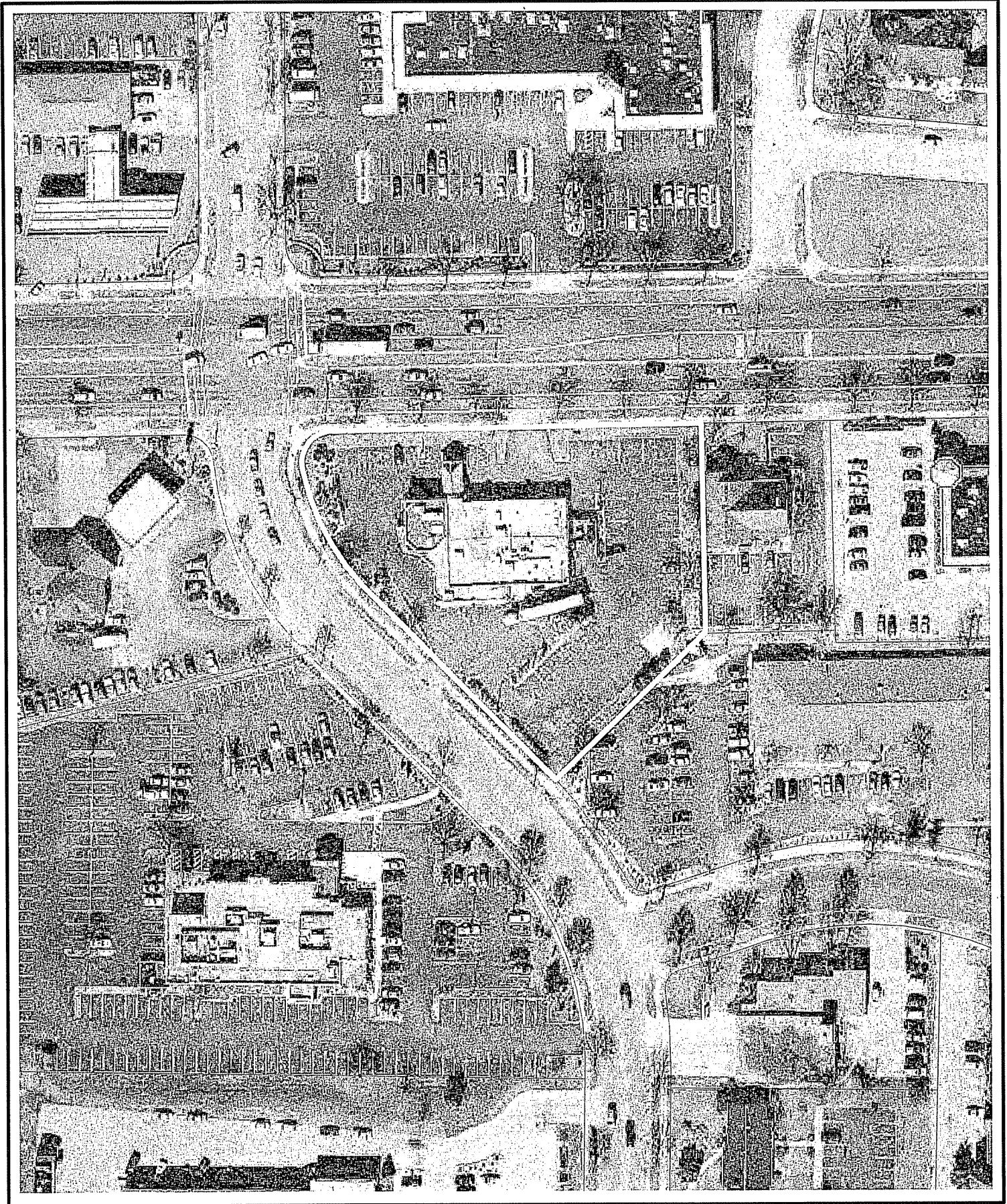


# 6613 Mineral Point Road

100 0 100 Feet



*Date of Aerial Photography - April 2000*



# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$650 Receipt No. 71880-100 Cash  
71881 \$550 ck  
 Date Received 6-21-06  
 Received By KAU  
 Parcel No. 0708-252-0306-4  
 Aldermanic District 19- Noel Radomski  
 GQ ok  
 Zoning District C3L  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification  Waiver   
 Ngrhd. Assn Not.  Waiver   
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 6613 Mineral Point Road, Madison, WI 53705 **Project Area in Acres:** 1.34 acres  
**Project Title (if any):** "The Grand Canyon Collection"

**2. This is an application for:** (check at least one)

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests</b> (Specify): _____	

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

Applicant's Name: John J. Flad Company: Flad Development & Investment Corp.  
 Street Address: 7941 Tree Lane, Suite 105 City/State: Madison, WI Zip: 53717  
 Telephone: (608) 833-8100 Fax: (608) 833-8105 Email: jflad@flad-development.com  
 Project Contact Person: Same As Above Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): Shen Ko Investment Group LLC  
 Street Address: 2720 - 76th Ave SE, #414 City/State: Mercer Island, WA Zip: 98040

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolition of existing structure & redevelopment of site with upscale 9,350 square foot retail center with Panera Bread Restaurant anchor. 13

Development Schedule: Commencement September/October 2006 Completion April/May 2007

**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 ½ 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:** \$ 550.00 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 (principal) buildings, photos 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 to be approved by the City 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](mailto: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 Employment District in the Comprehensive *Plan, which recommends:*  
commercial office and retail uses *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:*  
Alderman Noel Radomski

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

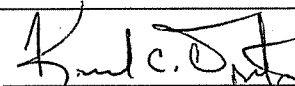
**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Peter Olson Date 05/02/06 | Zoning Staff Kathy Voeck Date 05/02/06

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name John J. Flad Date 06/13/06

Signature  Relation to Property Owner Contractual Owner

Authorizing Signature of Property Owner  Date 6/20/06  
K.C. Opitz, Agent for  
Shen Ko Investment Group L.L.C.

## APPLICATION FOR PLAN COMMISSION

### “Conditional Use Approvals”

- Demolition
- Outside Seating

### Letter of Intent

**6613 Mineral Point Road, City of Madison**

Flad Development & Investment Corp. has been working for several months to acquire the former Timber Lodge Restaurant property at the southeast corner of Mineral Point Road and Grand Canyon Drive. Flad Development & Investment Corp. is presently the contractual owner of the subject site. Timber Lodge Restaurant has occupied the property for the past ten years; approximately one year ago, Timber Lodge vacated the subject site. Today, the property continues to sit vacant and is in disrepair. The thematic design of the building and the age of the core structure (multiple users over four decades) negatively impact the adaptive reuse opportunities associated with this facility.

The immediate area is in transition and the adjacent land uses include gas stations, a vacant restaurant, a small-scale retail center, and 1970-1980 suburban office buildings.

Representatives of Flad Development have shared their redevelopment plans for the subject site with Alderman Noel Radomski and he is supportive of our plans. The specific redevelopment plans provide for a 9,350 square foot upscale retail building with two to four retailers. This retail development, to be known as the “Grand Canyon Collection,” will be anchored by Panera Bread, a most successful fast casual restaurant with four other locations in the greater Madison area. The building’s architecture is to be “new urbanism” in character with canopies, awnings, and stone accents. The building’s elevations are delineated in Section 8 below. The site is to have access off of both Mineral Point Road and Grand Canyon Drive. Adequate parking for both automobiles and bicycles will be provided and the landscaping will exceed Madison standards. The landscaping and building placement immediately adjacent to the corner will visually buffer the asphalt parking lot to the public.

1. Our construction schedule anticipates a September/October 2006 building start with completion around April/May 2007.

2. The following professionals will be involved with the project:

Contractual Owner/Developer: Flad Development & Investment Corp.  
7941 Tree Lane, Suite 105  
Madison, WI 53717

Surveyor/Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718

Architect: Flad & Associates GMK Architecture  
644 Science Drive 718 Post Road  
Madison, WI 53711 Madison, WI 53713

Contractor: Joe Daniels Construction Co., Inc.  
919 Applegate Road  
Madison, WI 53713

Landscape Architect: The Bruce Company  
2830 W. Beltline Highway  
Middleton, WI 53562

3. Land and Building Area:  
The land area that is being purchased is approximately 58,482 square feet or 1.34 acres. The retail building is to be 9,350 square feet.

4. Employees:  
It is anticipated that in excess of 50 employees will be hired to staff the commercial businesses in this development.

5. Hours of Operation:  
Customary commercial retail hours of operation in the Madison area are as follows:

Monday-Friday	10:00 a.m. to 9:00 p.m.
Saturday	10:00 a.m. to 6:00 p.m.
Sunday	12:00 p.m. to 5:00 p.m.

Panera Bread's customary hours in the Madison marketplace are:

Monday-Saturday	6:30 a.m. to 9:00 p.m.
Sunday	7:30 a.m. to 8:00 p.m.

6. Utilities:

All municipal utilities are available adjacent to the subject property.

7. Zoning and Conditional Uses:

The subject property is zoned C3L and provides for a variety of retail uses and restaurants as permitted uses. All requirements of the C3L zoning category are to be complied with. All signage associated with this project will comply with Chapter 31, "Street Graphics Control Ordinance," of the Madison Ordinance. The conditional uses requested with this application are (1) demolition of the existing Timber Lodge Restaurant building and (2) outside patio dining areas adjacent to the building to accommodate the proposed restaurant.

As to the demolition, photographs of the interior and exterior of the structure are included with this application. Applicant understands that a "Reuse and Recycling Plan" approved by the City's Recycling Coordinator is required prior to issuance of wrecking permit.

As to outside patio seating, the enclosed plan delineates the area on which there will be placed a total of thirty (30) seats. The hours of operation of the patio will be consistent with the restaurant's hours of operation subject to weather. No alcohol is anticipated to be served within the restaurant or on the patio. No music is anticipated to be played on the patio. Also, no waitress service, per se, is planned for the patio.

8. Site and Building Plans:

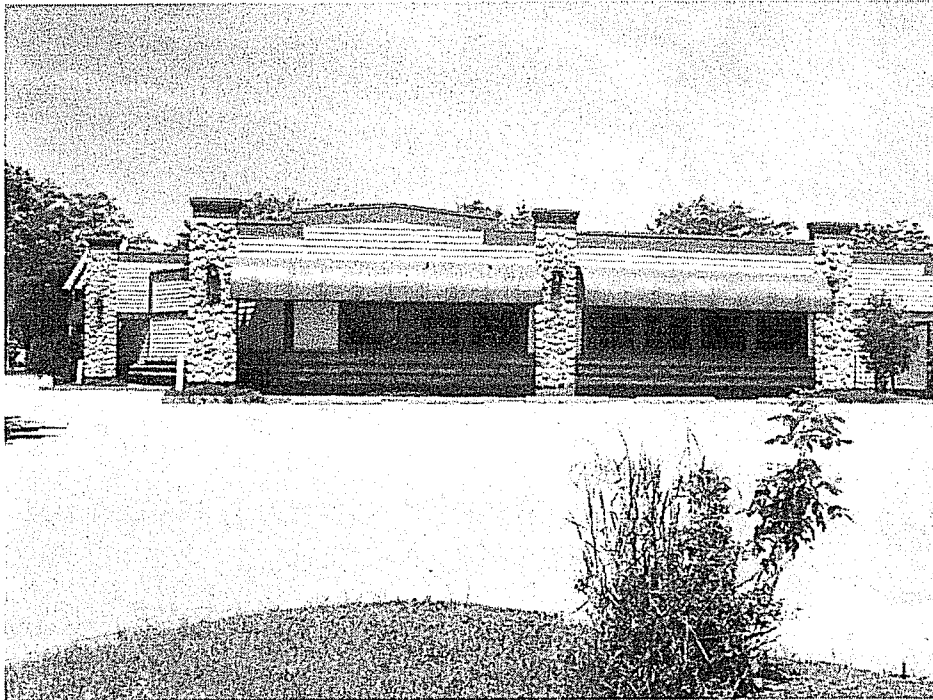
In addition to twelve (12) copies of this Letter of Intent, attached are seven (7) copies of the following plans:

- T0.1 Title Sheet
- C1.0 Site Survey
- C1.1 Site Plan
- C2.1 Grading and Erosion Control Plan
- C3.1 Utility Plan
- E0.1 Site Lighting Plan
- E0.1a Site Lighting Photometric Plan
- L1.0 Landscape Plan
- A2.1 Floor Plan
- A2.2 Elevations

# TIMBER LODGE SITE



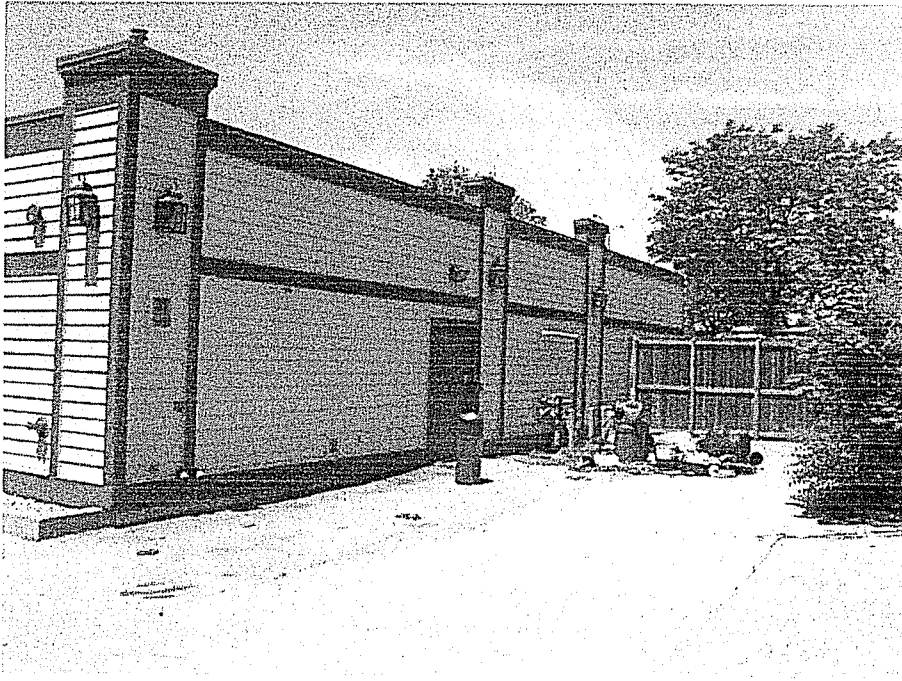
View from Mineral Point Rd. at Grand Canyon intersection (front entry)



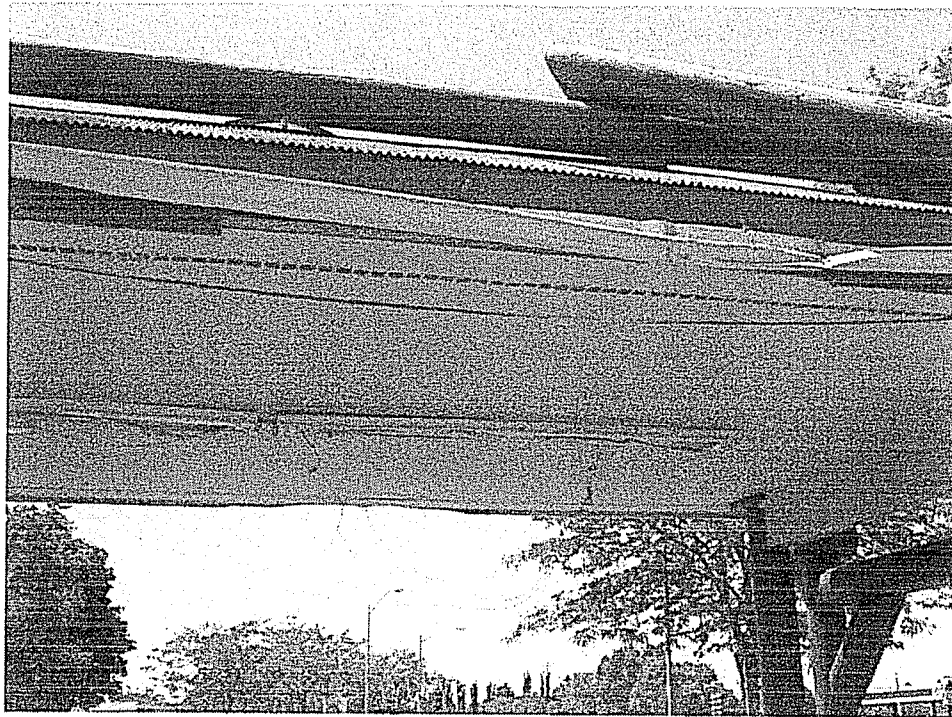
View from south (rear of building)



# TRIMBER LODGE SITE



View of service area of building (east side)

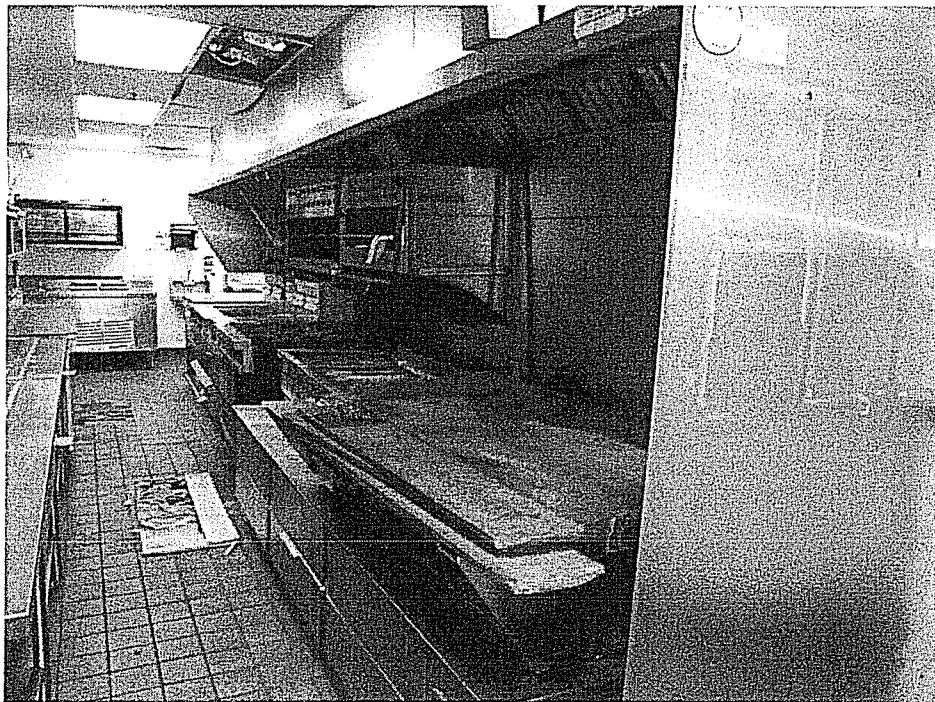


View of entry canopy (in disrepair)

# TIMBER LODGE SITE

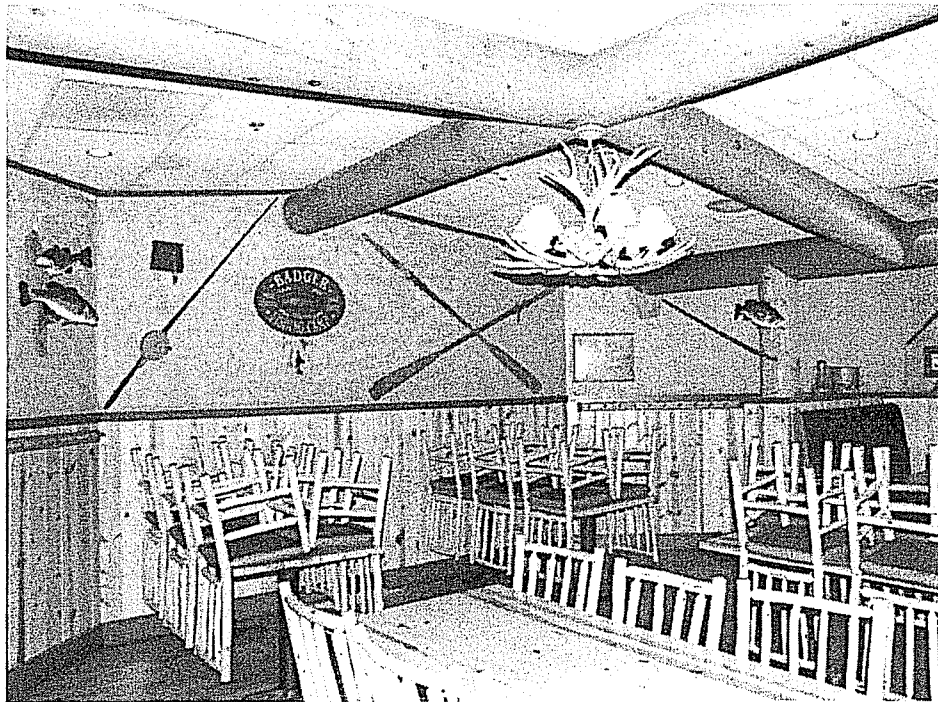


View of kitchen equipment



View of kitchen equipment

# TIMBER LODGE SITE



View of interior dining area



View of interior dining area



**CIVIL ENGINEER:**  
**Calkins Engineering, Inc**  
 Civil Engineers & Land Surveyors  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444

**ELECTRICAL ENGINEER:**  
**Electric Construction, Inc**  
 Electrical Design, Contracting & Consulting  
 2861 Indus. Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

**LANDSCAPE ARCHITECT:**  
**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 200 S. WALTON ST.  
 MADISON, WI 53703  
 TEL: 608-261-2200  
 FAX: 608-261-2202

**DEVELOPER:**  
**Fiad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: fiad@fiad-development.com

**PROJECT TITLE:**  
 GRAND CANYON COLLECTION  
 6613 MINERAL POINT ROAD  
 MADISON, WI

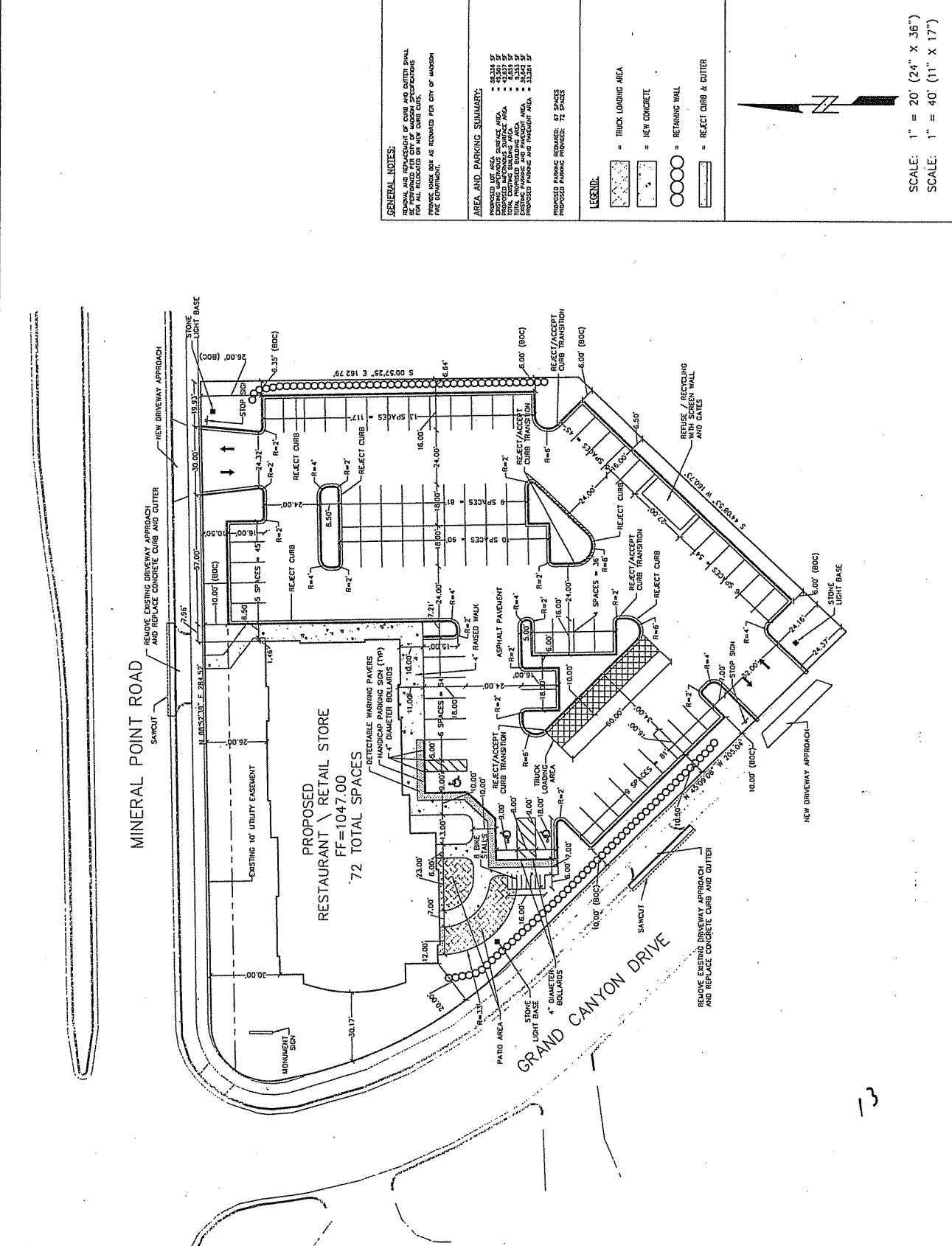
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 SITE PLAN

**PROJECT #:**  
 FLA17

**SHEET #:**  
 C1.1

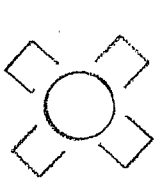
**DRAWN BY:**  
 MJM

Rev. Date Description of Issue  
 07/19/04 SUBMITTAL SET  
 07/19/04 Description of Issue

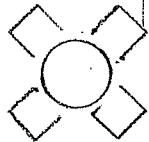
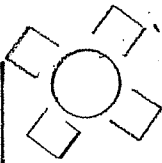


PANERA BREAD

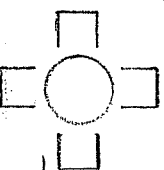
↑  
ENTRY



PATIO



PATIO



BIKES

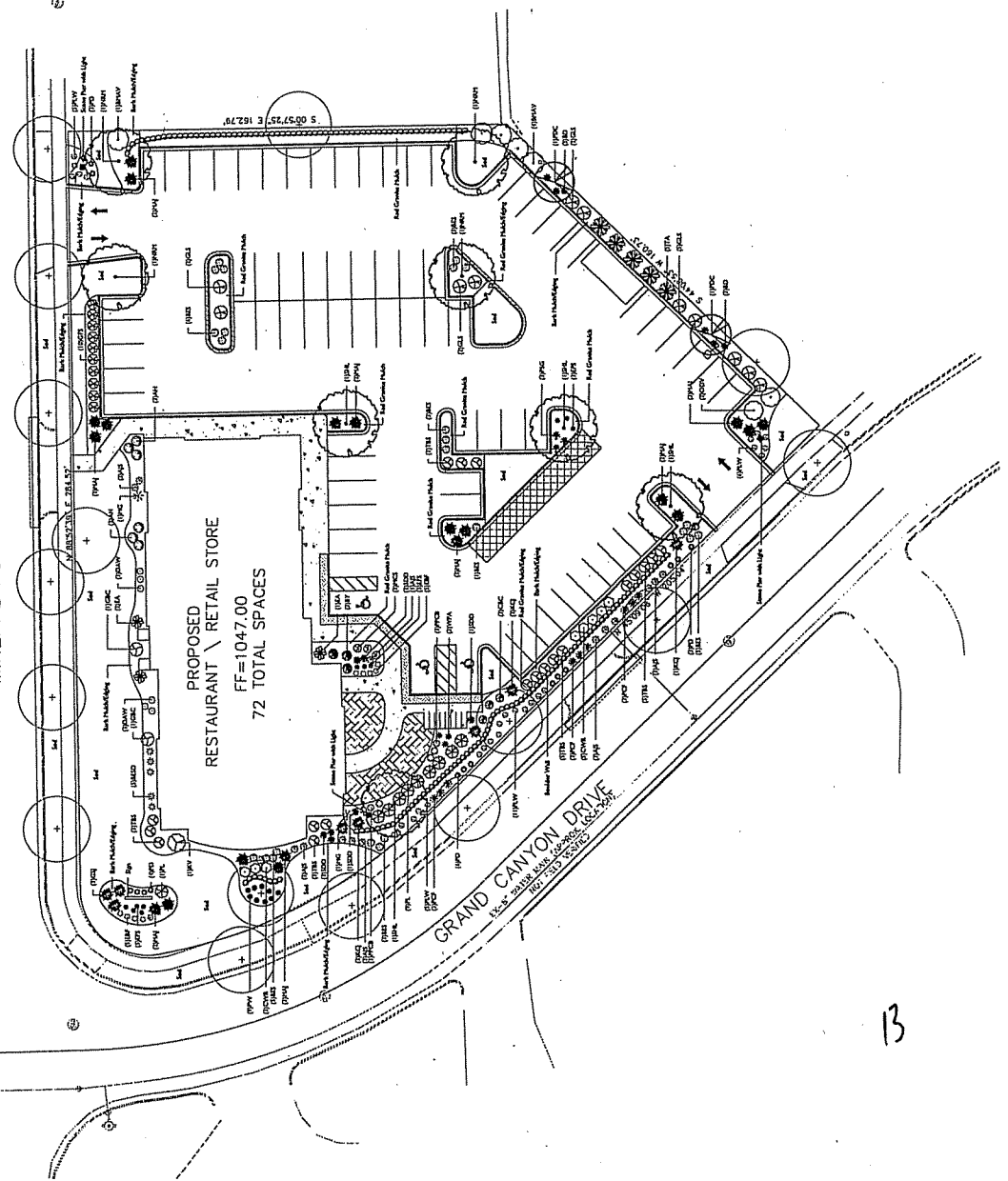
OUTDOOR SEATING

WATER MAIN (APPROX. LOCATION)  
NOT FIELD VERIFIED

MINERAL POINT ROAD

PROPOSED RESTAURANT \ RETAIL STORE  
FF=1047.00  
72 TOTAL SPACES

GRAND CANYON DRIVE  
4150' BOUNDARY CORNER  
100' TO 150' SIDING



Quantity	Code Name	Description
1	PIC	Plant: 1 3/4" M&B
1	PEC	Plant: 1 3/4" M&B
1	PIE	Plant: 1 3/4" M&B
1	PKS	Plant: 1 3/4" M&B
1	PKO	Plant: 1 3/4" M&B
1	PKC	Plant: 1 3/4" M&B
1	PKF	Plant: 1 3/4" M&B
1	PKG	Plant: 1 3/4" M&B
1	PKH	Plant: 1 3/4" M&B
1	PKJ	Plant: 1 3/4" M&B
1	PKK	Plant: 1 3/4" M&B
1	PKL	Plant: 1 3/4" M&B
1	PKM	Plant: 1 3/4" M&B
1	PKN	Plant: 1 3/4" M&B
1	PKO	Plant: 1 3/4" M&B
1	PKP	Plant: 1 3/4" M&B
1	PKQ	Plant: 1 3/4" M&B
1	PKR	Plant: 1 3/4" M&B
1	PKS	Plant: 1 3/4" M&B
1	PKT	Plant: 1 3/4" M&B
1	PKU	Plant: 1 3/4" M&B
1	PKV	Plant: 1 3/4" M&B
1	PKW	Plant: 1 3/4" M&B
1	PKX	Plant: 1 3/4" M&B
1	PKY	Plant: 1 3/4" M&B
1	PKZ	Plant: 1 3/4" M&B
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1	PK2	Plant: 1 3/4" M&B
1	PK3	Plant: 1 3/4" M&B
1	PK4	Plant: 1 3/4" M&B
1	PK5	Plant: 1 3/4" M&B
1	PK6	Plant: 1 3/4" M&B
1	PK7	Plant: 1 3/4" M&B
1	PK8	Plant: 1 3/4" M&B
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1	PK6	Plant: 1 3/4" M&B
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1	PK4	Plant: 1 3/4" M&B
1	PK5	Plant: 1 3/4" M&B
1	PK6	Plant: 1 3/4" M&B
1	PK7	Plant: 1 3/4" M&B
1	PK8	Plant: 1 3/4" M&B
1	PK9	Plant: 1 3/4" M&B
1	PK0	Plant: 1 3/4" M&B
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1	PK5	Plant: 1 3/4" M&B
1	PK6	Plant: 1 3/4" M&B
1	PK7	Plant: 1 3/4" M&B
1	PK8	Plant: 1 3/4" M&B
1	PK9	Plant: 1 3/4" M&B
1	PK0	Plant: 1 3/4" M&B

**GENERAL NOTES**  
 1. All work shall conform to the 2018 Wisconsin Uniform Building Code.  
 2. All plant materials shall be established prior to final grading.  
 3. All trees shall be protected with steel bands or approved alternatives.  
 4. All plant materials shall be watered and mulched as required.  
 5. All plant materials shall be protected from vehicle damage.  
 6. All plant materials shall be protected from vandalism.  
 7. All plant materials shall be protected from drought.  
 8. All plant materials shall be protected from salt damage.  
 9. All plant materials shall be protected from soil compaction.  
 10. All plant materials shall be protected from soil erosion.

Code Name	Quantity	Description
PK1	1	Plant: 1 3/4" M&B
PK2	1	Plant: 1 3/4" M&B
PK3	1	Plant: 1 3/4" M&B
PK4	1	Plant: 1 3/4" M&B
PK5	1	Plant: 1 3/4" M&B
PK6	1	Plant: 1 3/4" M&B
PK7	1	Plant: 1 3/4" M&B
PK8	1	Plant: 1 3/4" M&B
PK9	1	Plant: 1 3/4" M&B
PK0	1	Plant: 1 3/4" M&B
PK1	1	Plant: 1 3/4" M&B
PK2	1	Plant: 1 3/4" M&B
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PK4	1	Plant: 1 3/4" M&B
PK5	1	Plant: 1 3/4" M&B
PK6	1	Plant: 1 3/4" M&B
PK7	1	Plant: 1 3/4" M&B
PK8	1	Plant: 1 3/4" M&B
PK9	1	Plant: 1 3/4" M&B
PK0	1	Plant: 1 3/4" M&B
PK1	1	Plant: 1 3/4" M&B
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PK3	1	Plant: 1 3/4" M&B
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PK7	1	Plant: 1 3/4" M&B
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PK5	1	Plant: 1 3/4" M&B
PK6	1	Plant: 1 3/4" M&B
PK7	1	Plant: 1 3/4" M&B
PK8	1	Plant: 1 3/4" M&B
PK9	1	Plant: 1 3/4" M&B
PK0	1	Plant: 1 3/4" M&B

**GCA**  
Landscape Architects  
Landscape Contractors

150 S. ALPHEA AVE., SUITE 200  
MADISON, WISCONSIN 53702  
PHONE: 608.278.8888  
FAX: 608.278.8888  
WWW.GCALANDSCAPE.COM

# GRAND CANYON COLLECTION

6613 MINERAL POINT ROAD  
MADISON, WISCONSIN

Checked by: SS  
 Revised: 6/10/2018 MIN  
 Revised: 7/10/2018 MIN  
 Revised: 8/10/2018 MIN  
 Revised: 9/10/2018 MIN  
 Revised: 10/10/2018 MIN  
 Revised: 11/10/2018 MIN  
 Revised: 12/10/2018 MIN

Job #  
 L1

CIVIL ENGINEER:

**Calkins Engineering, Inc**  
 Civil Engineers & Land Surveyors  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444

ELECTRICAL ENGINEER:

**Electric Construction Inc**  
 Electrical Design, Contracting & Consulting  
 2881 Kokes Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

LANDSCAPE ARCHITECT:

**the bruce company**  
 LANDSCAPE ARCHITECTS  
 200 S. BRUCE ST.  
 MADISON, WI 53703  
 (608) 261-2200  
 www.thebruce.com

DEVELOPER:

**Flad Development & Investment Corp.**  
 Oakridge Center  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

PROJECT TITLE:

GRAND CANYON COLLECTION  
 6613 MINERAL POINT ROAD  
 MADISON, WI

Rev	Date	Description of Issue
07/14/06		SCHEMATIC SET

DRAWING TITLE:

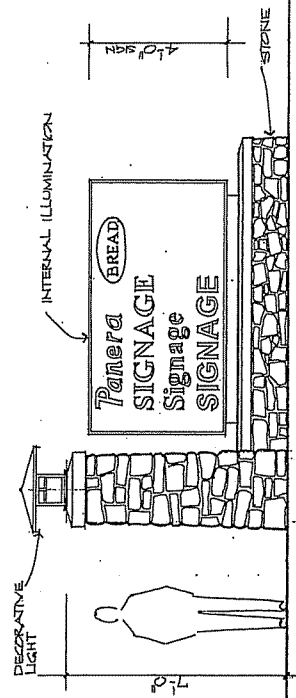
FLOOR PLAN

PROJECT #:

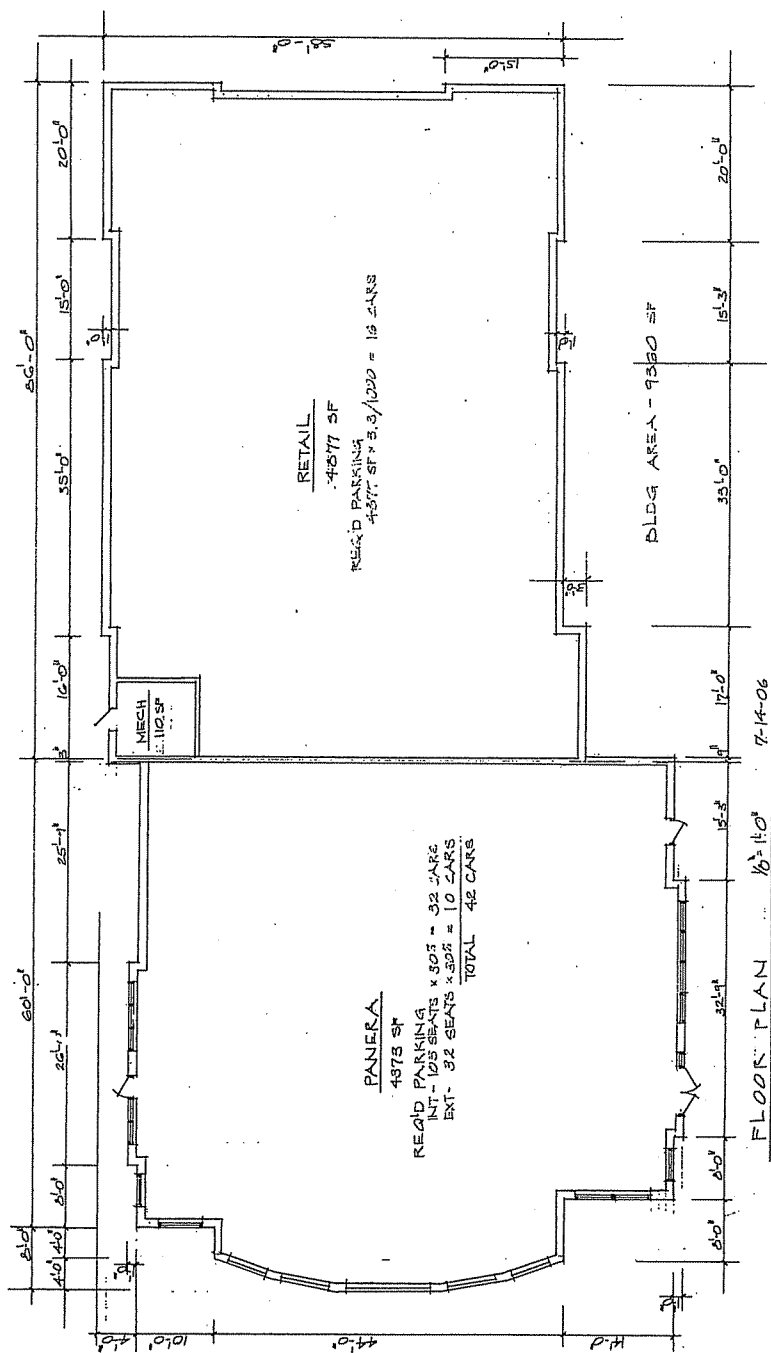
FLA17

DRAWN BY:

A2.1



MONUMENT SIGN 12'-1-0"



FLOOR PLAN 7-14-06



CIVIL ENGINEER:

**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

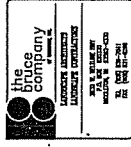
5010 Veges Road  
Madison, WI 53718  
(608) 838-0444

ELECTRICAL ENGINEER:

**Electric Construction Inc**  
Electrical Design, Contracting & Consulting

2881 Index Road  
Madison, WI 53713  
(608) 771-9966 FAX 271-0160  
www.electricsun.com

LANDSCAPE ARCHITECT:



DEVELOPER:

**Flad Development & Investment Corp.**

Oakridge Commons  
7941 Tree Lane - Suite 105  
Madison, WI 53718  
(608) 833-8100 Fax (608) 833-8105  
E-Mail: flad@flad-development.com

PROJECT TITLE:

GRAND CANYON COLLECTION  
6613 MINERAL POINT ROAD  
MADISON, WI

Rev | Date | Description of Issue

DRAWING TITLE:

ELEVATIONS

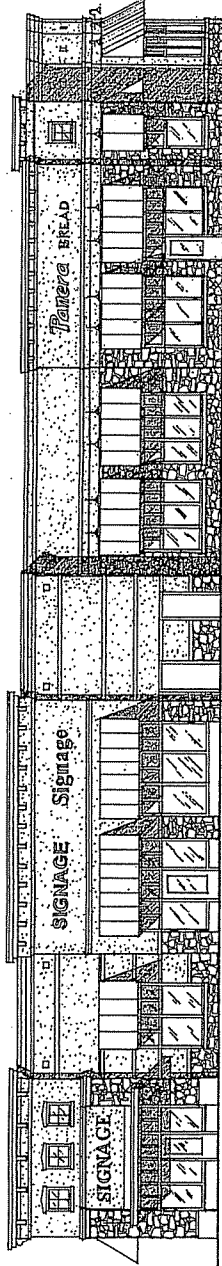
PROJECT #:

FLAT7

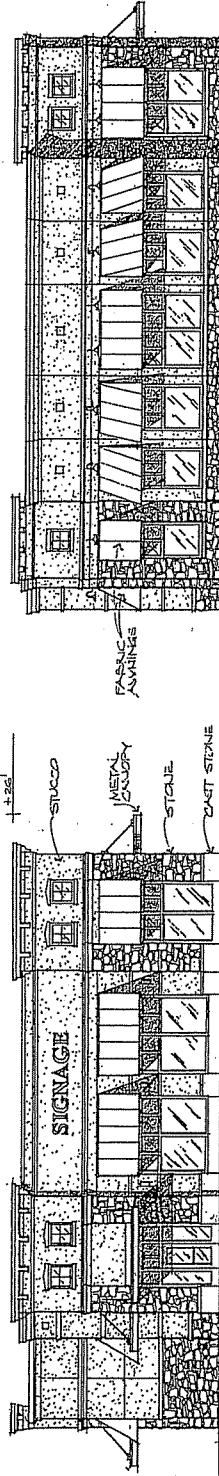
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SHEET #:

A2.2

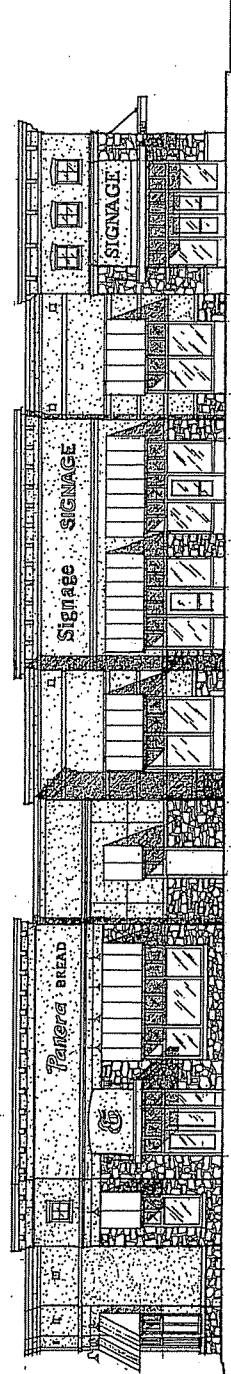


NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

1/8"=1'-0"