



Location

6802 Odana Road

Project Name

Sa Bai Thong Patio

Applicant

Park Town & Sa Bai Thong/
Kevin Kavanaugh – KRS

Existing Use

Sa Bai Thong Restaurant

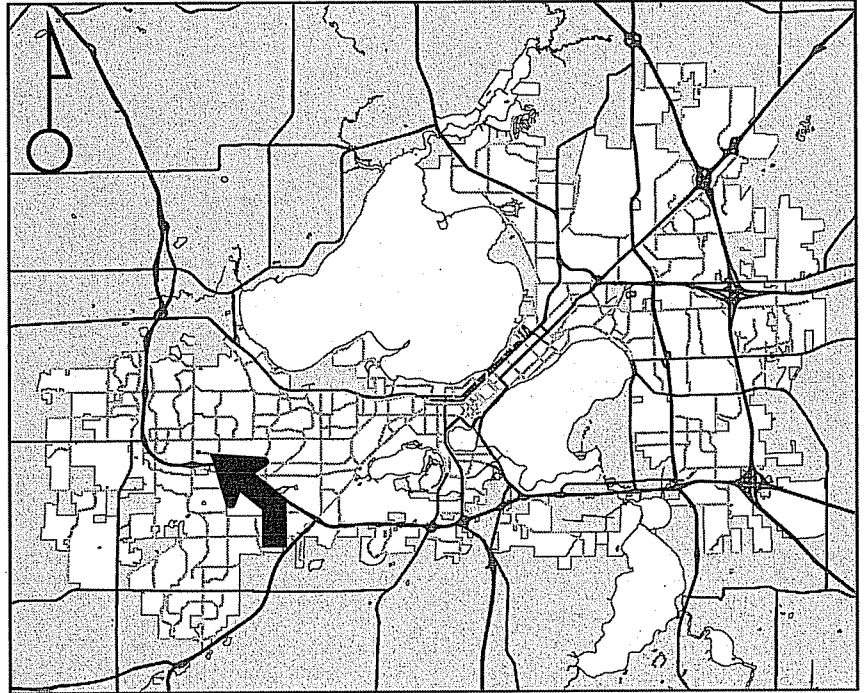
Proposed Use

Outdoor Eating Area for Restaurant

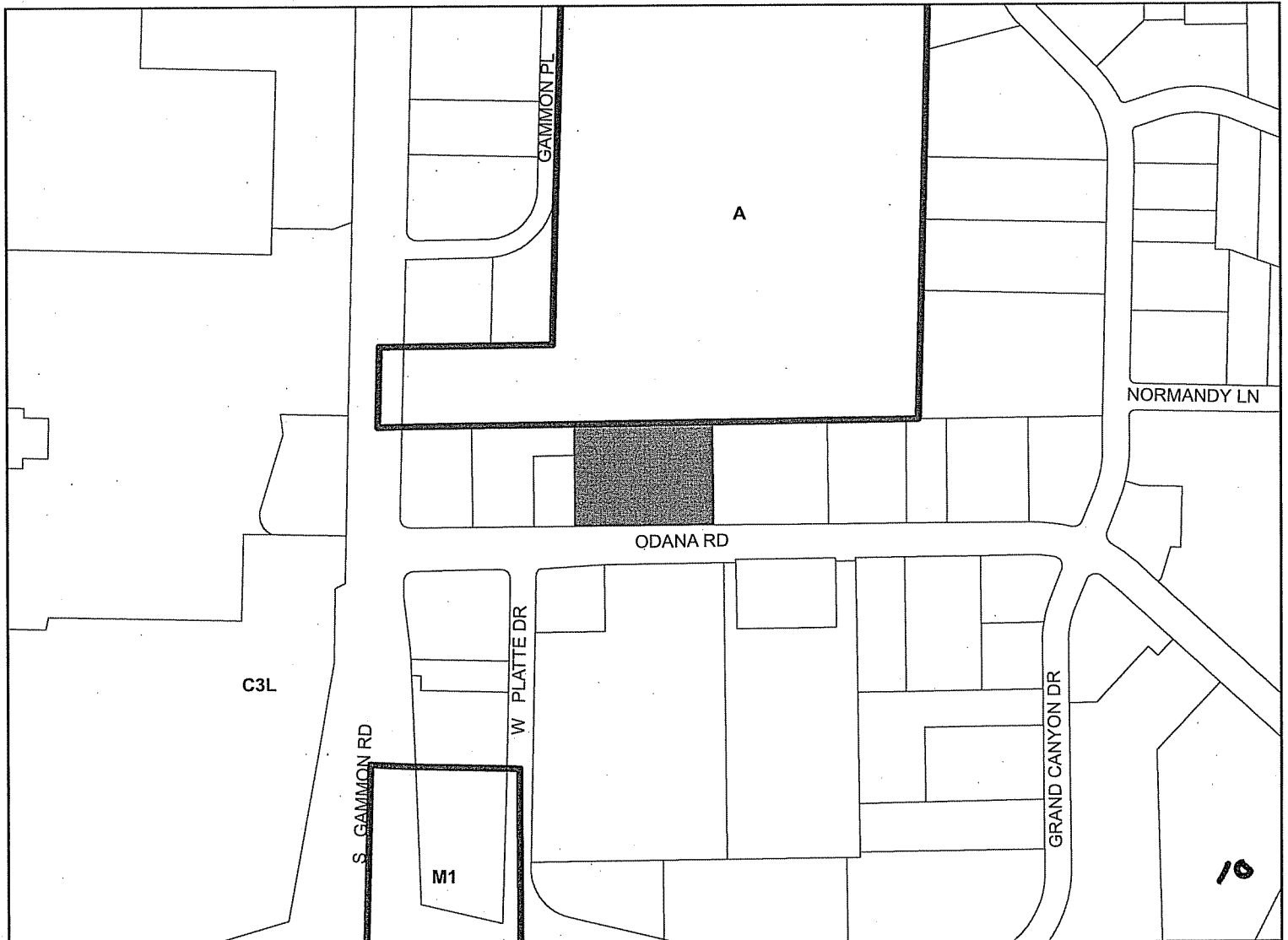
Public Hearing Date

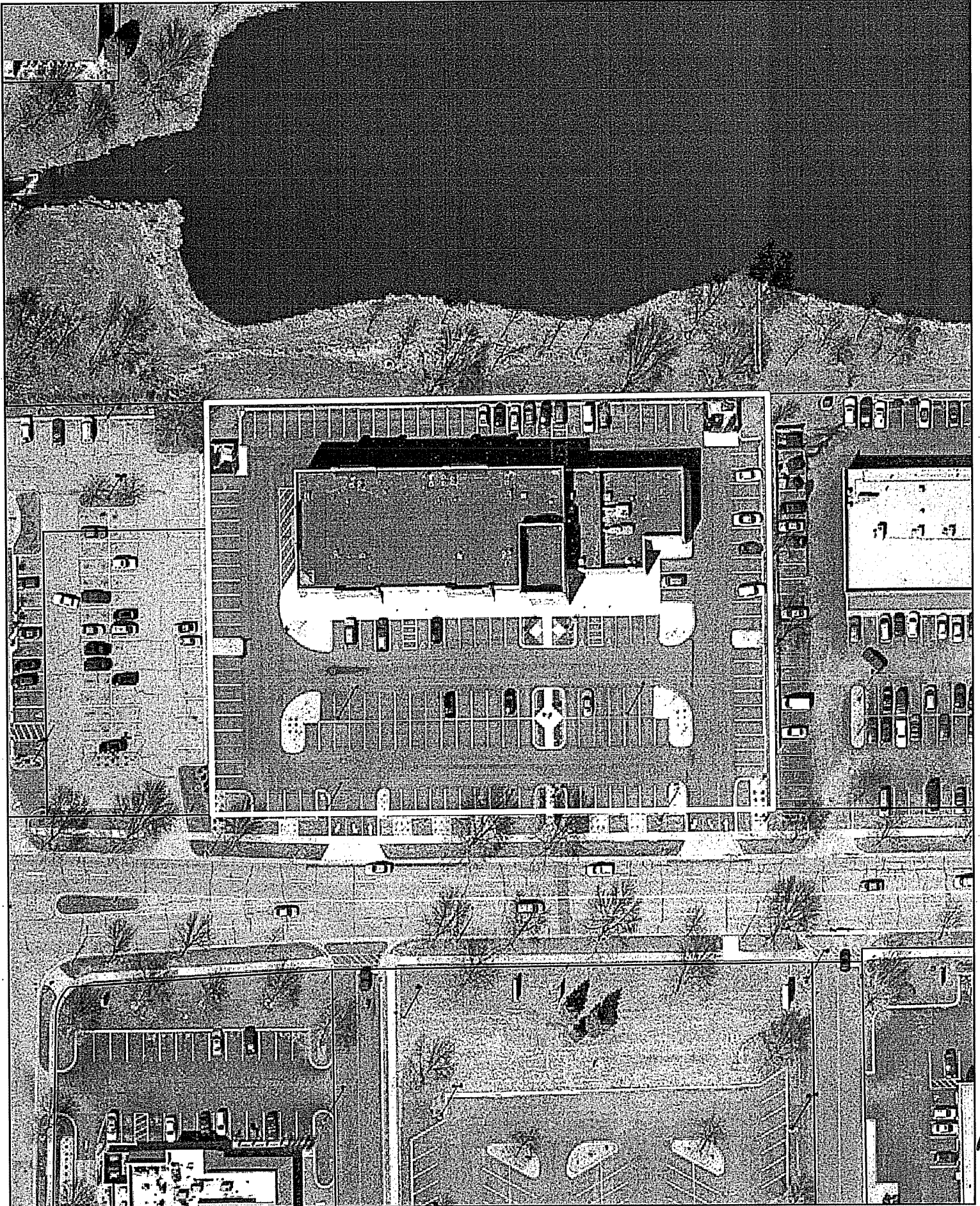
Plan Commission

18 June 2007



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







LAND USE AP. LICATION 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
- All zoning applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid ^{\$} <u>550</u>	Receipt No. <u>81195</u>
Date Received <u>5-9-07</u>	
Received By <u>RJT</u>	
Parcel No. <u>0708-252-0104-2</u>	
Aldermanic District <u>19 Mark Cleon</u>	
GQ <u>Existing Cond. Use</u>	
Zoning District <u>C3L</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <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 checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 6802 Odana Rd Madison, WI Project Area in Acres: _____
Project Title (if any): SA BAS THONG

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: AROM WICHITCHU Company: SA BAS THONG
Street Address: 938 Univ. Bay Dr City/State: Madison, WI Zip: 53705
Telephone: (608) 239-1206 Fax: (-)- Email: SABAS@TDS.NET

Project Contact Person: KEVIN KHAVANAUGL Company: KRS
Street Address: 2920 Bay Ant Rd City/State: Madison WI Zip: 53713
Telephone: (608) 271-8518 Fax: (608) 271-8268 Email: KRSIA@TDS.NET

Property Owner (if not applicant): Park Town
Street Address: 402 Cannon place City/State: Madison WI Zip: 53715

4. Project Information:

Provide a general description of the project and all proposed uses of the site: OUT SIDE SEATING

Development Schedule: Commencement _____ Completion _____

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ _____ 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. 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:

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 Tim Parks Date MN. 07 | Zoning Staff MAX TULAN Date MAR. 07

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

Printed Name ARON WSCHITCHU Date May 09, 07
 Signature [Signature] Relation to Property Owner RENTER

Authorizing Signature of Property Owner [Signature] Date 5-9-07



Kavanaugh
RESTAURANT
SUPPLY, INC.

City of Madison

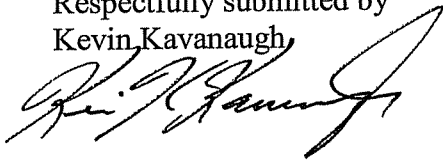
May 9, 2007

RE: Letter of Intent to add outdoor dining area for
Sa Bai Thong Restaurant
6802 Odana Rd.
Madsion, Wisconsin

As soon as approval is given we would like to procede in adding an outdoor dining area in front of the Sa Bai Thong Restaurant located at 6802 Odana Road. Currently the space intended for outdoor dining is an under utilized expanded walkway. The proposed outdoor dining area would be slightly set back to allow a continuous walk way in front of the entire building. The designated area would extend out an additional 14 feet deep by 44 feet wide in front of the Sa Bai Thong tenant space. Space would be utilized for food and beverage service for up to 44 people during the hours of operation 10:00 a.m. to 10:00 p.m.

Work is to be done by Kavanaugh Restaurant Supply Inc.. Seating and fence partitions to be removable for seasonal use. No additional landscaping is required.

Respectfully submitted by
Kevin Kavanaugh,



On behalf of
Arom and Uaiporn Wichitchu
Owners of Sa Bai Thong Restaurant



2920 Bryant Road • Madison, WI 53713
608.271.8514 • fax: 608.271.8268 • email: krsi@tds.net





5/9/2007


Kevin Kavanaugh
Kavanaugh Restaurant Supply, Inc.
2920 Bryant Road
Madison, WI 53713

Kevin:

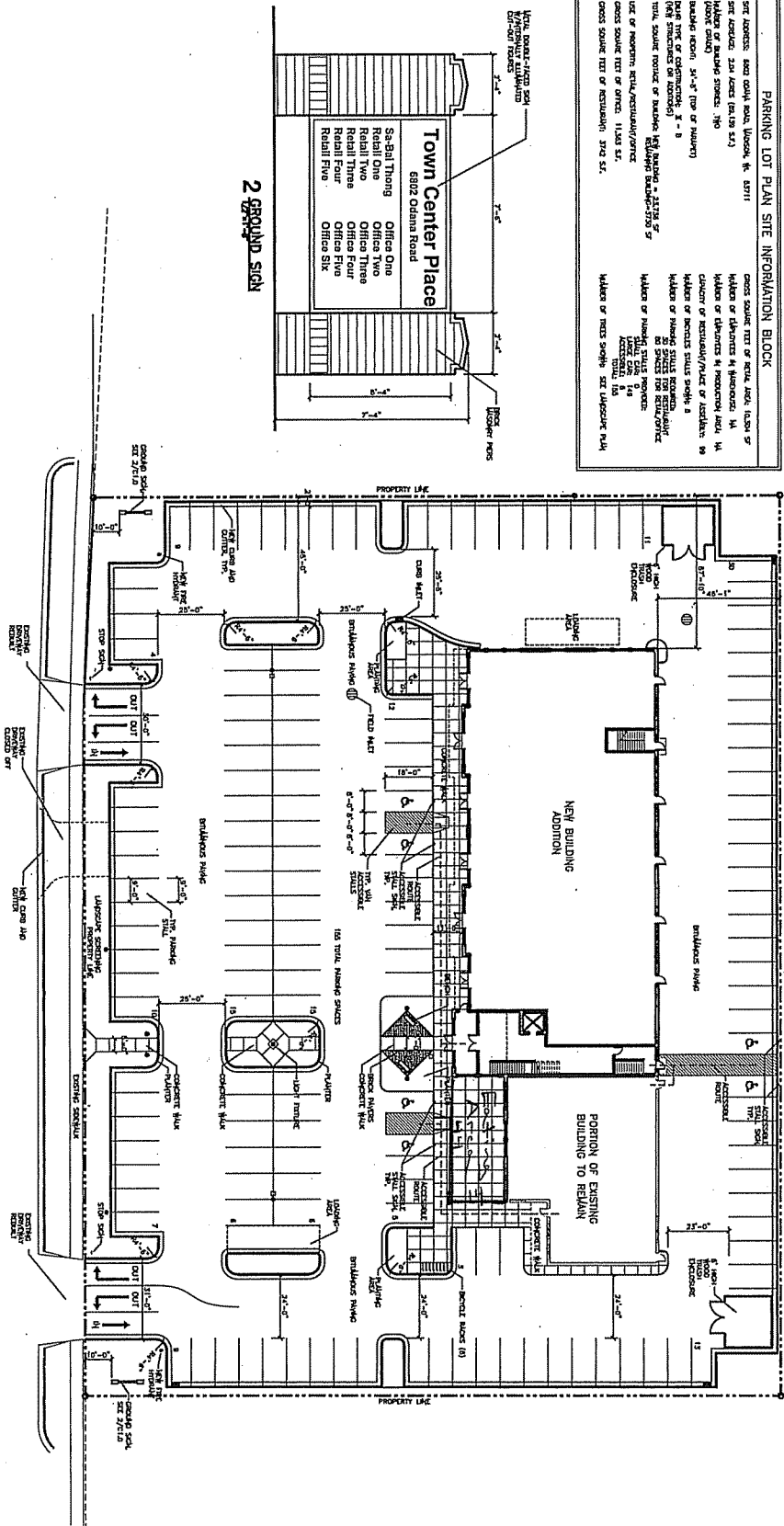
The proposed out door seating area, size and location on the Odana Road side of the building for Sa Bai Thong on Odana Road, Madison, Towne Center Square, is approved by Park Towne Development Corp.

It is understood that the fence will be taken down at the end of the outside seating season and can be set up again in the spring each year.

A sample of the actual fence is to be submitted for final approval before installation.


Mary Feldt, VP
Park Towne Development Corp.

PARKING LOT PLAN SITE INFORMATION BLOCK	
SITE ADDRESS: 8802 ODANA ROAD, MADISON, WI 53711	CROSS STREET (TYP) OR ACTUAL: NORTH PLATTE ST
CROSS STREET: 24th Street (See Item S-1)	WIDTH OF ALLEYS IN FEET: 14
HEIGHT OF BUILDING: 170	WIDTH OF ALLEYS IN FEET: 14
LOT AREA: 10,217	NUMBER OF ALLEYS: 2
DATE OF CONSTRUCTION: 1979	NUMBER OF ALLEYS: 2
DATE OF REVISION: 1979	NUMBER OF ALLEYS: 2
DATE OF REVISION: 1979	NUMBER OF ALLEYS: 2
DATE OF REVISION: 1979	NUMBER OF ALLEYS: 2
DATE OF REVISION: 1979	NUMBER OF ALLEYS: 2



1 SITE PLAN

WEST PLATTE DRIVE

ODANA ROAD

CONCRETE BULKHEAD

MANHOLE

CATCH BASIN

UTILITY STRUCTURE

EXISTING DRIVEWAY

PROPERTY LINE

2 GROUND SIGN

Town Center Place
6802 Odana Road

Office One
Office Two
Office Three
Office Four
Office Five
Office Six

SECTION THREE
Retail Two
Retail Three
Retail Four
Retail Five

DATE OF ISSUE: APRIL 2002

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:

SITE PLAN

DIMENSION IV

MADISON

Architecture
Engineering
Interior Design

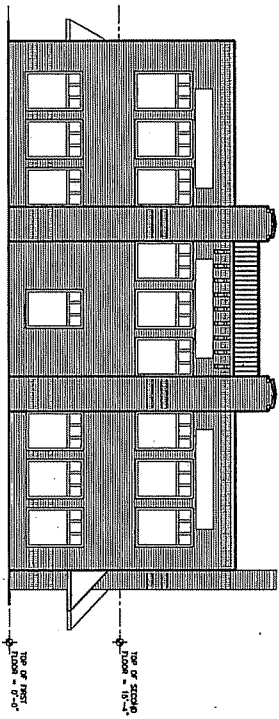
325 West Bellin Hwy., Suite 151
Madison, WI 53713
Phone: (608) 228-1111 Fax: (608) 228-4445

TOWN CENTER SQUARE
6802 ODANA ROAD
MADISON, WI 53719

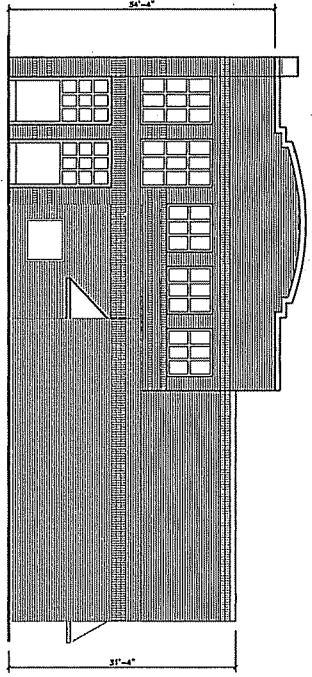
C1.0

DIMENSION IV
MADISON
 Architecture
 Engineering
 Interior Design
 315 West Sullivan Hwy, Suite 101
 Madison, WI 53719
 Phone: (608) 239-4444 Fax: (608) 239-4445

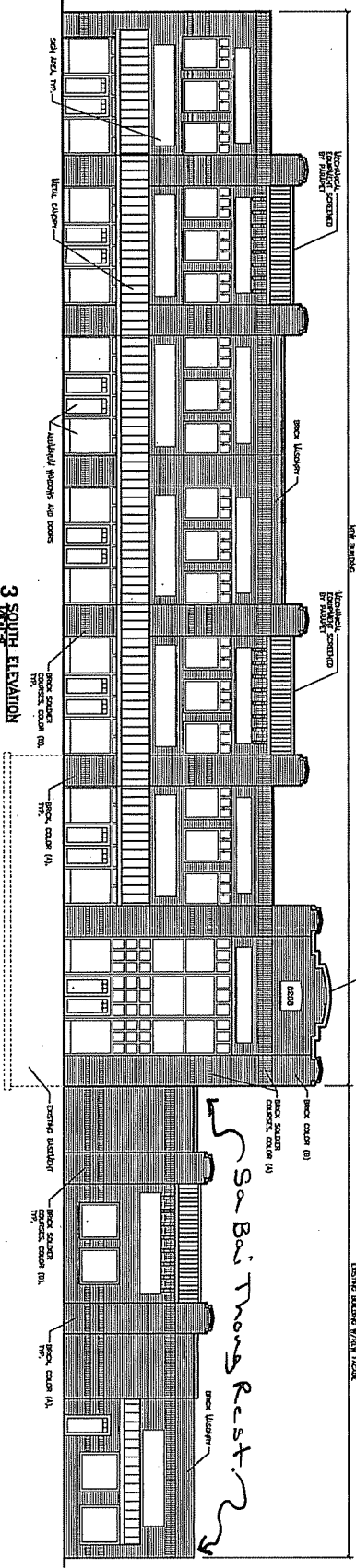
TOWN CENTER
SQUARE
 6802 ODANA ROAD
 MADISON, WI 53719



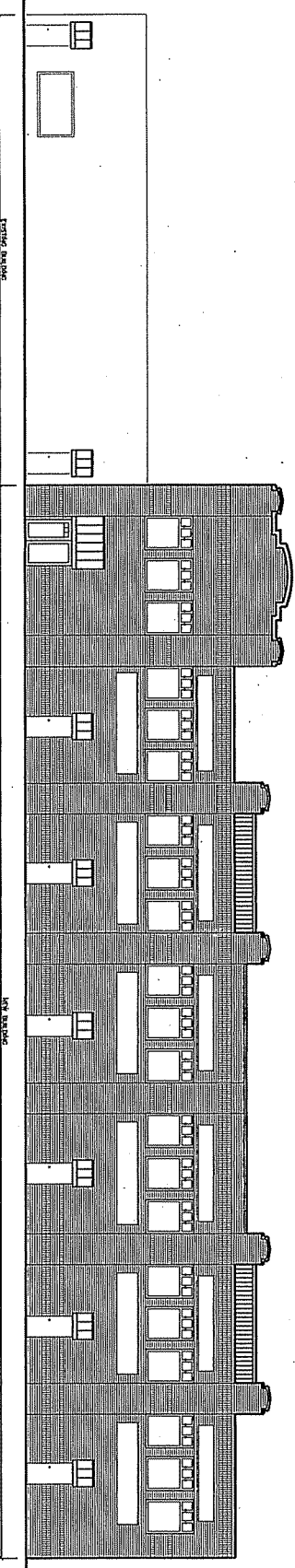
1 WEST ELEVATION



2 EAST ELEVATION



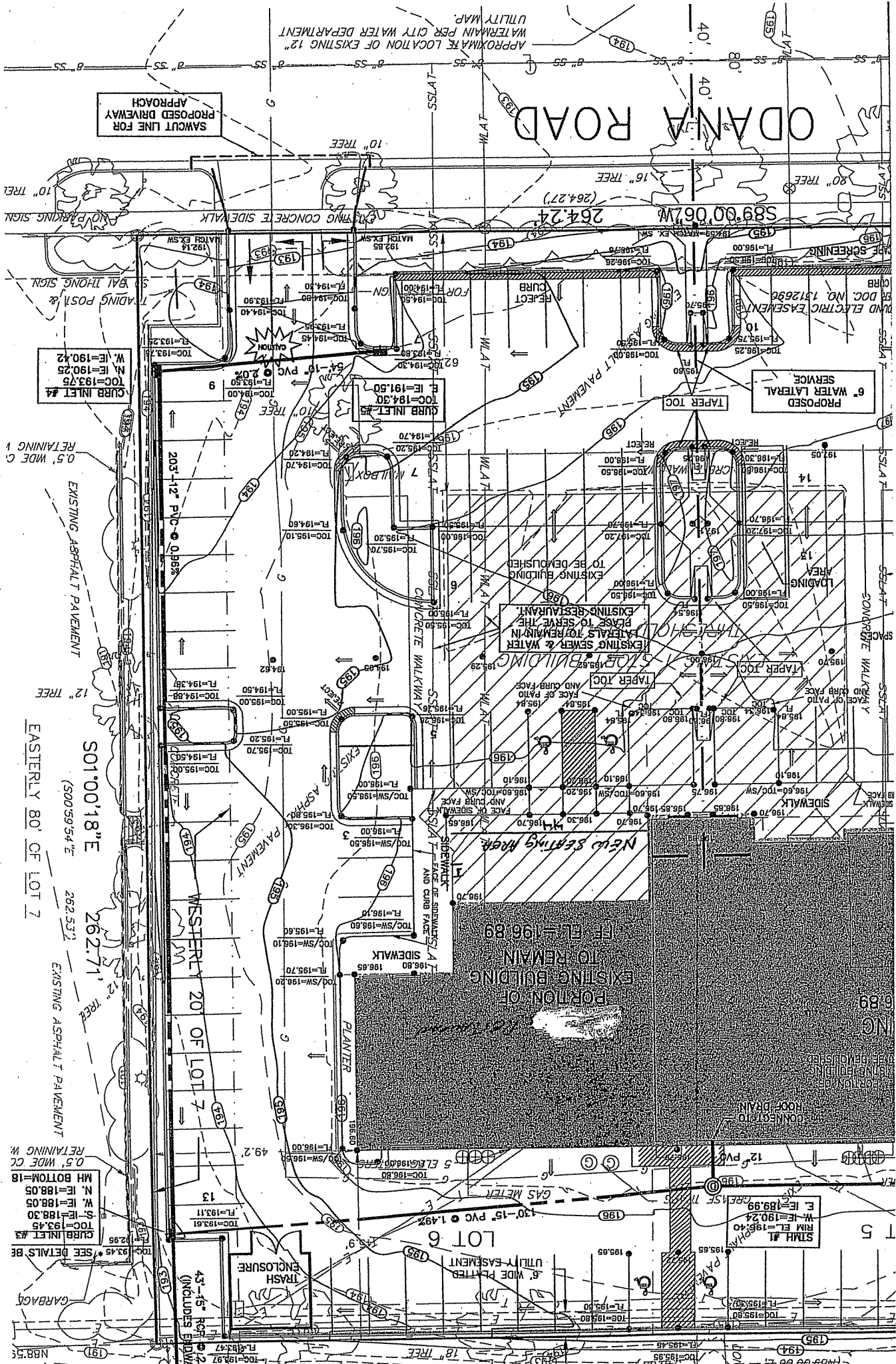
3 SOUTH ELEVATION



4 NORTH ELEVATION

DATE OF ISSUE: APRIL 2002
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT # 2002
 EXTERIOR ELEVATIONS



ODANNA ROAD

APPROXIMATE LOCATION OF EXISTING 12" WATERMAIN PER CITY WATER DEPARTMENT UTILITY MAP.

SAWCUT LINE FOR PROPOSED DRIVEWAY APPROACH

PROPOSED 6" WATER LATERAL SERVICE

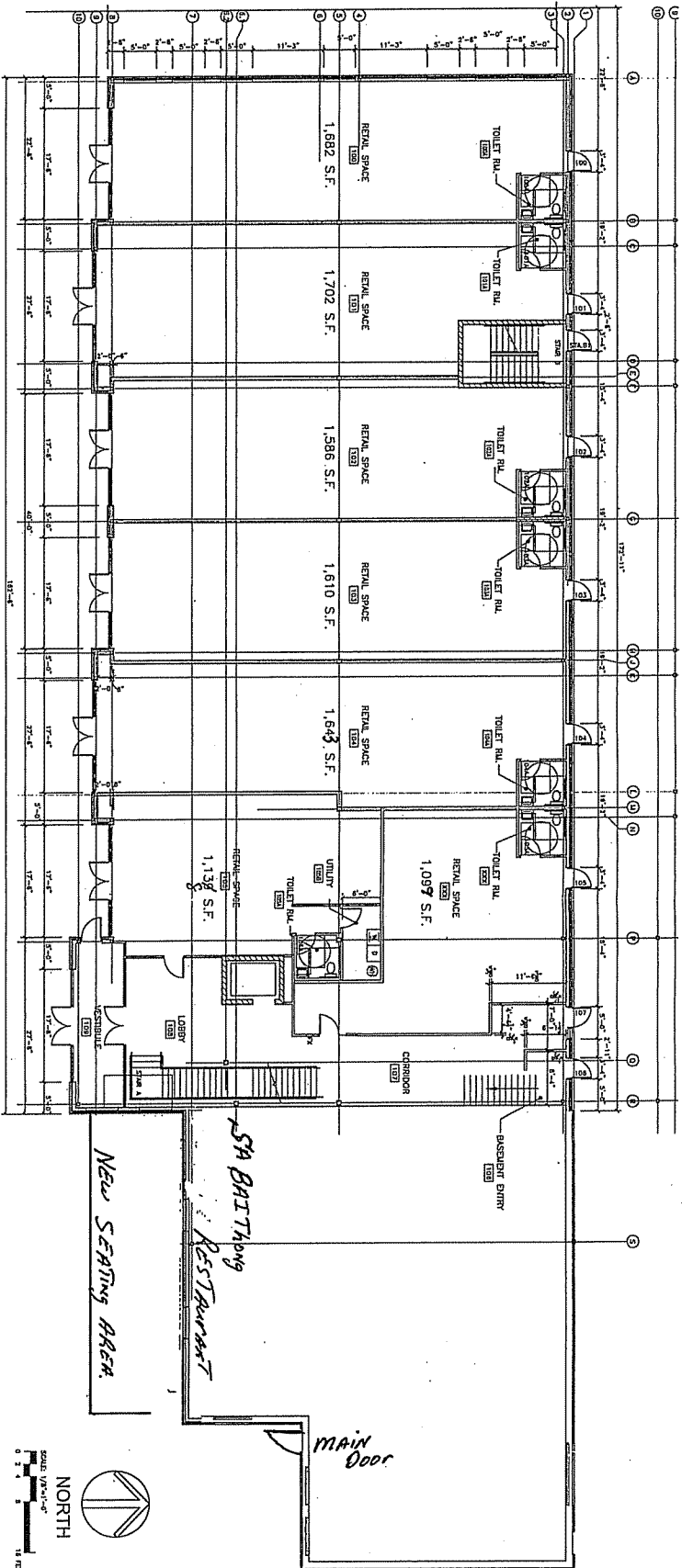
EXISTING RESTAURANT. PLEASE TO REMAIN IN PATENT'S TO REMAIN IN EXISTING SEWER & WATER TAPERS TO SERVE THE EXISTING BUILDING TO BE DEMOLISHED.

EXISTING BUILDING TO REMAIN PORTION OF EXISTING BUILDING TO REMAIN FF EL=196.89

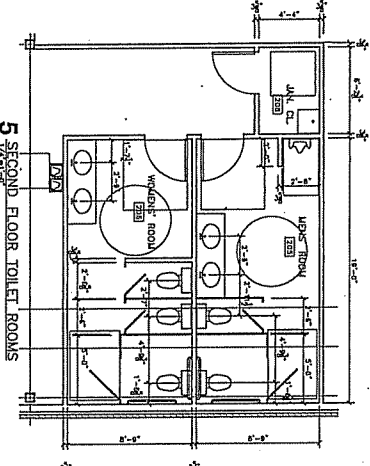
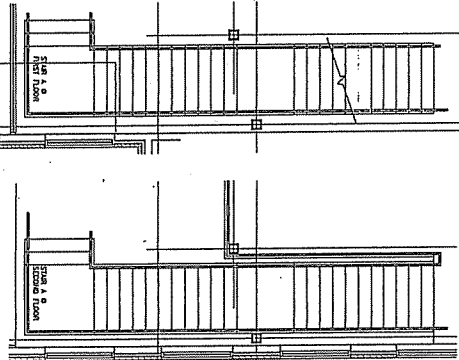
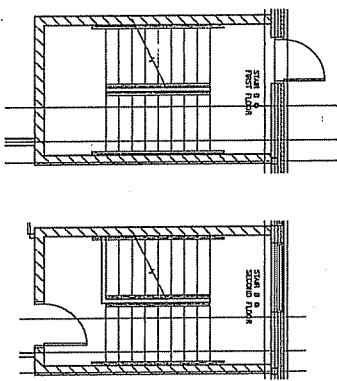
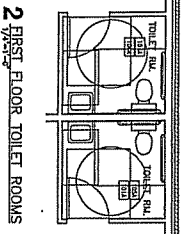
HM BOTTOM=18
N. E.=188.05
W. E.=188.05
S. E.=188.30
T.O.C.=193.45
CURB INLET #3 SEE DETAILS BE

SMH #1
RIM EL=196.40
W. E.=190.24
E. E.=189.99

(N89.0)



1 FIRST FLOOR PLAN

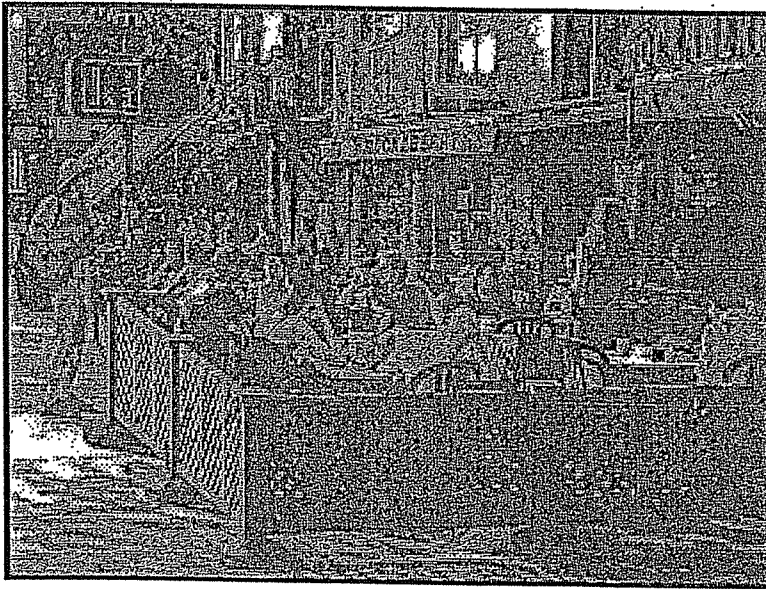


KAWANUGH REST SUPPLY
 2920 BRYANT RD
 MADISON WI 53713
 KEVIN KAWANUGH
 (608) 221-8514

TOWN CENTER
 SQUARE
 6802 ODANA ROAD
 MADISON, WI 53719

DATE OF ISSUE:	JULY 2, 2003
REVISIONS:	REV. 11/11/03 AT 11:23:53
PROJECT #:	2003

FIRST FLOOR PLAN
 AND ENLARGED
 PLANS
A1.1



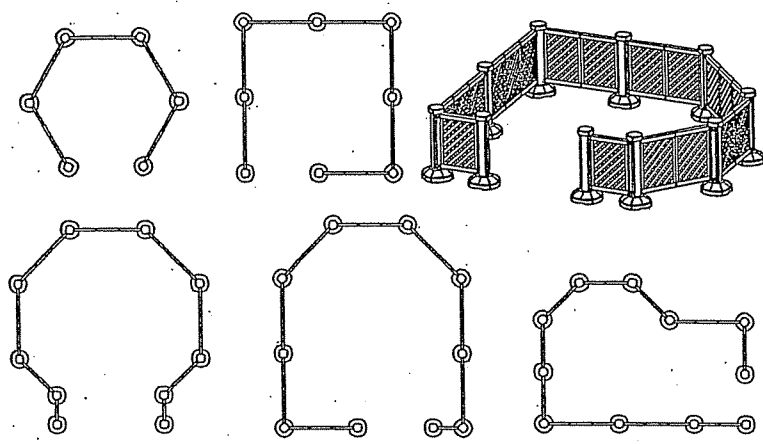
Grosfillex
 COMMERCIAL RESIN FURNITURE
from best value for Food Service & Hospitality!


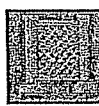
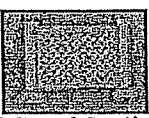
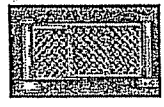
New!
**Portable Decorative
 Patio Fence**

Features and Benefits

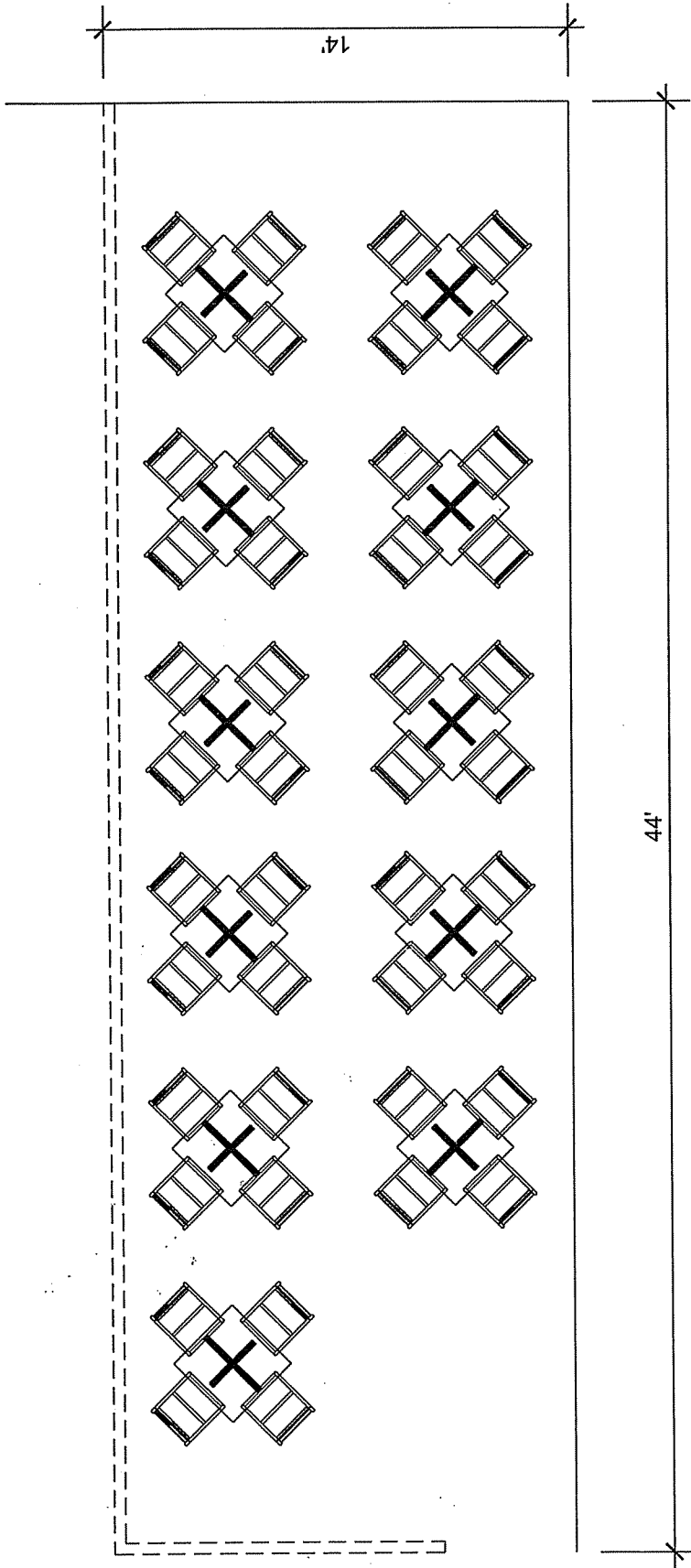
- Decorative lattice panels can be assembled and fitted to design & define your patio space!
 - U.V. stabilized to resist color fading.
 - Made of 100% prime resin, a material naturally weather resistant.
 - Each post and base can be filled with water or sand to 50 lbs. for extra stability.
 - Base can also be anchored to the ground.
 - Easily removable for storage at the end of the season.
 - Can be power-washed for easy cleaning.
 - Will not rust or splinter.
 - No painting, sanding, or refinishing necessary.
- 3 Year Manufacturer Warranty.

Define & Design Your Space!



	Product	Color	Reference	List Price
	Post & Base	White Amazon Green	98961004 98961078	\$60.00 \$60.00
	1 Panel Section	White Amazon Green	98961104 98961178	\$52.00 \$52.00
	2 Panel Section	White Amazon Green	98961204 98961278	\$94.00 \$94.00
	3 Panel Section	White Amazon Green	98961304 98961378	\$140.00 \$140.00

FOB Lebanon, PA or Whittier, CA
www.grosfillexfurniture.com • info@grosfillexfurniture.com



DATE: 3-27-073
 SCALE: 3/16" = 1' - 0"
 Jonathon Dodd

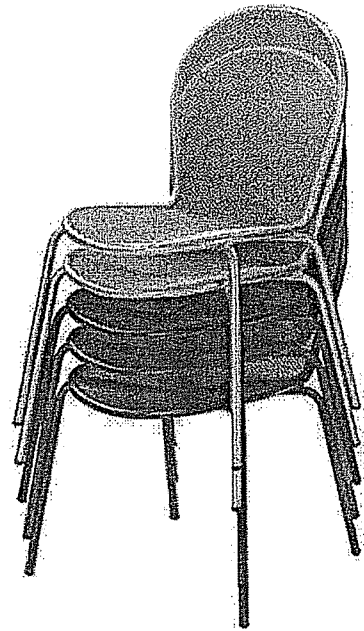
Kavanaugh Restaurant Supply, Inc.

2920 Bryant Road Madison, WI 53713 608-271-8514

All designs, ideas, arrangements and plans indicated by these drawings and specifications are property of Kavanaugh Restaurant Supply, Inc. and shall not be used on any other work nor be disclosed to a person for any use whatsoever without written permission. Dimensions to be verified at the job site.

Ronda #111

Seating with Style™



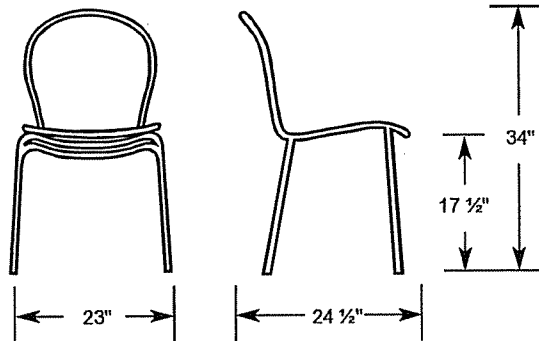
Print



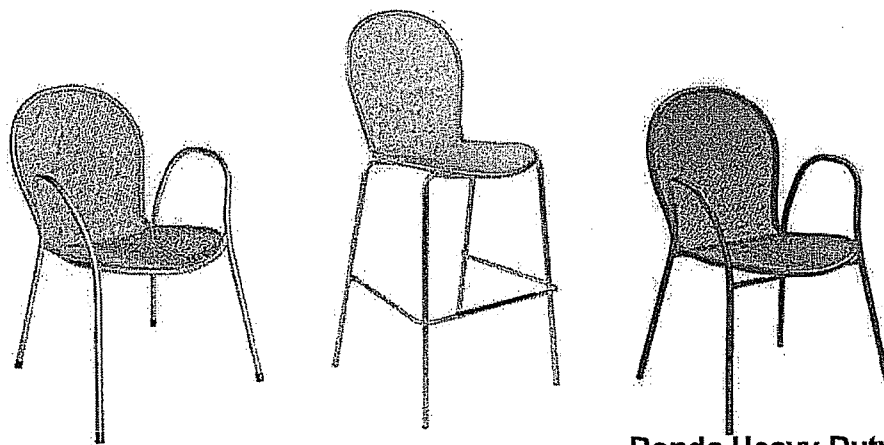
Ronda #111

Design: **A. Ciabatti**

[Return to Index](#)



Item # 111 **Patented**
Indoor/Outdoor Stacking Side Chair
Frame: Tubular Steel
Seat/Back: Steel Mesh
Finish: See Price List
Foot Caps: Plastic
Weight Each: 12.5 Lbs.
Units Per Box: 4
Box Volume: 16.5 Cubic Ft.



Ronda # 116

Ronda # 119

**Ronda Heavy Duty
116S14**

[Print](#)

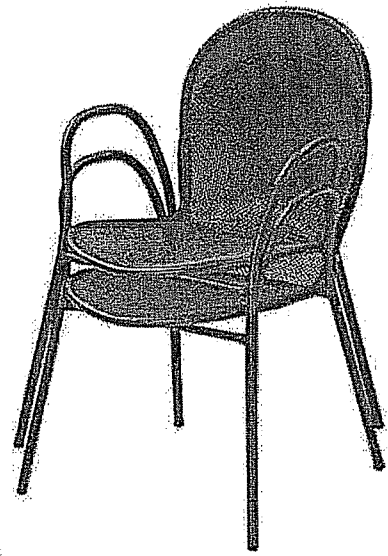
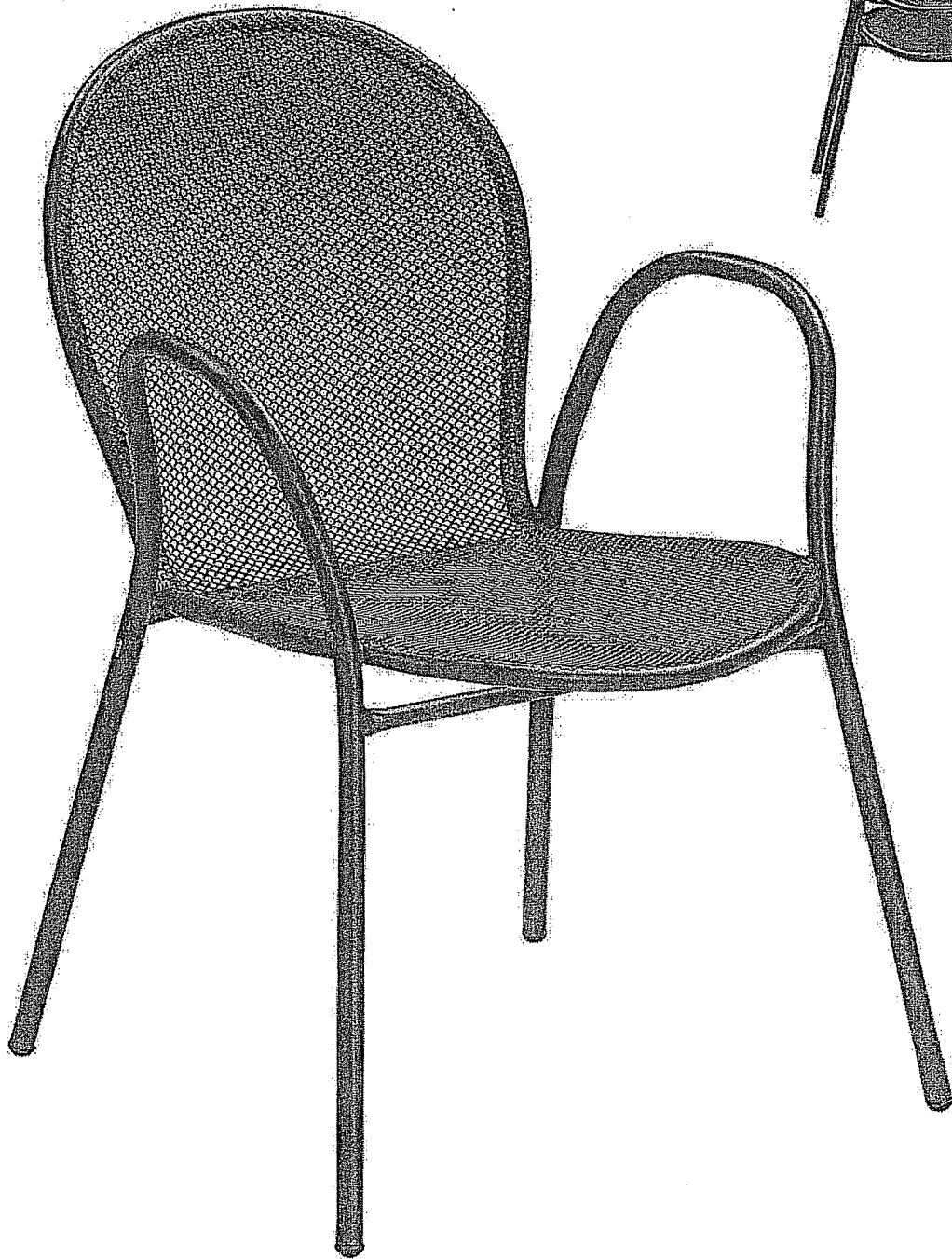
emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



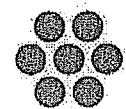
With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design of the specifications of their products at any time and without prior notice.

Ronda HD #116S14

Seating with Style™



Print

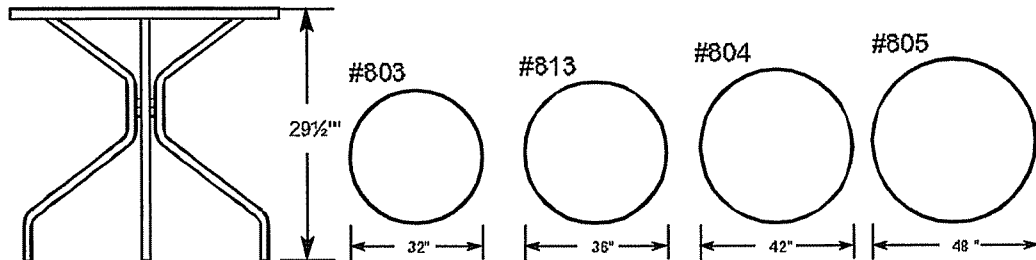


emu

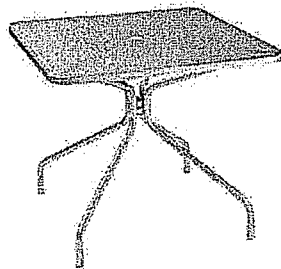
Cambi #803,#804,#805,#813

Design: A. Ciabatti

[Return to Index](#)



Item #803, #804, #805, #813 Patented
Outdoor/Indoor Umbrella Tables
Legs: Tubular Steel
Top: Steel Mesh
Finish: See Price List
Foot Caps: Polyethylene. With one adjustable foot cap
Diameter of Umbrella Hole: 1 9/16"
Weight Each: 26.5 Lbs. (#803), 35 Lbs. (#804),
42 Lbs. (#805), 31 Lbs. (#813)
Units Per Box: 1
Box Volume: 2.3 Cubic Ft. (#803), 3.95 Cubic Ft. (#804),
5.15 Cubic Ft. (#805), 3.1 Cubic Ft. (#813)
Assembly Required



Cambi # 800, 801, 802

With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design at the specifications of their products at any time and without prior notice.

[Print](#)

emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



Cambi #803,#804,#805,#813

Seating with Style™



Print



emu