





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 000 Receipt No. 26707-0004
 Date Received 2/22/17
 Received By PA.
 Parcel No. 0710-072-1614-8
 Aldermanic District 6 RUMMEL
 Zoning District NMX
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1511 Williamson St.
 Project Title (if any): Banzo Shuk

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Aaron Collins Company: Banzo LLC
 Street Address: 1511 Williamson St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 576-7782 Fax: () Email: aaron@banzomadison.com
 Project Contact Person: same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): same as above
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Add Class B beer / Class C wine AND outdoor seating area (12 ppl) to existing restaurant
 Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

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11x17

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ~~Twenty Five (25) copies~~ of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

32

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

200

Filing Fee: Refer to the Land Use Application Instructions & 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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: 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:

→ 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: Chris Wells Date: 10/19/2016 Zoning Staff: Jenny Kirchgatter Date: 10/19/16

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

Name of Applicant Aaron Collins Relationship to Property: owner
Authorizing Signature of Property Owner [Signature] Date 10/19/2016 **14**



**Banzo LLC
(dba Banzo Shuk)
1511 Williamson St.**

February 20, 2017

Letter of Intent for conditional use permits allowing:

- restaurant/tavern (beer & wine only)
- outdoor seating (capacity = 12 seats)

Plan Summary

In response to feedback from our existing customer base, we are seeking to:

- 1) Add a Class B Beer/Class C Wine license to the existing restaurant.
- 2) Add a small outdoor seating area in the fenced-in area behind the restaurant

It is our intent to add a small, tasteful selection of craft beer and wine to our menu that will accompany our offerings of Mediterranean entrees, salads, side dishes, and desserts. Our license has already been approved by the ALRC and MNA, conditional upon ending the sale of beer and wine at 10pm. We now seek the conditional use permit that is required in the neighborhood mixed-use district. Our managers hold the proper licenses for serving alcohol, and we have a secure, locked storage area for stocking alcohol.

In addition, we intend to (on the same land use application) request a conditional use permit for an outdoor eating area. The proposed area will be placed behind the restaurant in the existing fenced-in area. We plan to add 3 tables that will seat up to 12 guests in total. We will not have any music or speakers in this seating area. Existing lighting in that area will continue to be used. Smoking will not be permitted in the seating area.

The proposed hours of operation will be:

Tues-Fri: 5pm-10pm*, Sat: 11am-10pm*, Sun: 11am-8pm
(*outdoor dining area will close at 9:30pm)

Existing Conditions

Banzo Shuk has been in operation at 1511 Williamson Street since January 2016. Current operating conditions are as follows:

Capacity: 24 guests

Square footage: About 1,200

Usage (approx): Customer area = 400ft², Kitchen = 700ft², Restroom = 64ft²

Hours of Operation: Tue-Thurs: 5-10pm, Fri: 5pm-2am, Sat: 11am-2am, Sun: 11am-8pm
(these hours will be revised on 3/1/17 to the proposed hours stated above)

Auto and bike parking: two 8'x18' vehicle stalls + 8x18' access, and four bike stalls

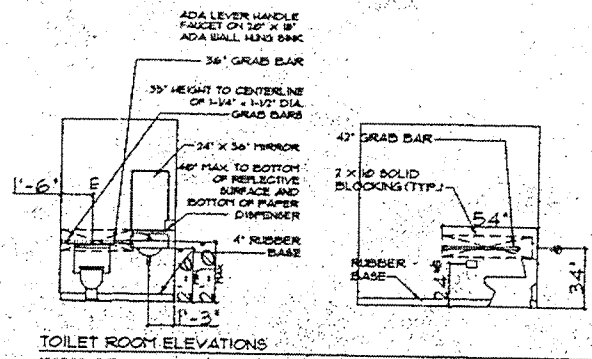
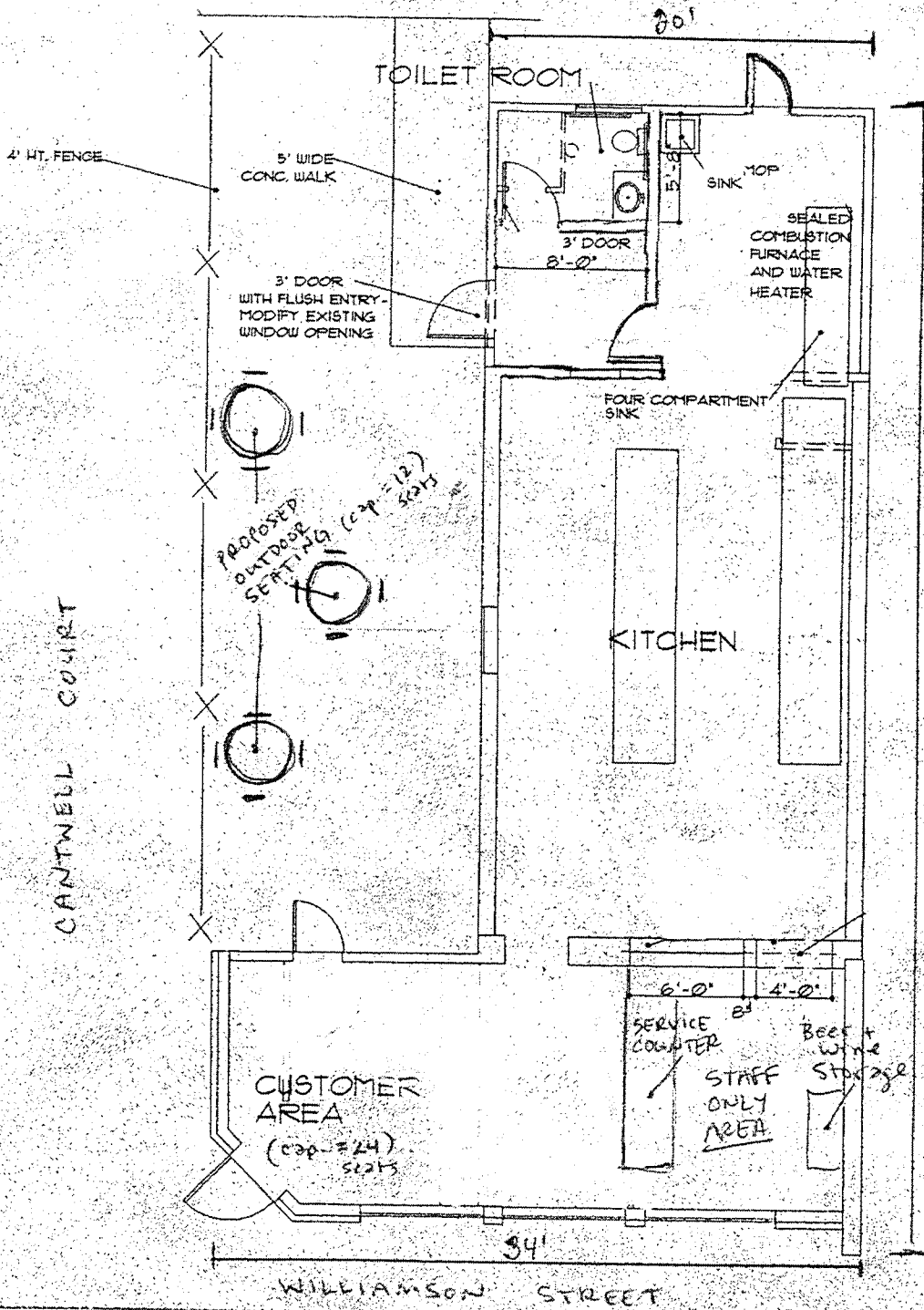
Thank you for your consideration and we look forward to moving ahead with our plan!

Sincerely,

Aaron Collins & Netalee Sheinman

(608)576-7782 or (917)309-1303

aaron@banzomadison.com or netalee@banzomadison.com



- WALL TYPES**
- EXISTING TO REMAIN
 - EXISTING TO REMOVE
 - NEW WALL CONSTRUCTION

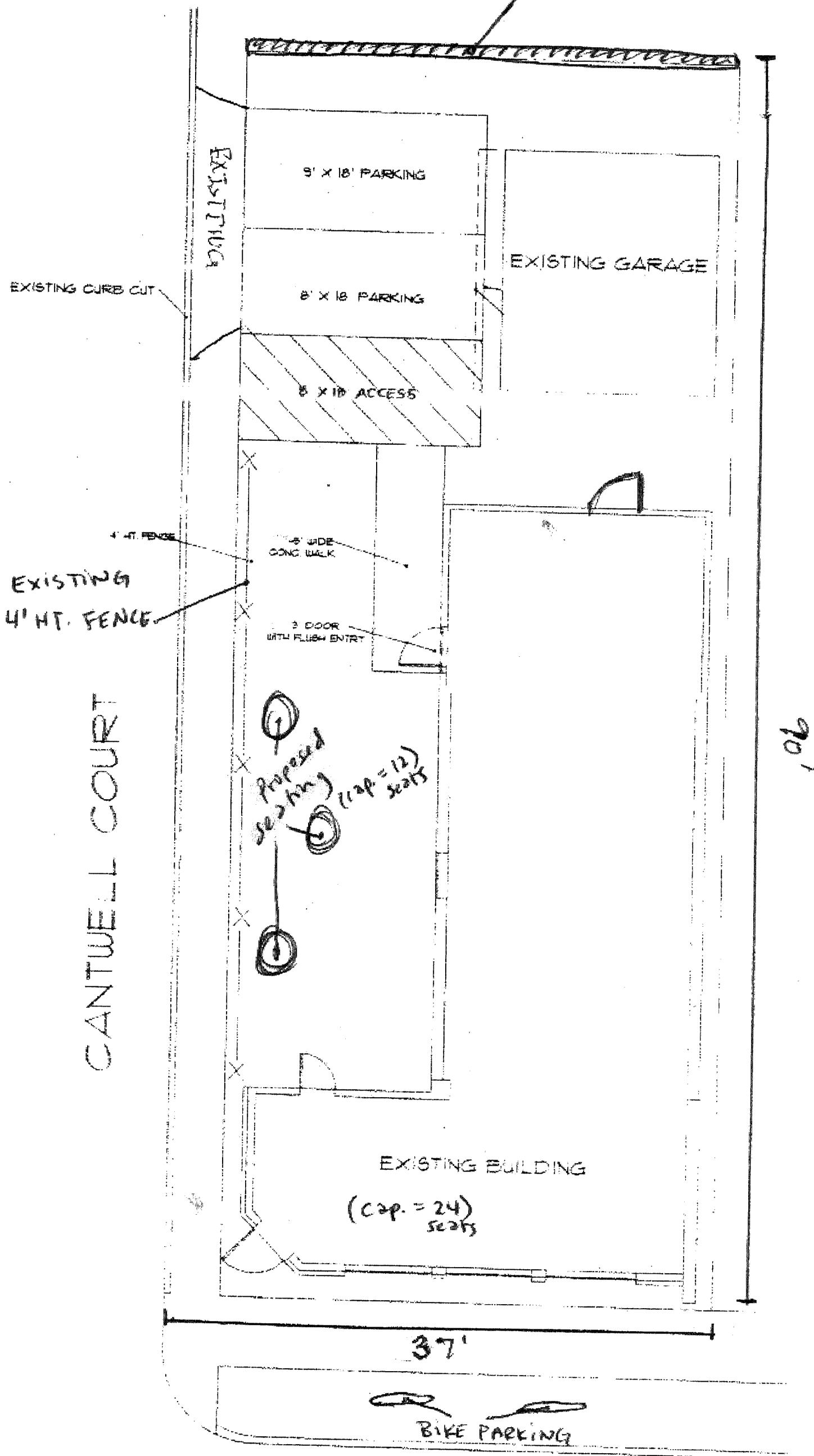
CANTWELL COURT

WILLIAMSON STREET

1511 WILLIAMSON STREET

(RESIDENTIAL)
AREA

ADD 6' HT. FENCE



WILLIAMSON STREET