



Location
711 State Street

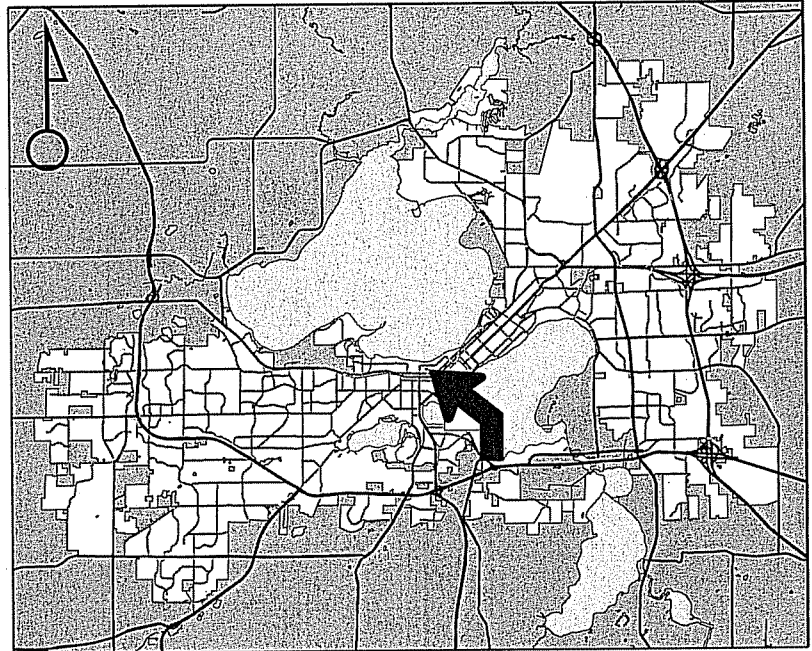
Project Name
UW Bookstore Basement Addition

Applicant
Patrick McGowan – UW Bookstore/
Bill Montelbano – Architect

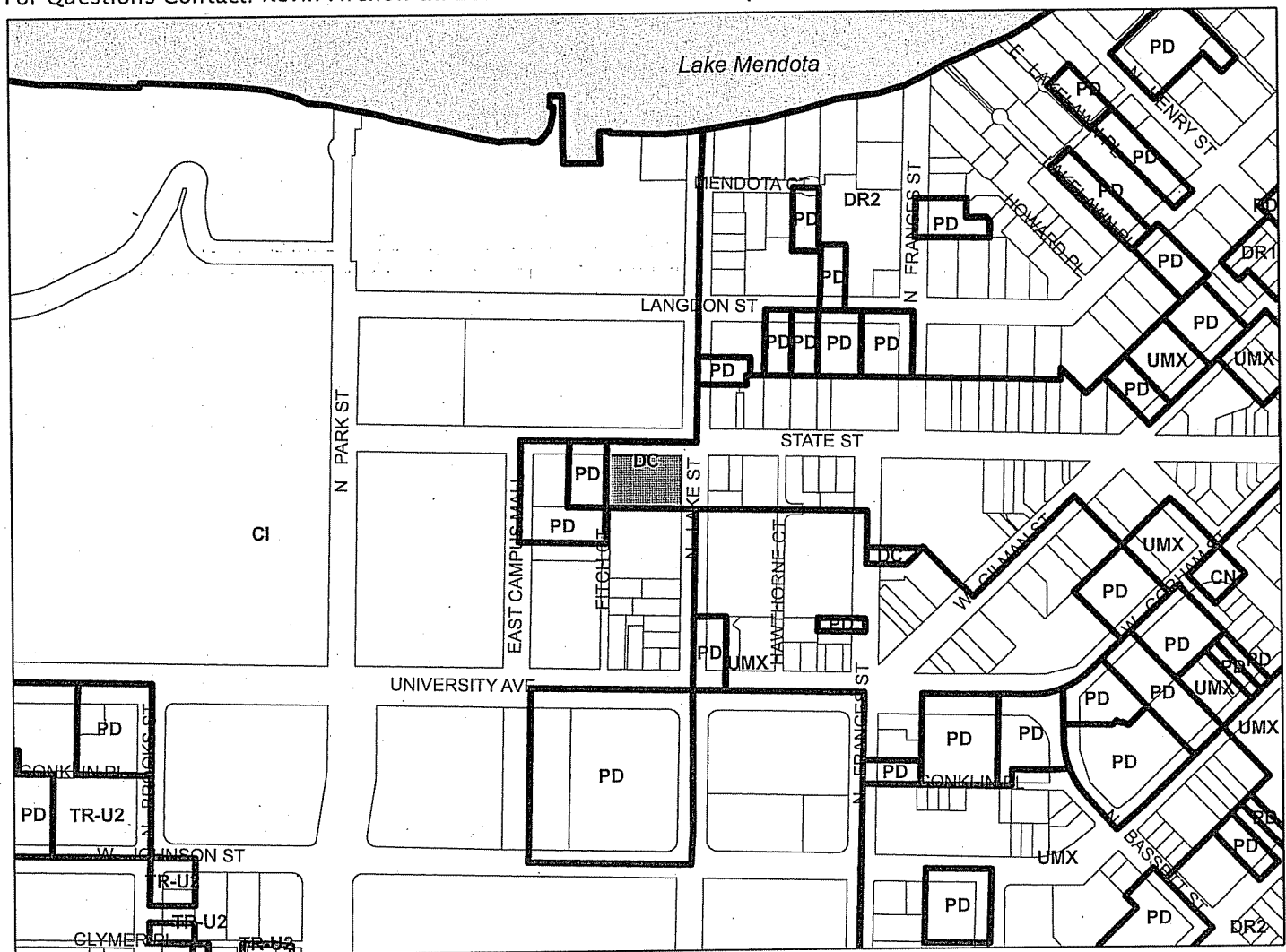
Existing Use
UW Bookstore

Proposed Use
Construct outdoor eating area for restaurant
tenant in University Book Store

Public Hearing Date
Plan Commission
24 March 2014

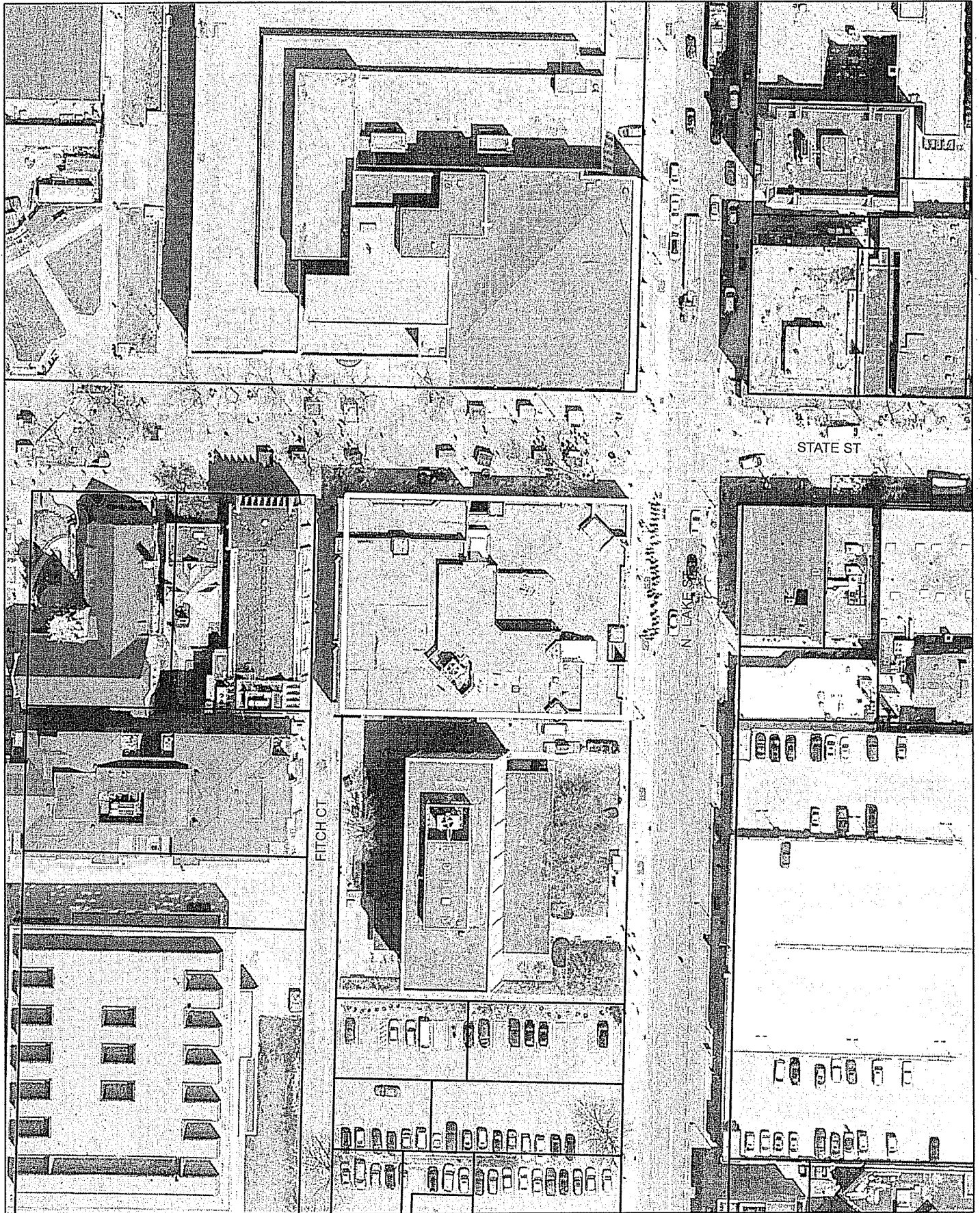


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 March 2013





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other:

Form Effective: February 21, 2013

1. Project Address: 711 STATE STREET - THE UNIVERSITY BOOK STORE
 Project Title (if any): EASEMENT ADDITION

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: BILL MONTELEBANO Company: BILL MONTELEBANO ARCHITECT
 Street Address: B. E. HUDSON ST. City/State: MADISON, WI. Zip: 53500
 Telephone: 608 755 4540 Fax: () Email: MONTELEBA@YMAIL.COM

Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): THE SOUTH WISCONSIN DISTRICT - LCMS
 Street Address: 8100 W. CAPITOL DR City/State: MILWAUKEE, WI Zip: 53222

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: EXCAVATION OF 400 SQUARE FEET ADJACENT TO LIBRARY MALL TO PROVIDE ACCESS TO LOWER LEVEL FOOD SERVICE TENANT.
 Development Schedule: Commencement APRIL 2014 Completion JUNE 2014

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/alterred 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:

- 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:

- | | | |
|---|---|--|
| • 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 | | |

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: AL MARTIN Date: 11.4.13 Zoning Staff: MATT TUCKER Date: 11.4.13

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

Name of Applicant RADHA KLEVENSON Relationship to Property: _____

Authorizing Signature of Property Owner [Signature] Date: 3/13/2014

SW S. - Treasurer

To: Alderman Scott Resnick
State-Langdon Neighborhood Association

From: Patrick McGowan
University Book Store

Subject: Storefront enhancement at 711 State Street

We would like to enhance the store front area along Library Mall at our location at 711 State Street. The work would entail the removal of the crumbling stone wall along State Street Mall, excavation down to the basement level, the building of a retaining wall and stairs to access the lower level and a new store front on the lower level. This is the area below our main display window facing Library Mall.

The visibility of and access to the lower level space will be greatly improved. We may want to lease the space for use as office space, coffee shop, convenience items, food service, retail or student services. We may eventually use the space also. We would like to complete the work prior to the work beginning on State Street Mall this spring.

Please let me know if you have any questions or would like to tour the space to see first-hand what we are talking about.

My contact information is as follows:

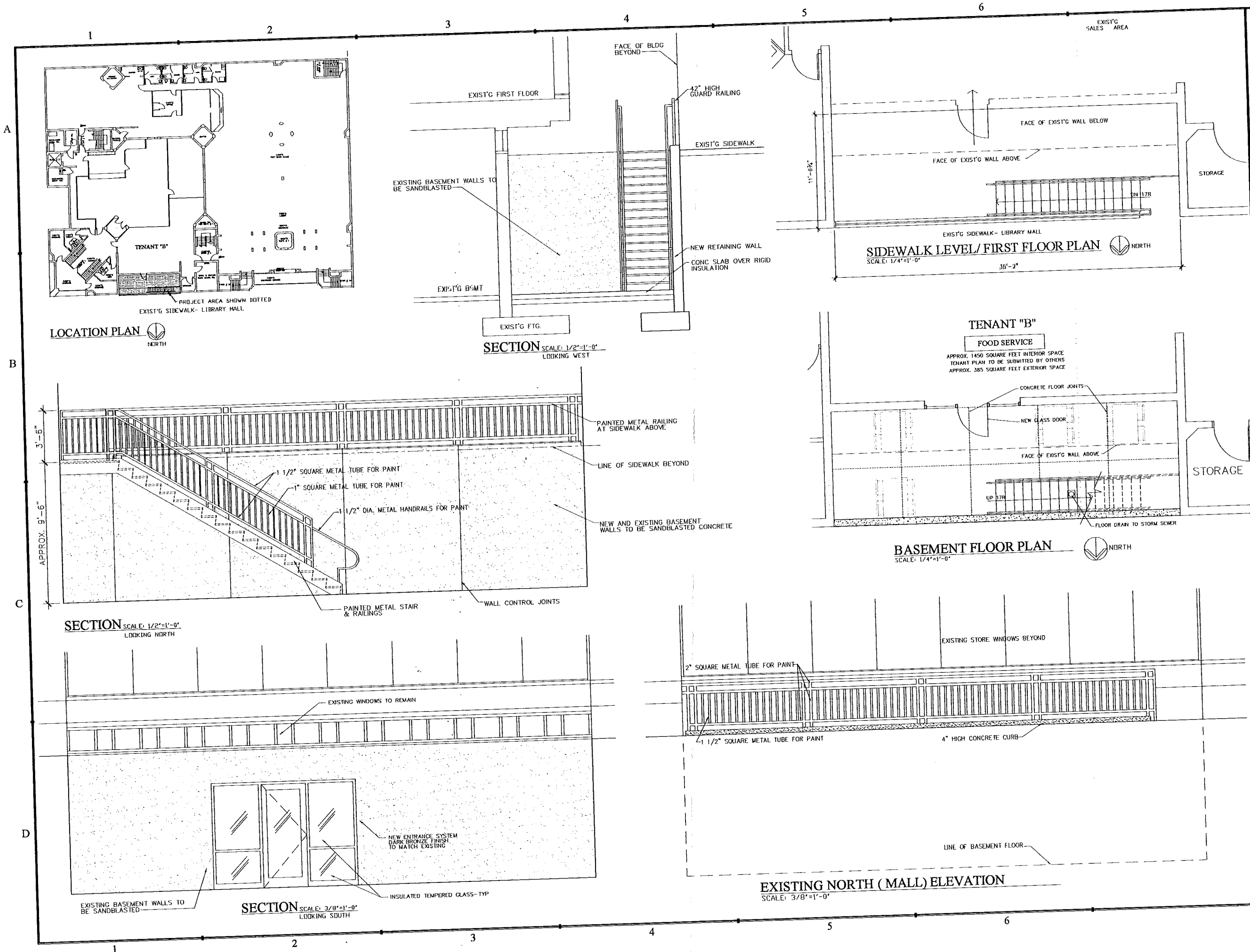
Patrick McGowan

President, University Book Store

711 State Street, Madison, WI 53703

pmcgowan@uwbookstore.com

608-310-5950



BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING
EASTWISCONSIN P.O. BOX 120 MADISON WI 53702
608.771.1400 EMAIL: bmon@bma.com TEL: 734.9400

BASEMENT ADDITION
THE UNIVERSITY BOOKSTORE 711 STATE STREET MADISON WI.

COMM. NO. 2013-26
REVIEW 1-22-2014

A1