

# CITY OF MADISON

# Proposed Conditional Use

Location: 617 Williamson Street

Project Name: Sardine Restaurant

Applicant: Jeff Coatta/

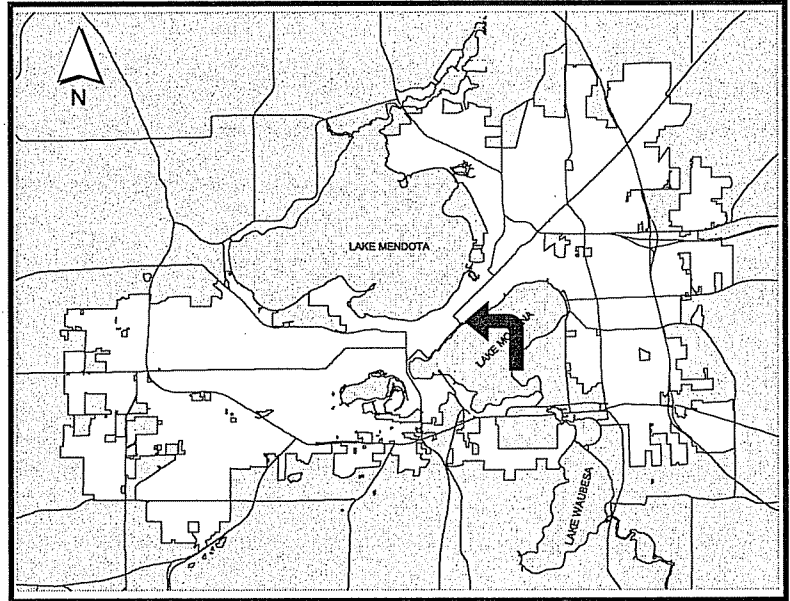
Bob Harriman - R.G. Harriman, Inc

Existing Use: Existing Patio for Restaurant Use

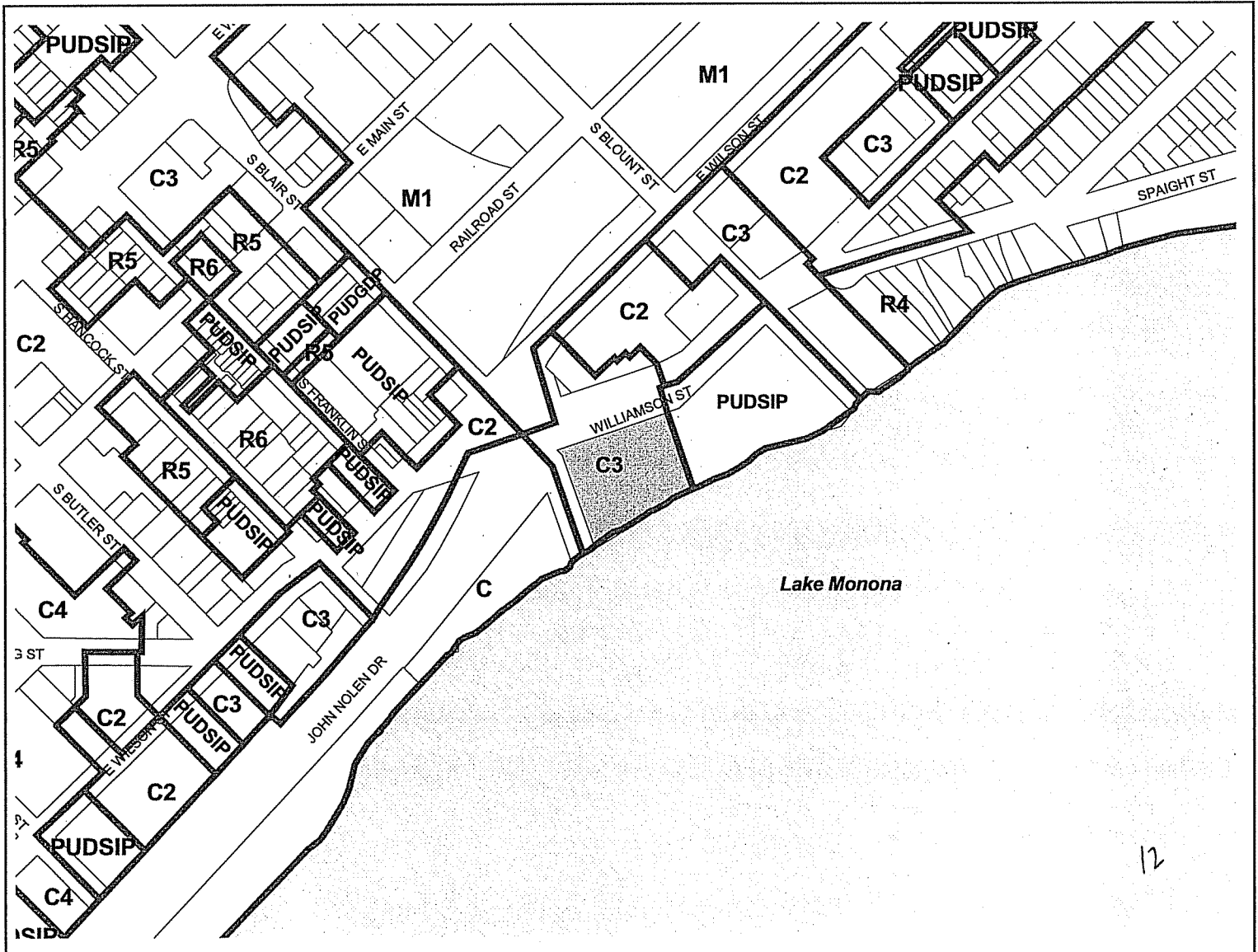
Proposed Use: Outdoor Eating Area for Restaurant

Public Hearing Date:

Plan Commission 05 June 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

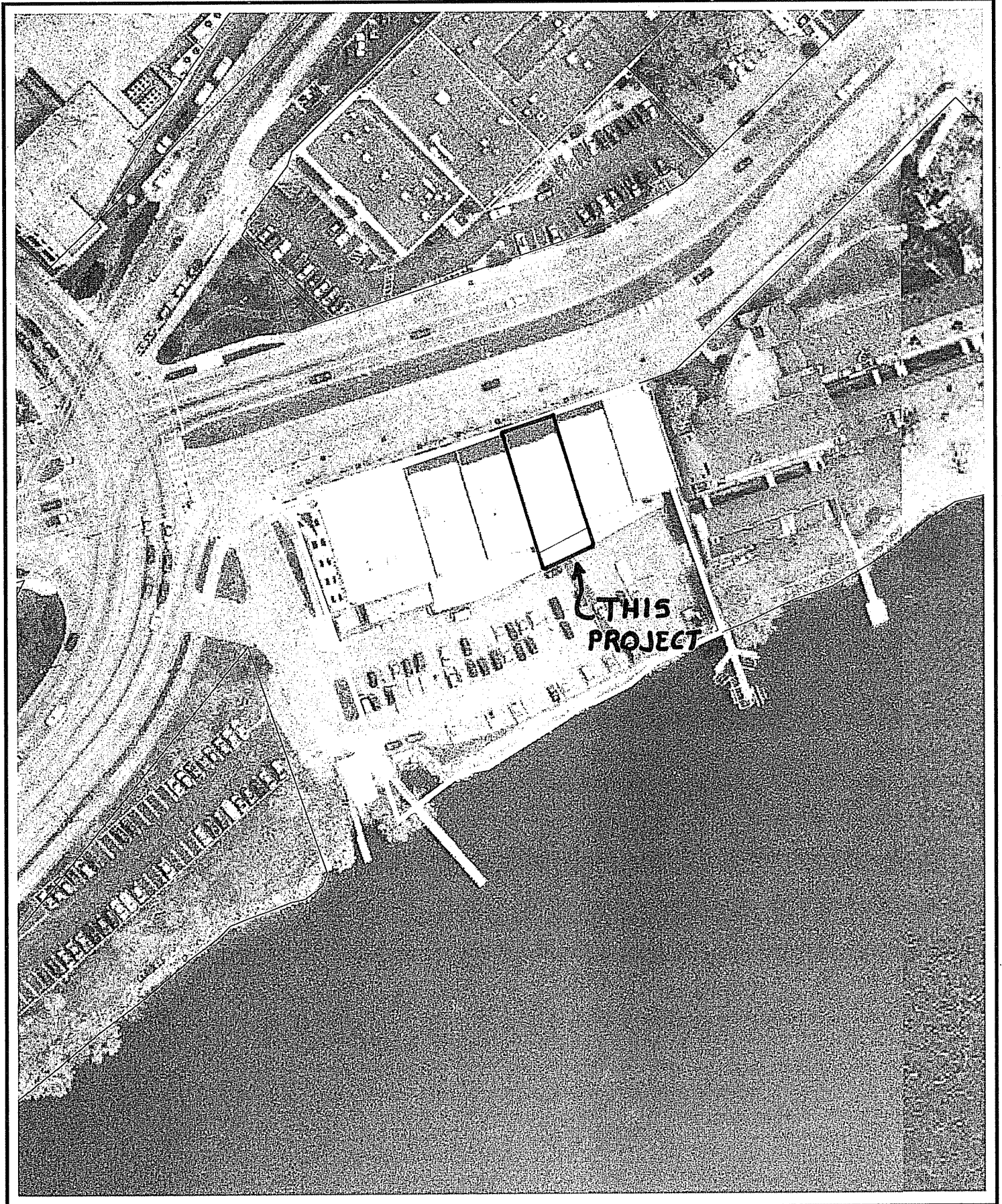


12

# 617 Williamson Street

100 0 100 Feet

*Date of Aerial Photography - April 2000 & 2003*



12



# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid \$ <u>500</u>	Receipt No. <u>69980</u>
Date Received <u>4-19-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-134-2001-7</u>	
Aldermanic District <u>6, Judy Olson</u>	
GQ <u>Waterfront, Nat'l Register</u>	
Zoning District <u>C3</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
DUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input type="checkbox"/>	Waiver <u>?</u>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <u>?</u>
Date Sign Issued _____	

1. Project Address: 617 Williamson Street Project Area in Acres: \_\_\_\_\_

Project Title (if any): Sardine Restaurant

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: John Gadan Company: Hot Soup II LLC  
Street Address: 617 Williamson St. City/State: Madison, WI Zip: 53703  
Telephone: (608) 661-5142 Fax: (608) 661-5144 Email: Info@marigoldkitchen.com

Project Contact Person: Bob Harriman Company: R.G.Harriman Company Inc.  
Street Address: 10 East Doty St-Ste. 421 City/State: Madison, WI Zip: 53703  
Telephone: (608) 250-5153 Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): Jeff Coatta (Seven J's, Inc. A Wisconsin Corp.)  
Street Address: 617 Williamson St. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Outdoor patio for Restaurant use--Patio will provide outdoor dining sufficient enough for 18 to 20 diners  
7 Tables -- 18 Chairs

Development Schedule: Commencement \_\_\_\_\_ Completion 14

**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:** \$ 500 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](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: \_\_\_\_\_ 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:

Judy Olson: April 6<sup>th</sup> on site:

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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Robt. G. Harriman Date April 17, 06 12

Signature [Signature] Relation to Property Owner Partner

Authorizing Signature of Property Owner [Signature] Date April 18, 2006

Effective January 18, 2006

April 17, 2006

Letter Of Intent

601-627 Williamson Street is an existing lakefront building on the National Register of Historic Places, that has been historically used for industrial and warehouse purposes.

The first , and Second floors are approximately 24,000 S.F. per floor. This space is currently leased to a customer retail, the Bicycle shop, and office space clients. The typically normal hours of operation for these spaces are 8:00 A.M. to 5:00 P.M..

The basement has an additional 24,000 S.F. and is used primarily as tenant storage space.

Hot Soup L.L.C. is currently constructing a new restaurant called "The Sardine", in unit "C" of the building , located at 617 Williamson Street. The restaurant is projected to open in mid June , 2006. The Restaurant space also has an exterior concrete patio deck that was approved May 23, 2005 at the time of plan review .

The Owners of Sardine would like to be able to use the exterior patio as outside dining seating for their customers. The exterior Patio has a seating capacity of 18-20 people. There will be no music on the exterior patio.

Because the building office spaces do not use the parking lot after business hours the parking lot will be used at night only for customers of the restaurant..

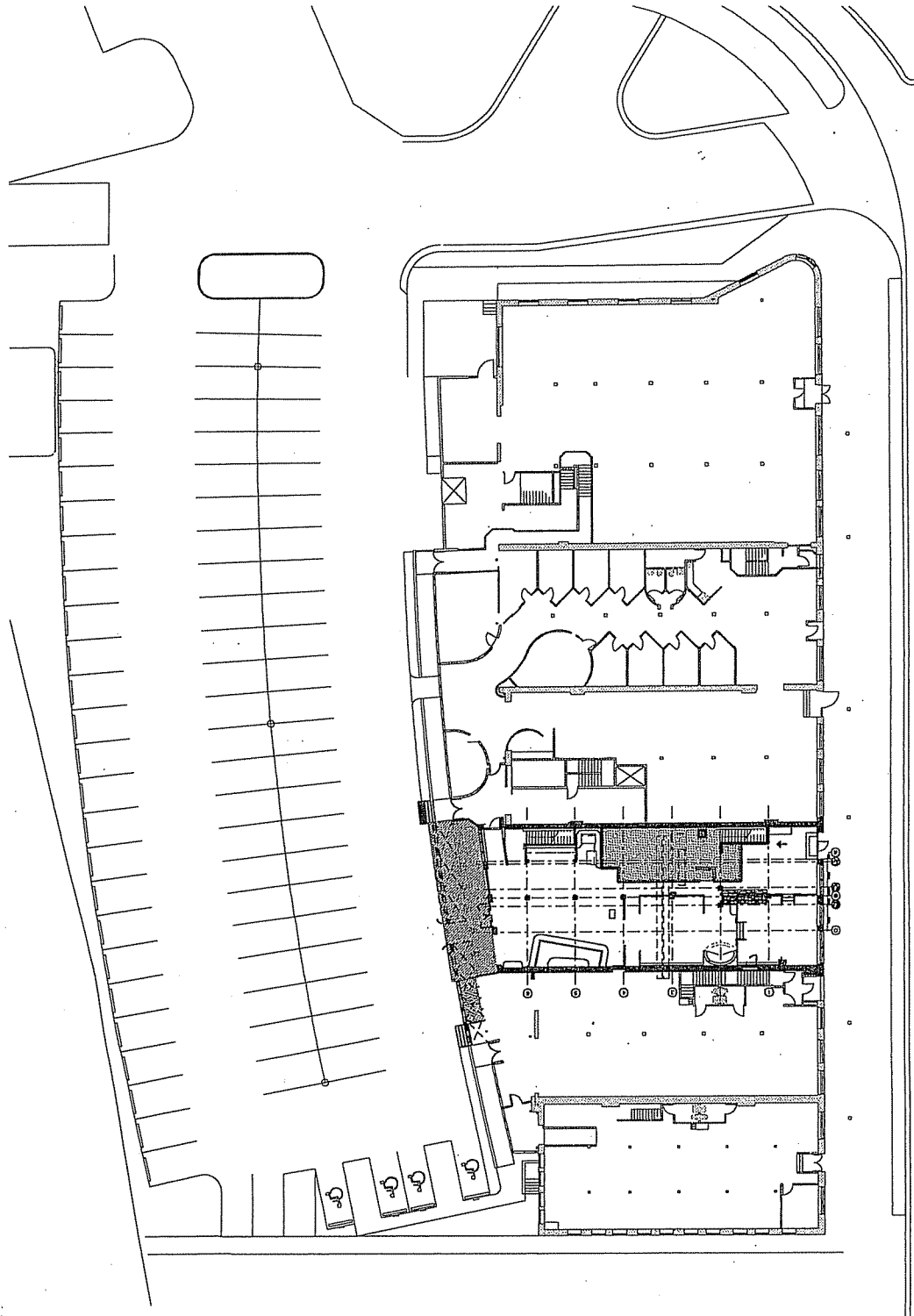
Because there will be no music at the outside seating area, there will be very little noise to impact the surrounding neighbors, or the general waterfront.

Because the Restaurants customers will provide an evening presents in both the parking lot , and as patio dinners , there will be a security presents that does not currently exist after 6:00 P.M.

The exterior seating with the waterfront vista provides a very uniquely Madison experience for the Sardine dinner and the Owners of the Sardine, wish to partition the Plan commission for the conditional use of the Sardine's exterior patio to offer a outside patio seating experience to the Sardine customers.

Attached are:

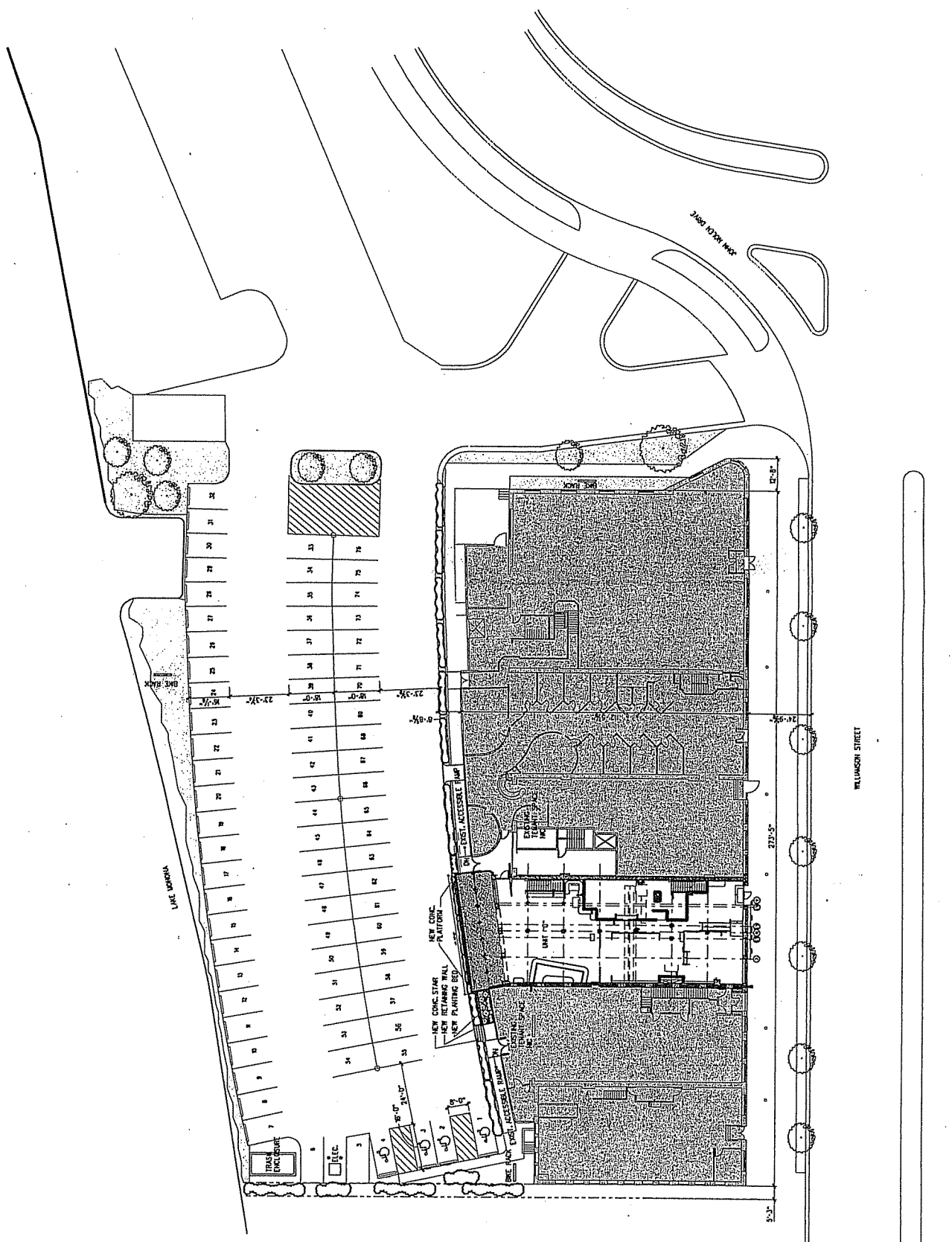
1. Application.
2. Floor Plans
3. Elevations
4. Site plans



**6A** EXISTING SITE PLAN  
SCALE: 1/32"=1'-0"

8 7 6

12



12

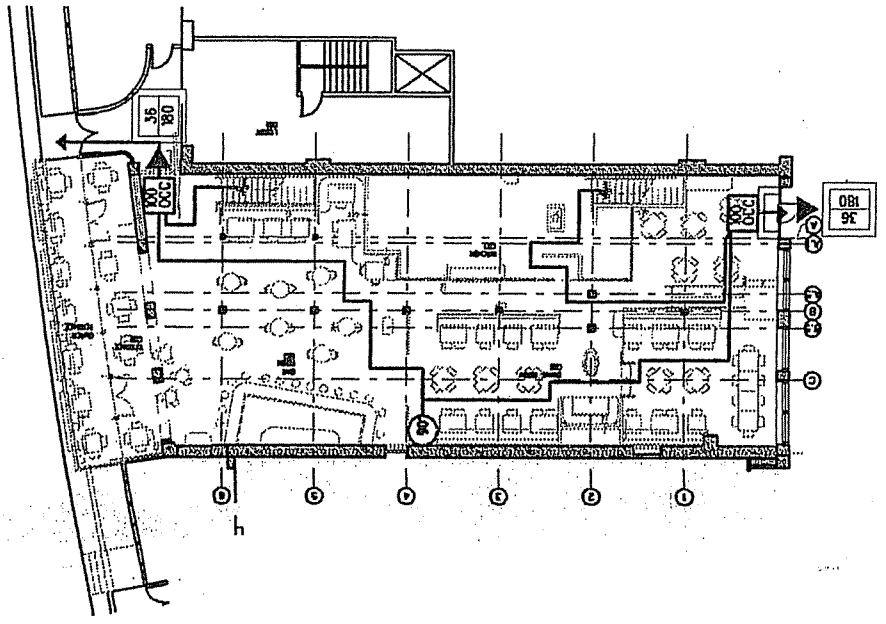
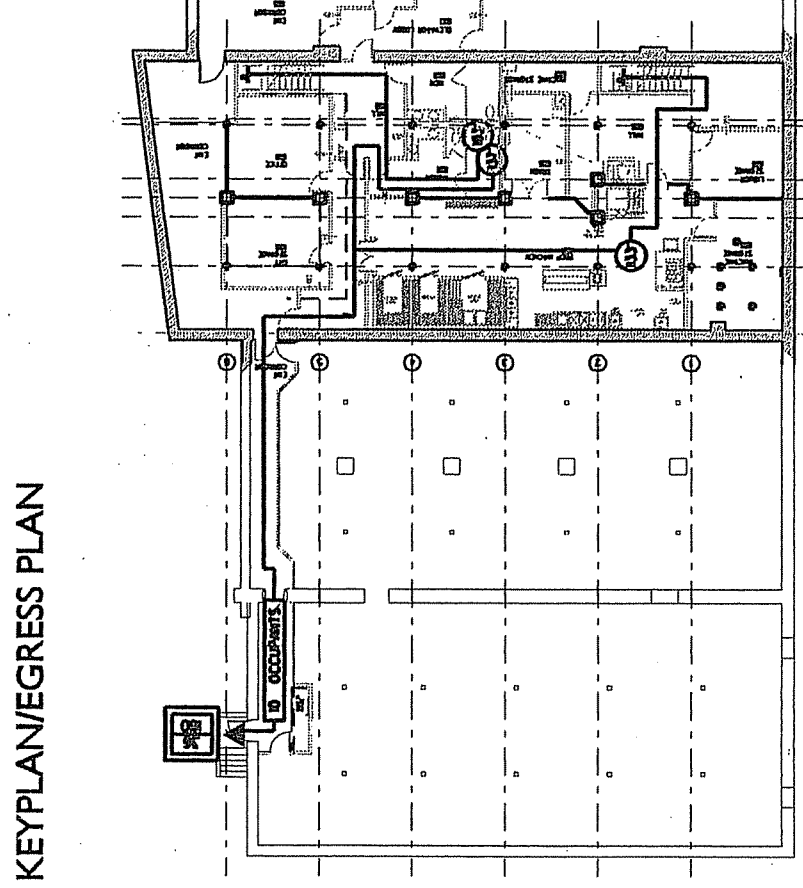
15. UPON AWARD OF CONTRACT, GENERAL CONTRACTOR SHALL IDENTIFY ALL LONG LEAD ITEMS (GREATER THAN 8 WEEKS) AND ORDER THEM IMMEDIATELY OR INSTRUCT AND GUARANTEE THAT THE GENERAL CONTRACTORS HIRER SUBCONTRACTORS SHALL DO SO.

EXIT CORRIDOR DOORS:  
 TENANT SEPARATION:  
 SPECIFIC USE AREAS:

NOTE: RENOVATION AREA IS EQUAL SIZE TO EXISTING - BUILDING AREA DOES NOT INCREASE

GENERAL NOTES:  
 C LABEL  
 N/A  
 STORAGE AREAS GREATER THAN 80 SF - 1 HOUR  
 TRASH ROOM AND CHUTE - 1 HOUR WITH SPRINKLER

KEYPLAN/EGRESS PLAN



**BASEMENT EGRESS PLAN**  
 SCALE 1/116"=1'-0"



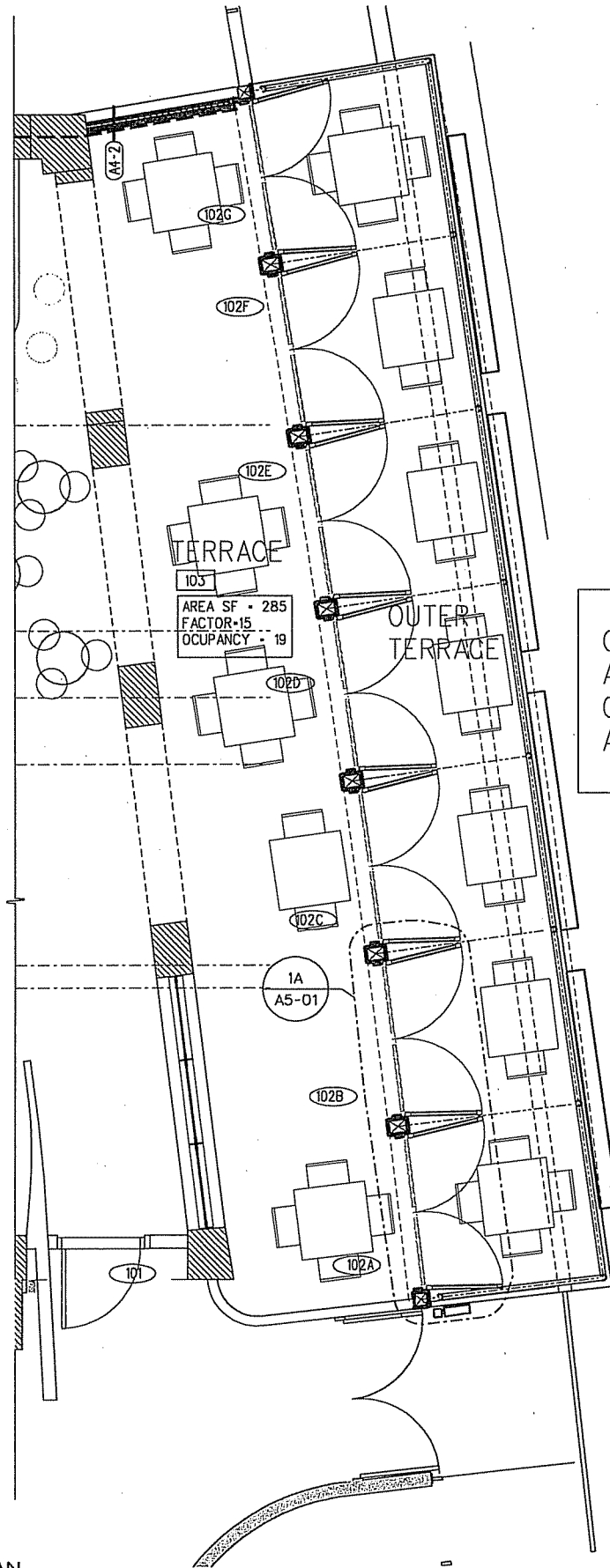
**FIRST FLOOR EGRESS PLAN**  
 SCALE 1/116"=1'-0"

RESPONDS ROOM NO.  
 HIBETIC DESIG.  
 MULTIPLE DOORS  
 NECESSARY TAG  
 ENERS TO LEGEND  
 B BAR  
 IDENTIFIER  
 SHEET SPECIFIC  
 REVISION NO.

BLE AT AREAS  
 REVISION  
 CELLS  
 FINISH MATERIAL -  
 SEE SCHEDULE  
 .LINE INDICATES  
 CHANGE IN FINISH

F G H J K L M





PARKING  
LOT

CONDITIONAL USE  
APPLICATION FOR  
OUTDOOR DINING  
APRIL, 10TH, 2006

VALERIO  
DEWALT  
TRAIN  
ASSOCIATES, INC.  
ARCHITECTS  
1000 N. LAKE ST.  
CHICAGO, IL 60610

MARIGOLD BRASSERIE  
MILWAUKEE, WISCONSIN

PROJECT NUMBER  
VDTA 04140.00

REFERENCE  
IA/A1-01

DATE  
04/10/2006

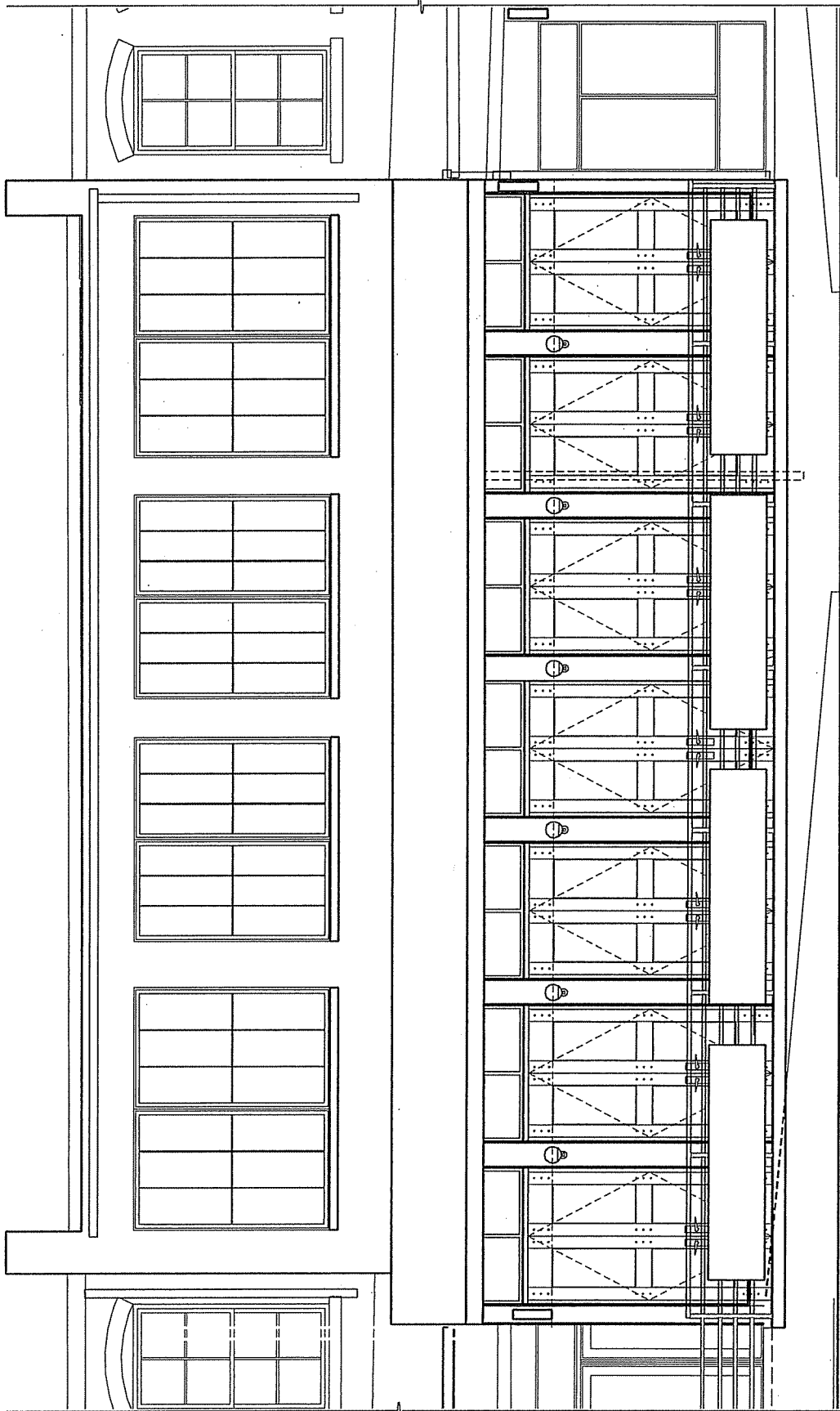
DESCRIPTION  
OUTDOOR TERRACE

12

1A TERRACE PLAN  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"  
SHEET NUMBER

ASK-002



CONDITIONAL USE APPLICATION FOR  
OUTDOOR DINING APRIL, 10TH, 2006

**MARIGOLD BRASSERIE**  
 VALERIO DEWALT TRAIN ASSOCIATES INC.  
 100 N. LA SALLE ST. SUITE 1000  
 CHICAGO, ILLINOIS 60601

PROJECT NUMBER  
 VDTA 04140.00  
 REFERENCE  
 1A/A2-01  
 DATE  
 04/10/2006  
 DESCRIPTION  
 OUTDOOR TERRACE

12

**1A TERRACE ELEVATION**  
 SCALE 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"  
 SHEET NUMBER  
**ASK-003**