



Location
4622 East Washington Avenue

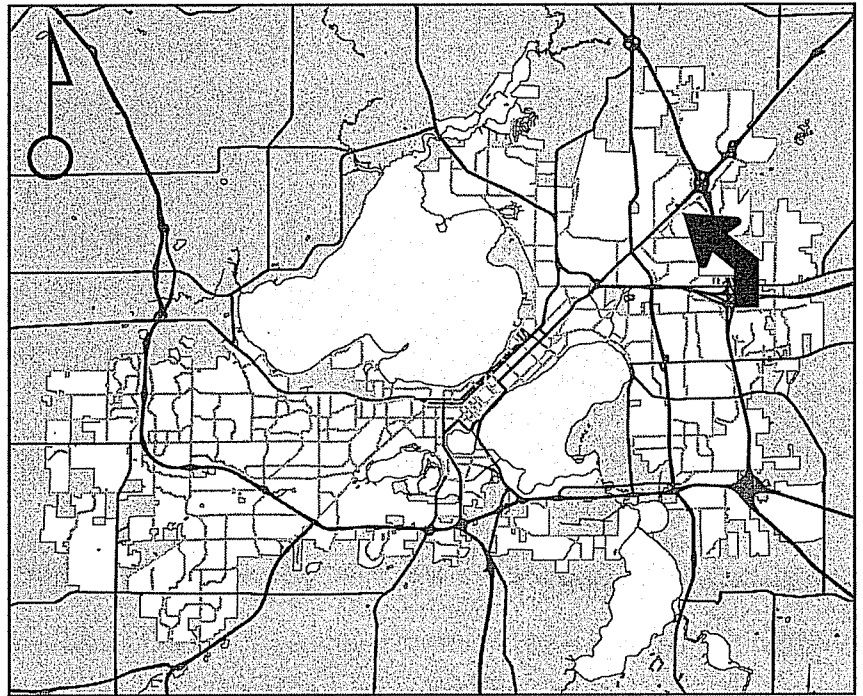
Project Name
High Life Development

Applicant
High Life, LLC/Judy M. Faust-
PLANNING Design Build

Existing Use
Ponderosa Restaurant

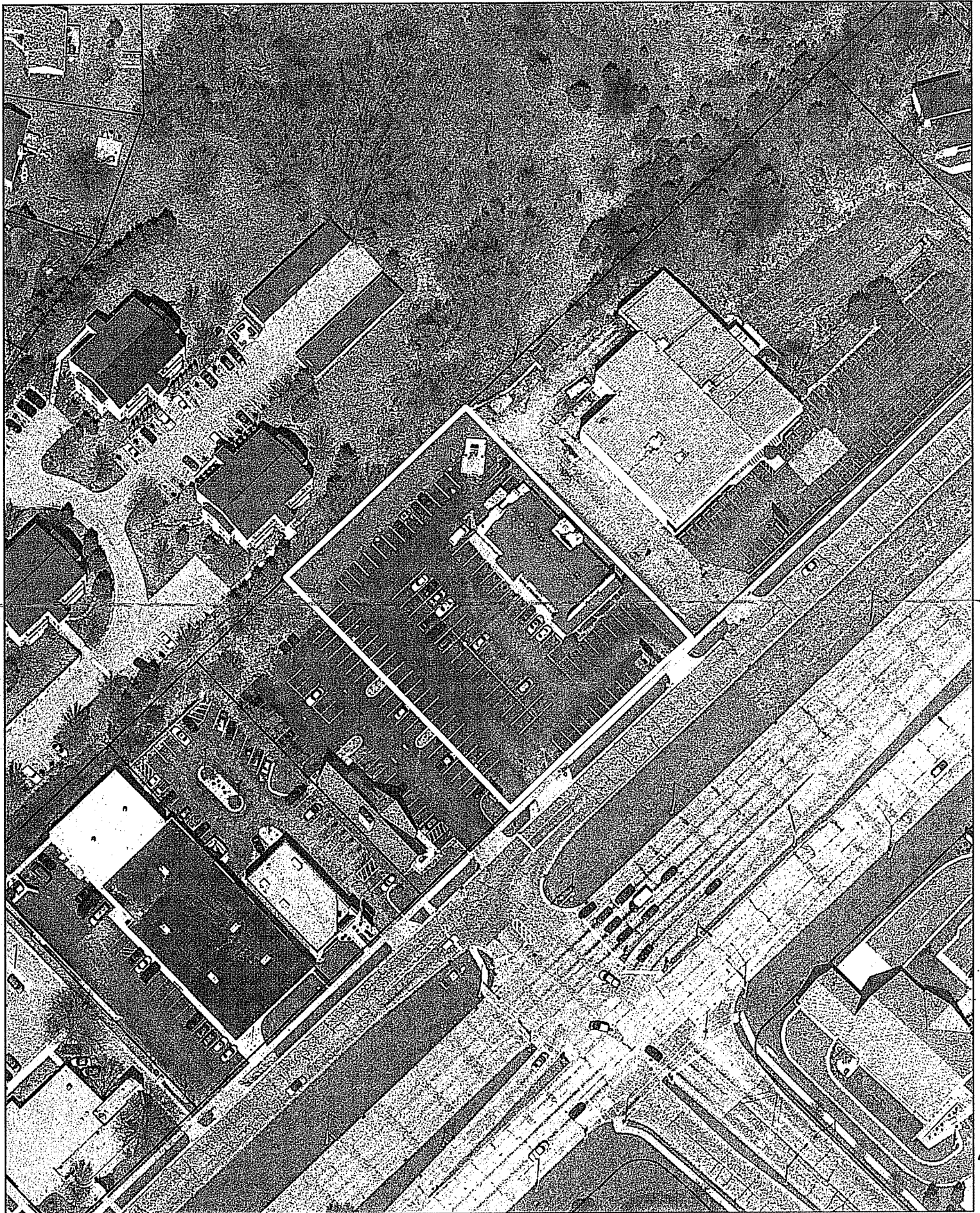
Proposed Use
Demolish Restaurant and
Build New Retail Building

Public Hearing Date
Plan Commission
09 April 2007



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





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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
- 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 \$ 550 Receipt No. 78700
 Date Received 2-14-07
 Received By RT
 Parcel No. 0810-272-0307-5
 Aldermanic District 17, Santiago ROSAS
 GQ UDC
 Zoning District C2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. NA Waiver _____
 Date Sign Issued _____

1. **Project Address:** 4622 East Washington **Project Area in Acres:** 1.194 Acres
Project Title (if any): _____

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 checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Robert G. Feller Company: PLANNING Design Build, Inc.
 Street Address: 901 Deming Way, Suite 102 City/State: Madison, WI Zip: 53717
 Telephone: (608) 836-8055 Fax: (608) 836-5818 Email: _____
 Project Contact Person: Judy M. Faust Company: PLANNING Design Build, Inc.
 Street Address: 901 Deming Way, Suite 102 City/State: Madison WI Zip: 53717
 Telephone: (608) 664-3596 Fax: (608) 836-5818 Email: Judy.Faust@planningdesignbuild.com
 Property Owner (if not applicant): High Life LLC
 Street Address: 2275 Deming Way City/State: Middleton WI Zip: 53562

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: +/- 10,588 SF
multi-tenant development to have restaurants and retail

Development Schedule: Commencement Spring 2007 Completion December 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 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:** \$ 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. 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 _____ 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:*
 Santiago Rosas - Meeting on January 2, 2007 & Letter send January 10, 2007. No active neighborhood association.

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 Dev. Assistance Team Date 1/22/07 | Zoning Staff Dev. Assistance Team Date 1/22/07

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

Printed Name Robert G. Feller Date 2/14/2007

Signature *R G Feller* Relation to Property Owner Design-Build Contractor

Authorizing Signature of Property Owner *Alex J Weis* Date 2/14/2007

ALEX J WEIS



February 14, 2007

City of Madison
Dept. of Planning & Development
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Via: **hand delivery**

Re: Letter of Intent for Demo and Conditional Use Application
4622 East Washington
PLANNING Project #20070090

On behalf of High Life LLC, PLANNING Design Build, Inc. would like to submit the attached documents for Plan Commission approval for a Demolition Permit and Conditional Use Application for the property located at 4622 East Washington Avenue. The total acreage of the site is 1.194 acres.

The following information is relative to this application:

Name of Project: 4622 East Washington Avenue
Description of Existing Conditions:

Located near the intersection of Zeier Rd and East Washington Avenue Frontage Rd, across from East Towne Mall, the site is home to an existing Ponderosa Restaurant. The existing building's design is strongly programmed to meet the needs of the current tenant and does not lend itself to refurbishing for reuse. The building is also sited away from the street and pedestrian walk.

The proposed project will replace the restaurant with a +/- 10,588 sf, multi-tenant development that will heal the site by orienting itself to the street and pedestrian while closing off one of two curb cuts. An outdoor eating patio is also proposed for one of the tenants which will create an energy and accessibility to foot traffic. On the opposite side of the building, adequate parking has been designed to serve automobile traffic. Updated landscaping will soften edges.

Exterior material will include a mixture of brick masonry along the building base and decorative piers, EIFS, metal panels, aluminum storefront and a variety of canopy types. The elevation is broken up to give each tenant an individual identity, while orchestrating the composition to work as a whole. All four sides of the building are visible and treated with similar materials. Rooftop units will be screened with tall parapet walls.

The goal is for demolition and construction to start in the spring of 2007 with building completion and occupancy occurring in early December.

Owner: High Life LLC
: 2275 Deming Way
Middleton WI 53562

Design-Build Contractor: PLANNING Design Build, Inc.
901 Deming Way, Suite 102
Madison WI 53717
608-836-8055

Civil Engineer:

Bill Suick
D'Onofrio Kottke and Associates, Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530

Landscape Architect

Brad Fregian
Olson Wills
4387 Schwartz Road
Middleton, WI 53562
608-827-9401

Building Uses:

Restaurant and Retail

Gross Square Footage of Proposed Building:

10,588 s.f.

Number of Employees:

12-14

Number of Parking Spaces:

73

Hours of Operation:

Typical Restaurant and Retail hours

Site Square Footage (Acreage)

52,000 s.f. / 1.194 acres

Description of Trash Removal and Storage,

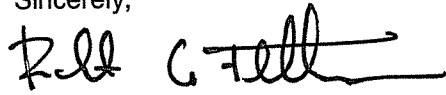
Dumpster enclosure located away from the street on the north-west corner of the site.

Snow Removal, and Maintenance Equipment:

Trash removal, snow removal, and lawn services will be contracted out to others.

We respectfully submit this application for Plan Commission approval. Thank you for your consideration.

Sincerely,



Robert G. Feller
Design Project Manager

Attachments

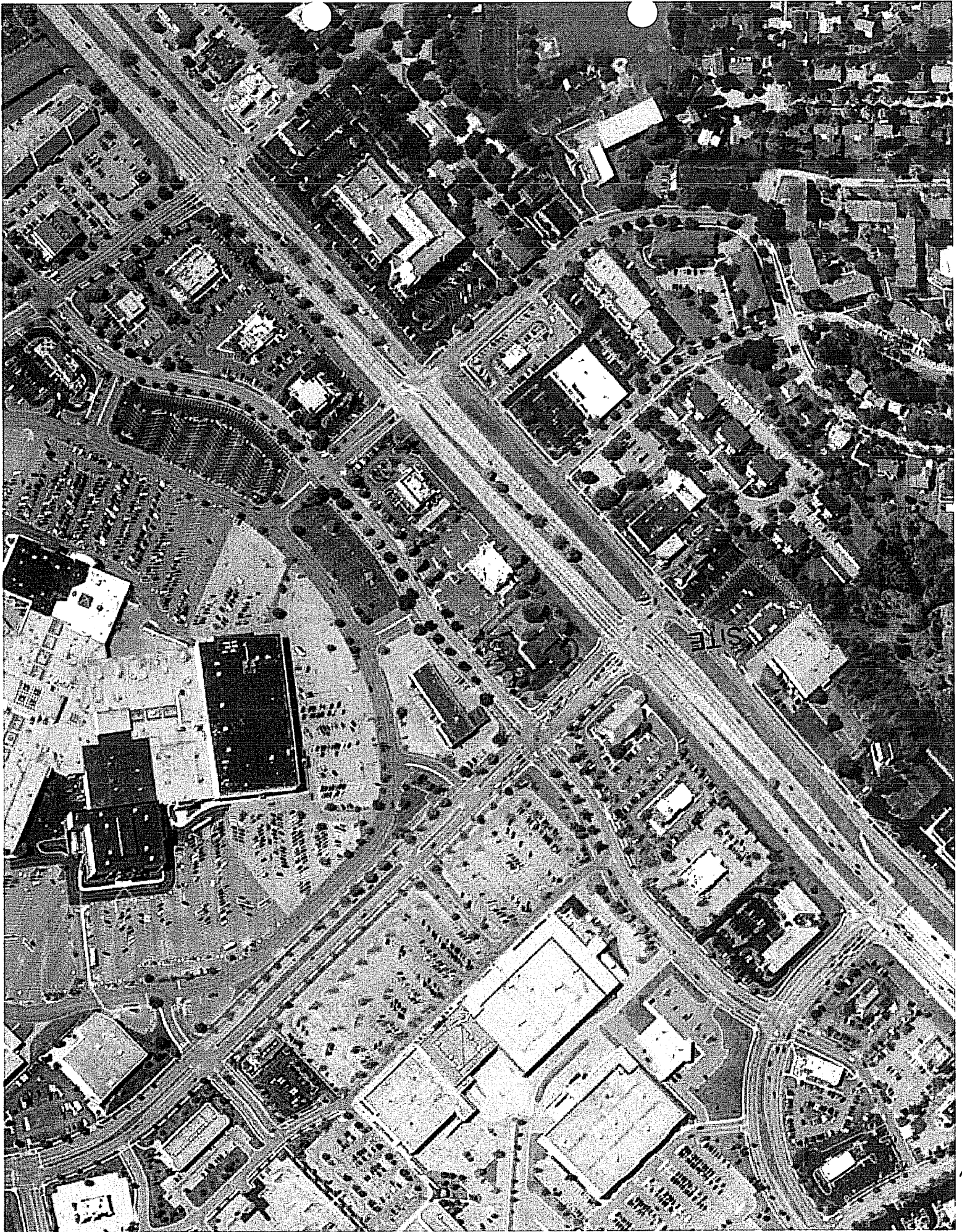
jf

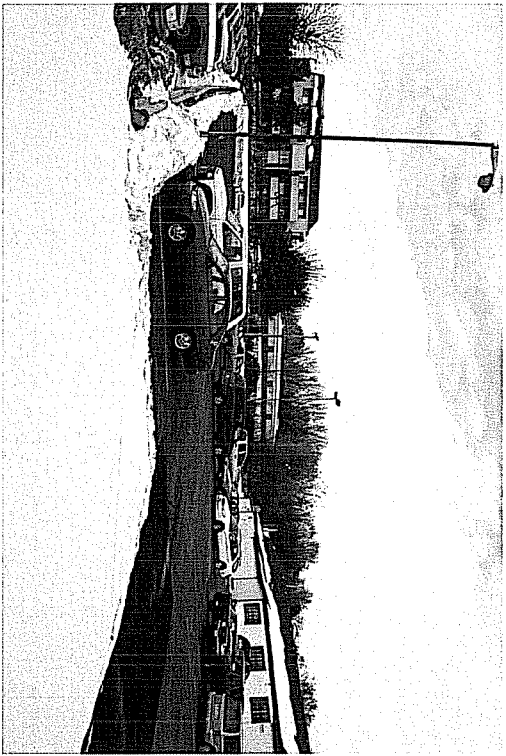
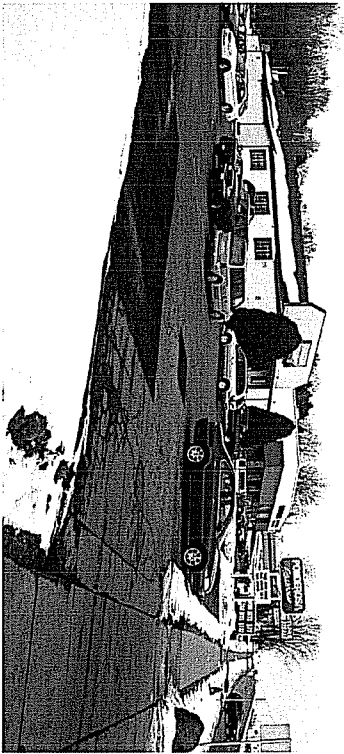
Project Narrative – 4626 East Washington Ave

Located near the intersection of Zeier Rd and East Washington Avenue Frontage Rd, across from East Towne Mall, the site is home to an existing Ponderosa Restaurant. The existing building's design is strongly programmed to meet the needs of the current tenant and does not lend itself to refurbishing for reuse. The building is also sited away from the street and pedestrian walk.

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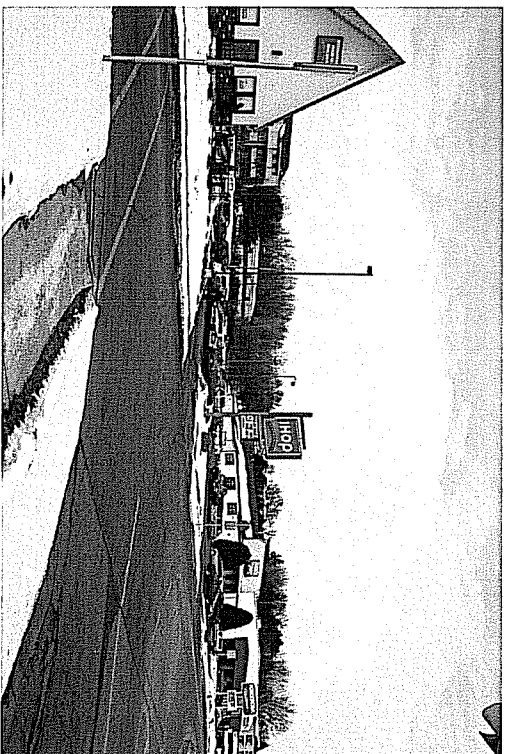
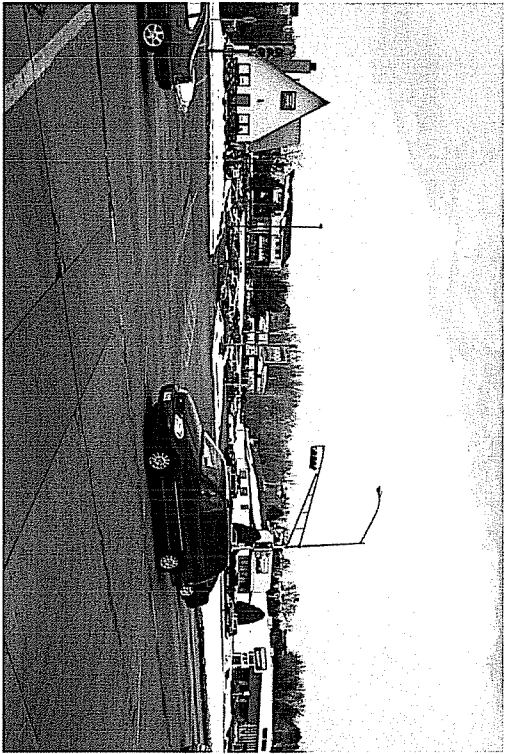


4626 EAST WASHINGTON AVE.

VIEWS OF EXISTING BUILDING AND SITE

© 2007 PLANNING DESIGN BUILD, INC.

PLANNING
DESIGN BUILD TEAM
1/30/2007

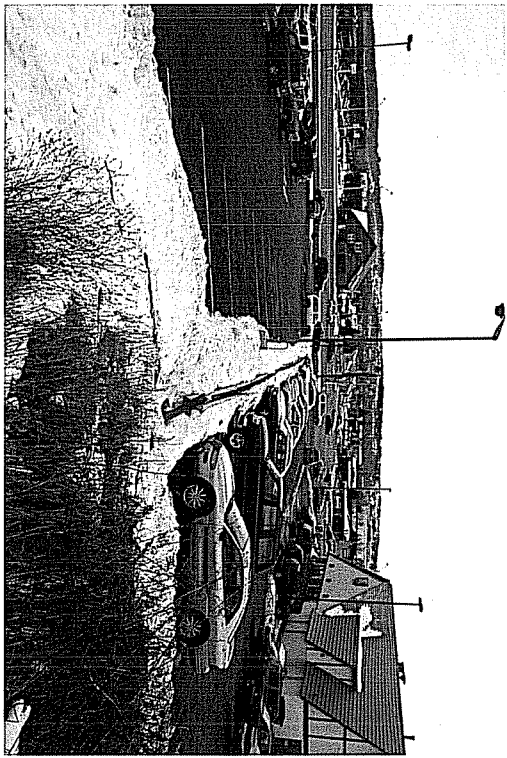
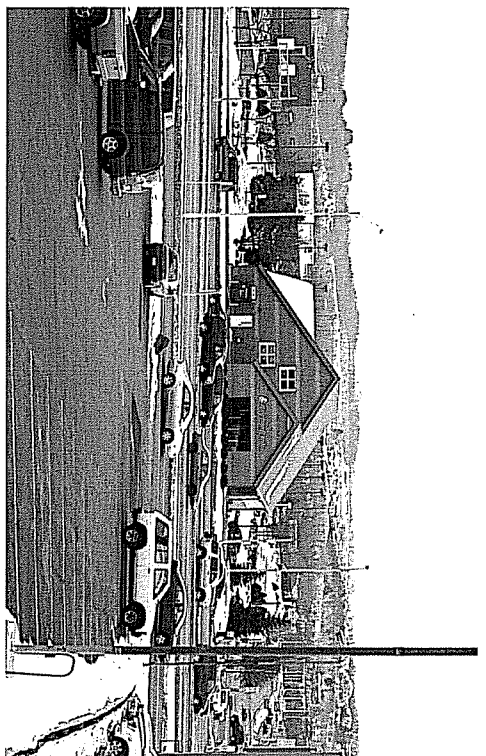


4626 EAST WASHINGTON AVE.

VIEWS OF SITE AND IMMEDIATE CONTEXT

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DESIGN BUILD TEAM
1/30/2007



4626 EAST WASHINGTON AVE. VIEWS FROM NORTH-WEST CORNER OF SITE

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PLANNING
DESIGN BUILD TEAM
1.307.2007

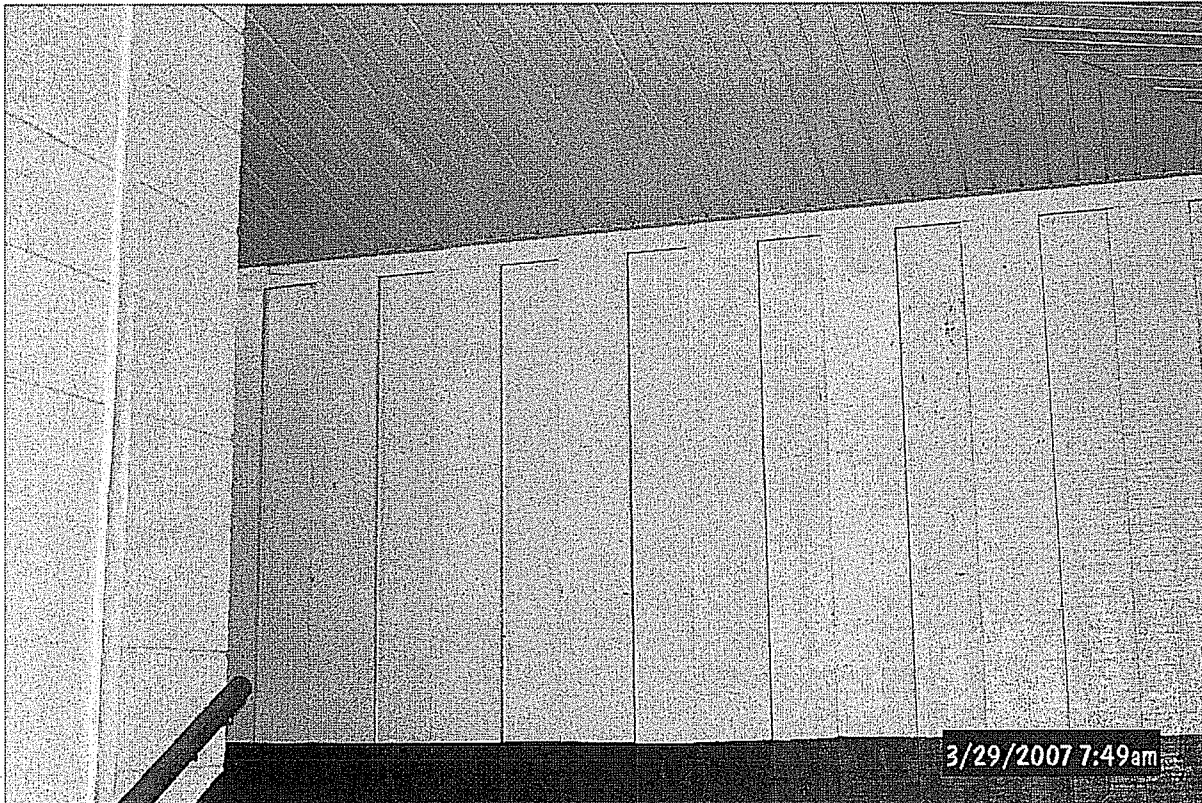
4622 East Washington Avenue

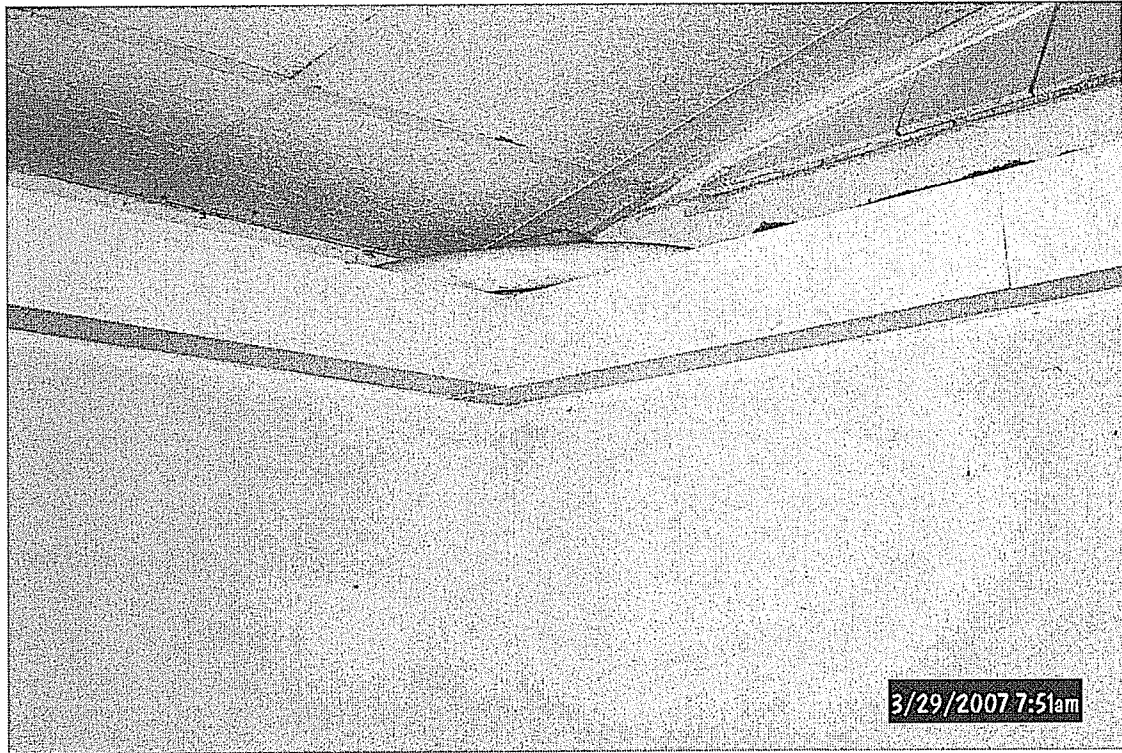
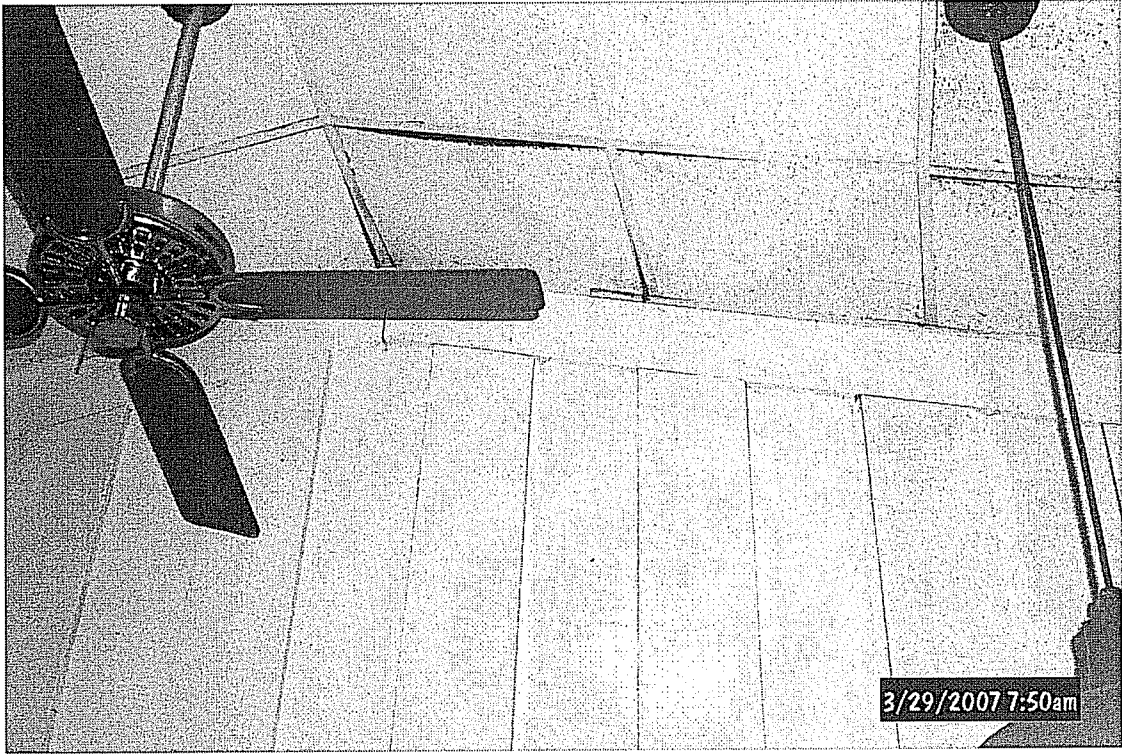
20070090

Date: March 29, 2007

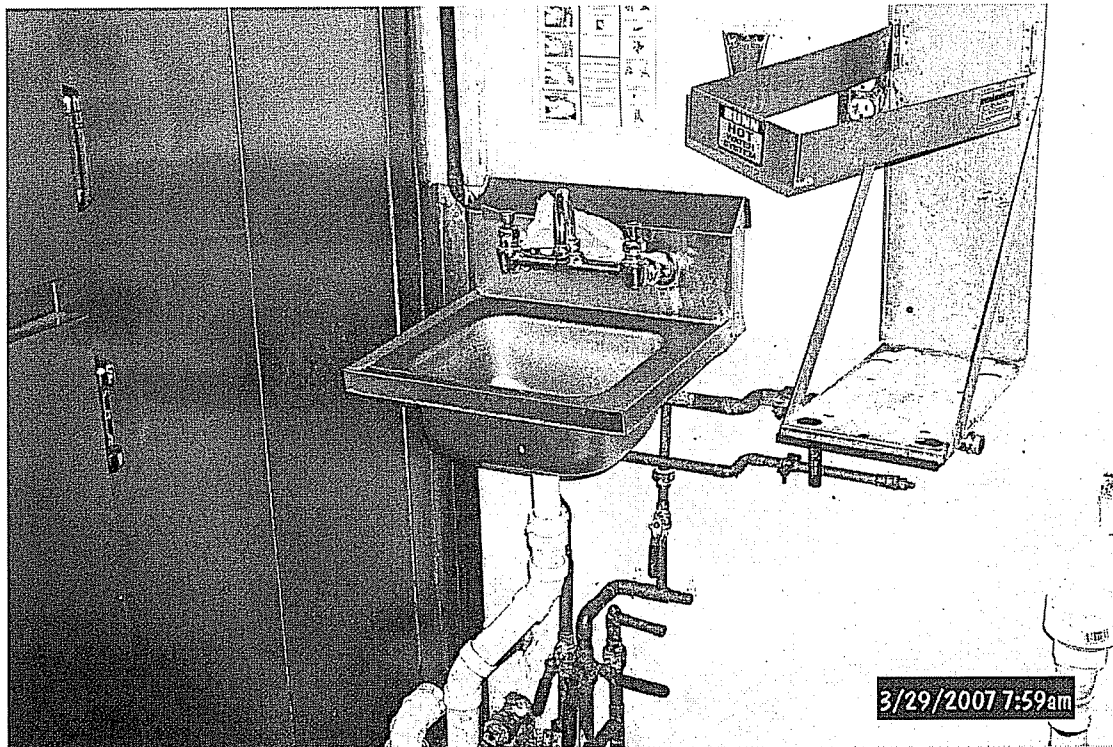
Sent by: PLANNING Design Build, Inc.

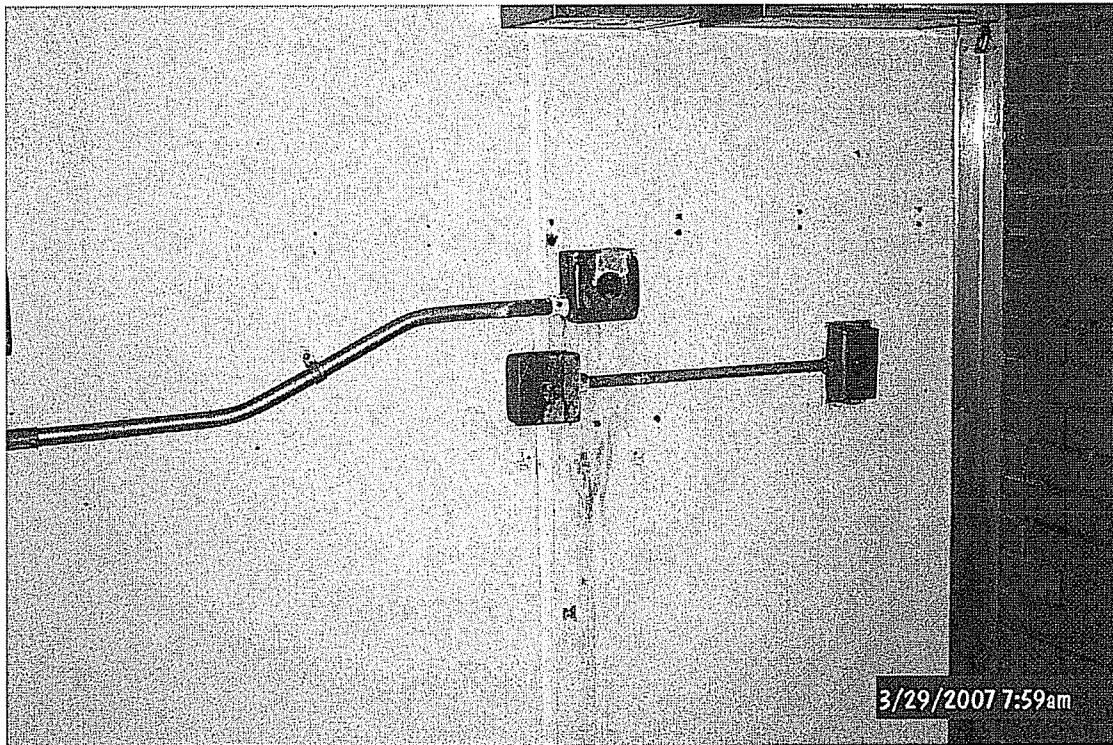
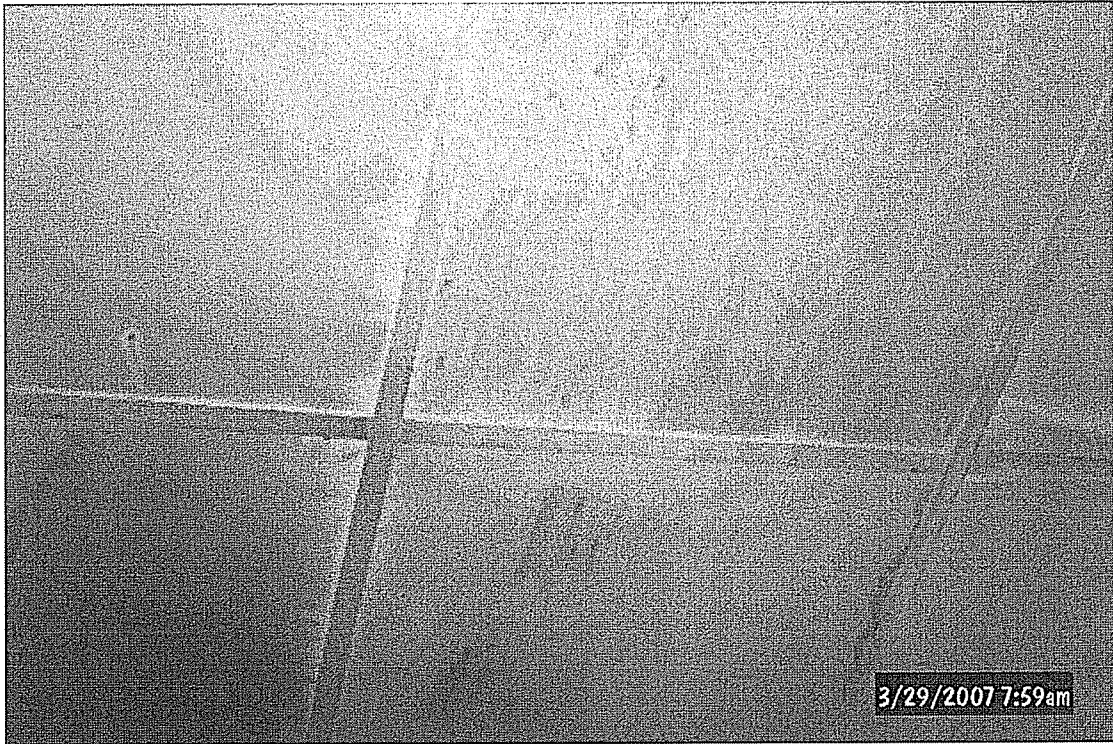
Subject: Demolition Approval Request – Old Ponderosa Building



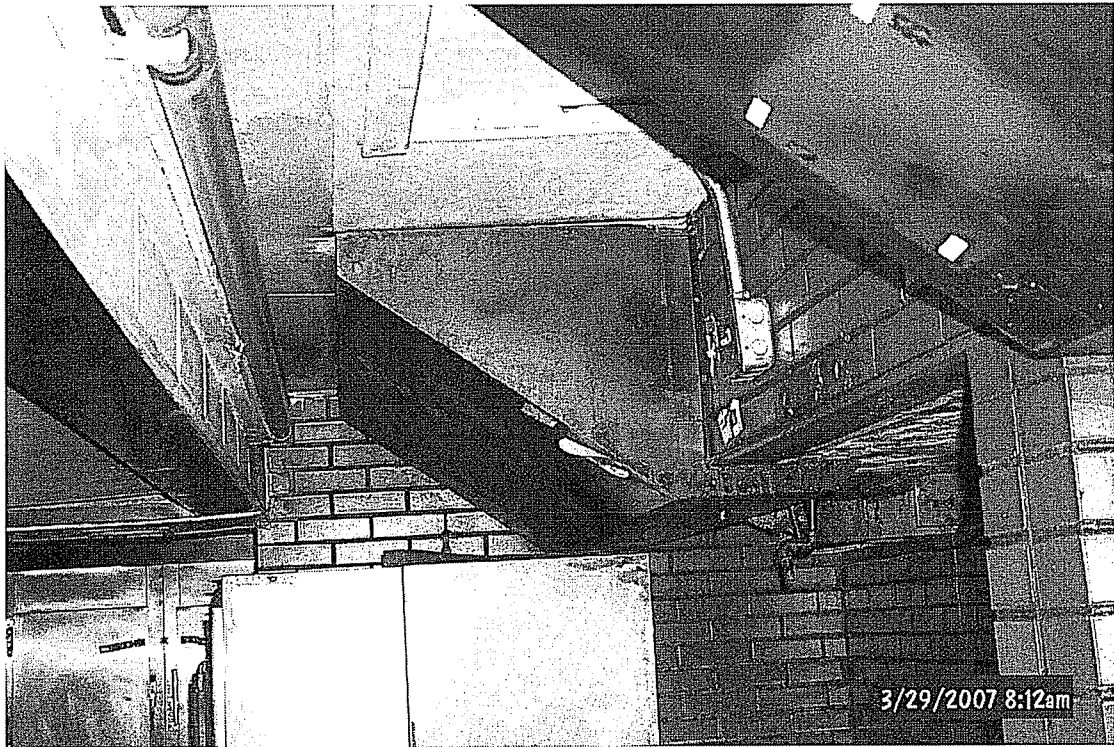
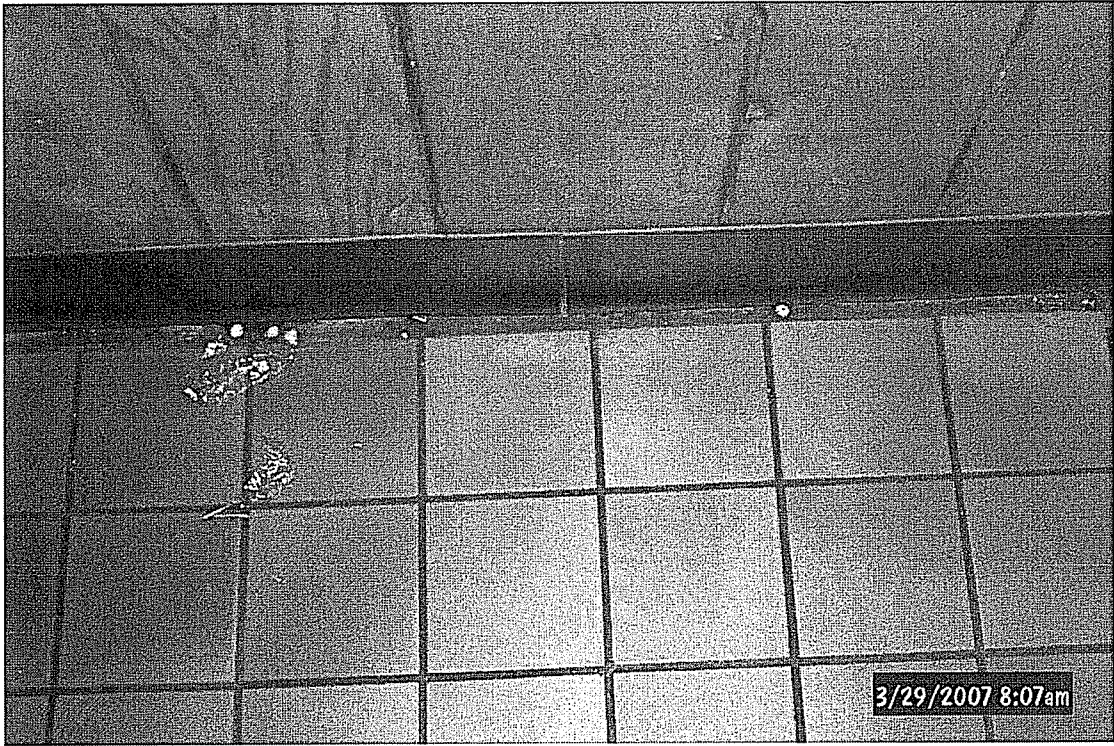


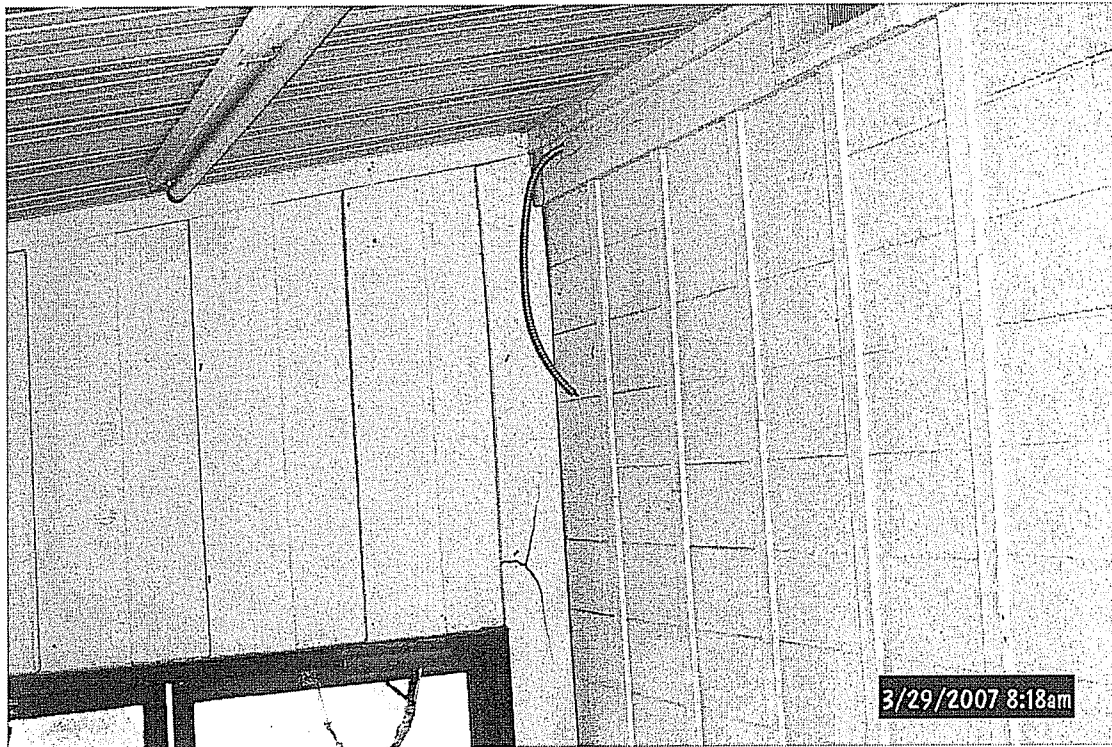
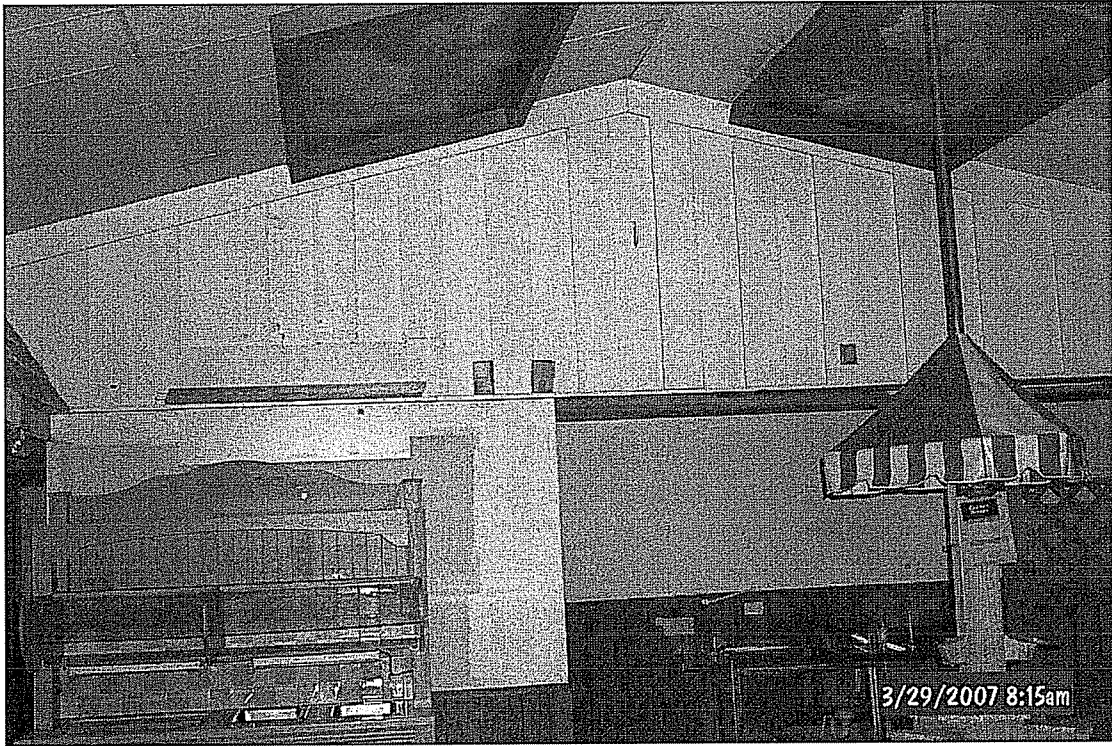


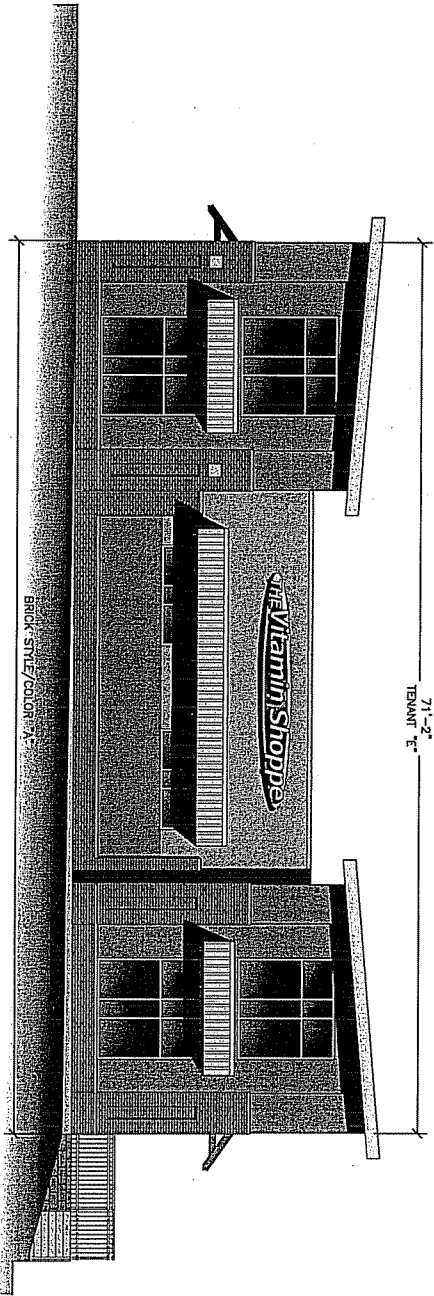




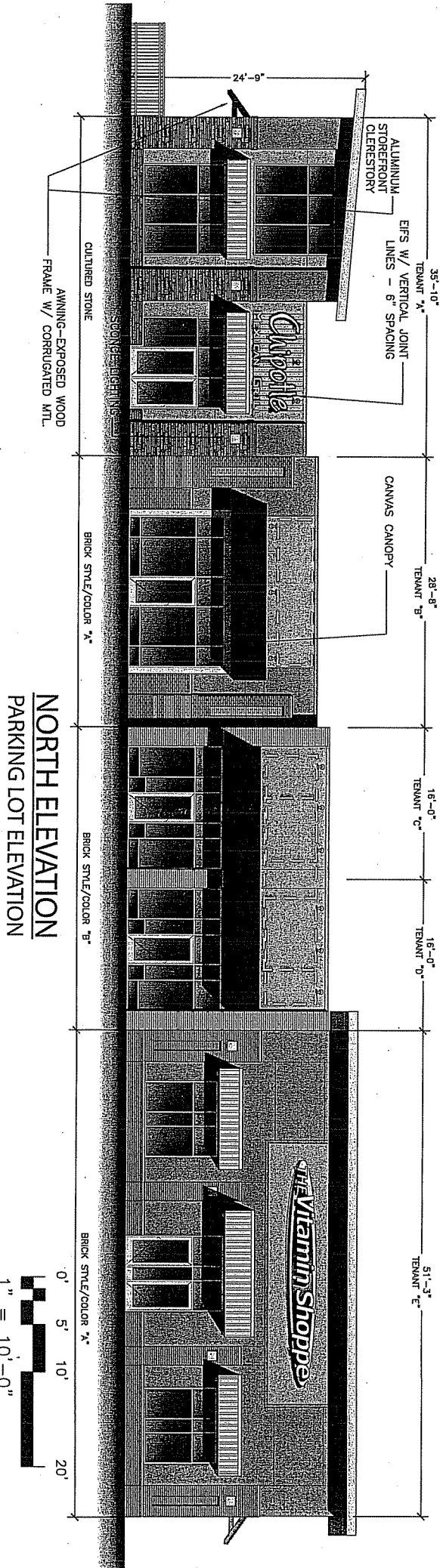




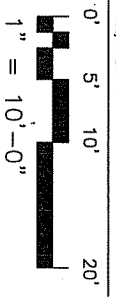




WEST ELEVATION



NORTH ELEVATION
PARKING LOT ELEVATION

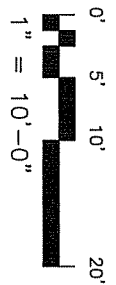
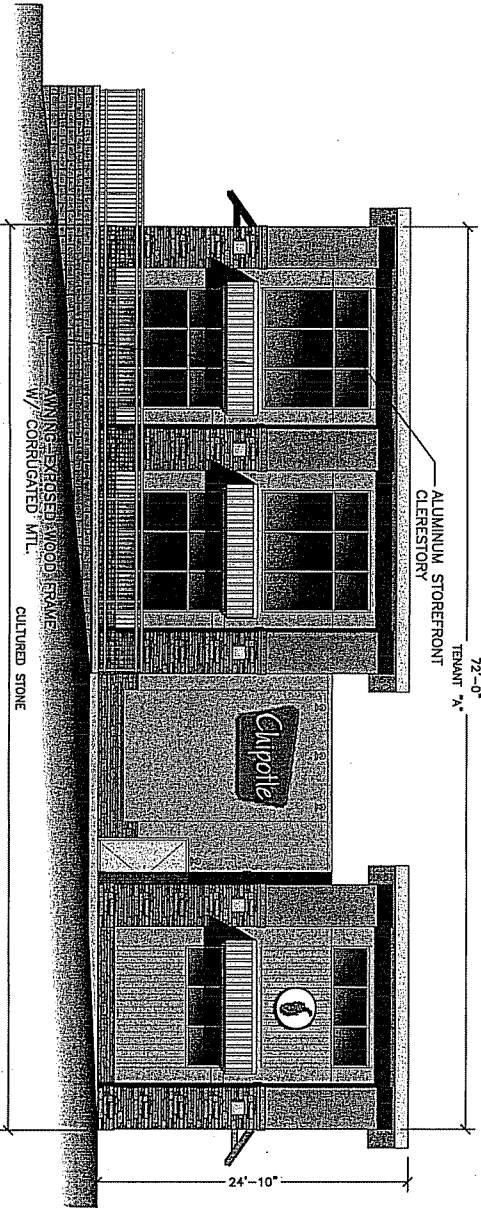


4622 EAST WASHINGTON AVE.

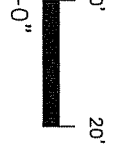
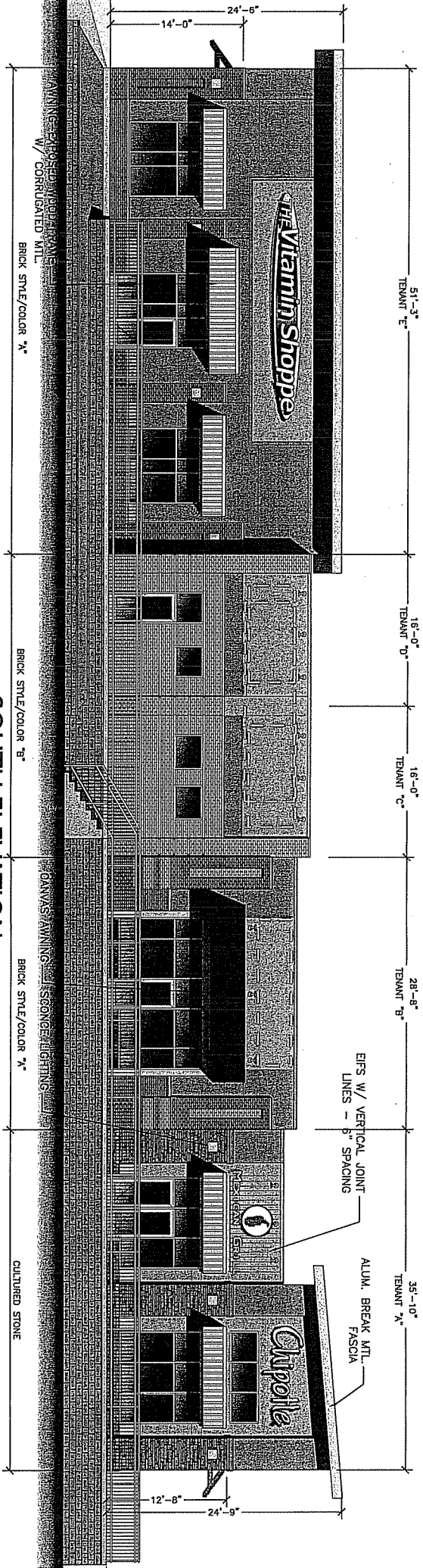
ELEVATIONS

4622 EAST WASHINGTON AVE.

ELEVATIONS



SOUTH ELEVATION
EAST WASH. ELEVATION



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