



City of Madison

Conditional Use

Location
5225 High Crossing Blvd

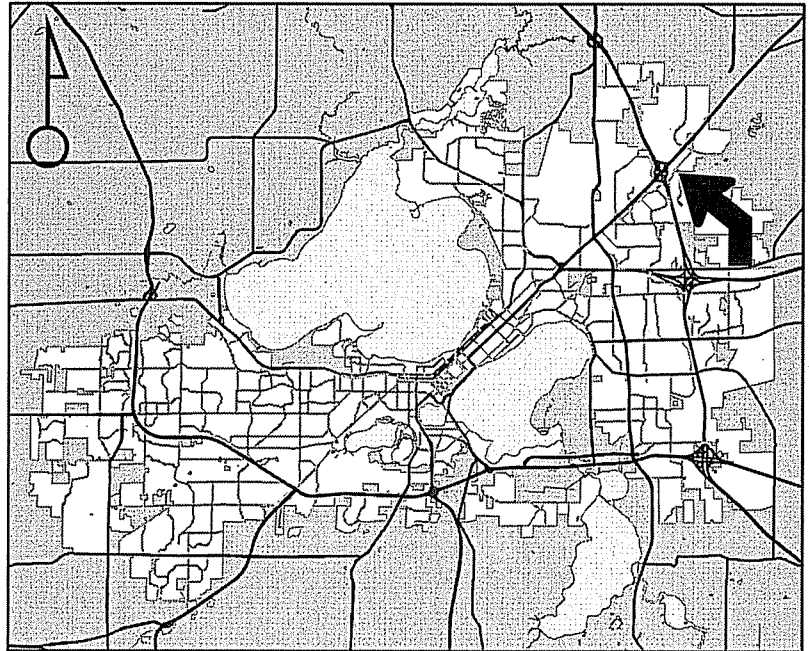
Project Name
Greenbush Bakery

Applicant
Walsh Properties, LLC / Jeff Groenier,
Concepts in Architecture

Existing Use
Retail – Multi Tenant

Proposed Use
Allow limited production and
processing for retail bakery

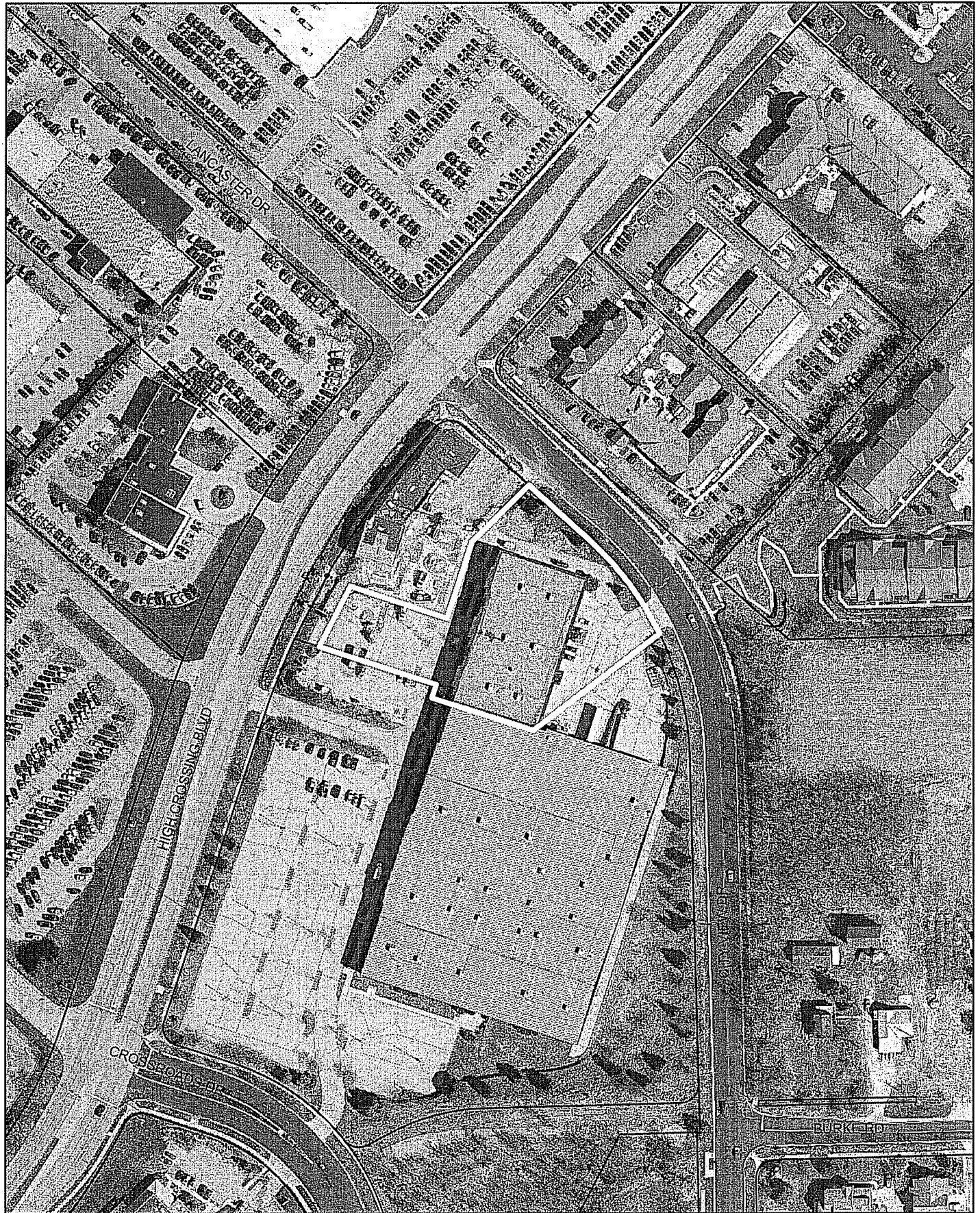
Public Hearing Date
Plan Commission
08 May 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid: \$600 Receipt # 027970-005
 Date received: 3/22/17
 Received by: [Signature]
 Parcel #: 0210-224-0401-6
 Aldermanic district: 17 - Breda
 Zoning district: CC
 Special requirements: OT
 Review required by: _____
 UDC PC
 Common Council Other _____
 Reviewed By: _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 522 S High Crossing Blvd
 Title: Greenbush Bakery

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Maru Miller **Company** Greenbush Bakery
Street address 135 Regent St **City/State/Zip** Madison WI 53715
Telephone 608-257-1151 **Email** Donutman@charter.net
Project contact person Jeff Groenier **Company** Concepts in Architecture
Street address W125 Amidon Rd **City/State/Zip** Brooklyn WI 53521
Telephone 608-698-3196 **Email** cia444@hotmail.com
Property owner (if not applicant) Walsh Properties LLC
Street address 1741 Commercial **City/State/Zip** Madison WI 53704
Telephone 608-255-3753 **Email** bbosbena@peparents.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Build out for Levee bush Bakery.

Scheduled start date 4-01-17 Planned completion date 6-01-17

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Pre-application notification, Land Use Application Checklist (LND-C), Land Use Application, Vicinity map, Supplemental Requirements, Letter of intent, Survey or existing conditions site plan, Electronic Submittal*, Legal description, Development plans.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 3-8-17
Zoning staff Jenny Kirchgatter Date 3-8-17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices:

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Marv Miller Relationship to property Renter
Authorizing signature of property owner Bruce Besher, managing agent Date 3-21-17

March 21, 2017

Madison Planning Commission

Re: Letter of Intent
Greenbush Bakery
5225 High Crossing Blvd

Dear Commission:

We are pleased to submit a request for conditional for Greenbush Bakery. The property is located at 5225 High Crossing Blvd and is Zoned CC. CC zoning allows retail sales for the bakery, but not wholesale. We are asking for a conditional use to do wholesale sales from the store. The bakery will be approximately 4,000 SF when build out. The front part of the bakery will be used for walk in sales and will seat 10-12 persons. Greenbush will employ 6-10 persons at any one time. The wholesale sales will be loaded out the back in the loading dock area. The store will be open Monday thru Thursday 6am to 1am and 6am to 3am Friday, Saturday, and Sunday.

Thank you for your time and consideration.

Marv Miller - Greenbush Bakery

Prepared by
Jeff Groenier, Architect
Concepts in Architecture, LLC
W125 Amidon Road
Brooklyn WI 53521
608-698-3196

March 27, 2017

Madison Planning Commission

Re: Additional information
Greenbush Bakery
5225 High Crossing Blvd

Dear Commission:

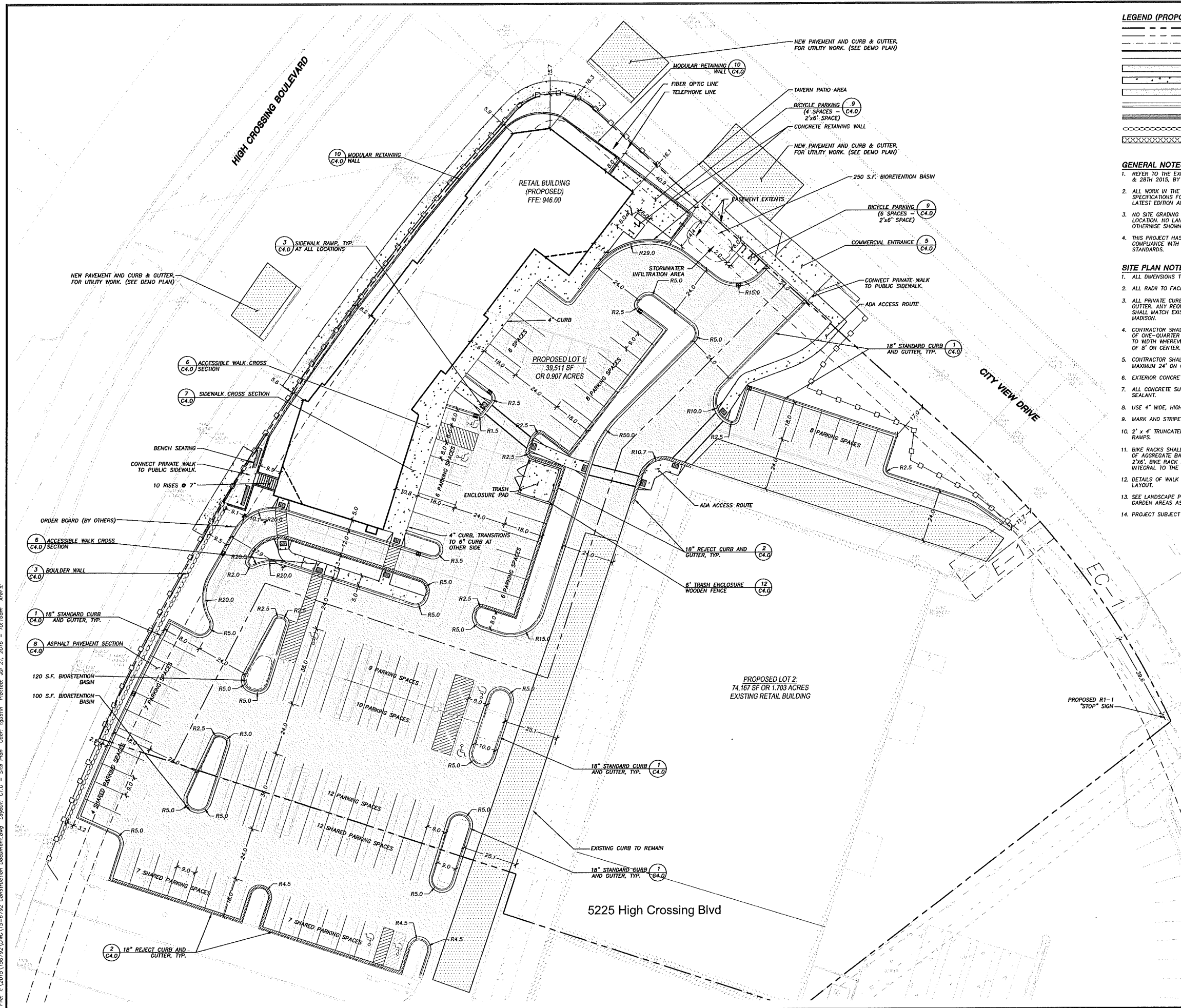
We were asked to provide additional information on the outside sales. Greenbush does about 30% outside sales and 70% retail sales. They get 4-5 deliveries per week of raw product coming in M-F. They are anticipating 2-3 delivery's out per day. Most of the delivery's are M-F, with a few on the weekends. All delivery's will be by vans out through the loading area in back. Most of the delivery's take place late morning or the afternoon. The bakery with uses 3 fryers and one convection oven to cook donuts.. These will be vented out the roof. No roasting of nuts or coffee will take place. Greenbush is a family business and wants to be part of the neighborhood. Please let us know if you have any other questions.

Thank you for your time and consideration.

Marv Miller - Greenbush Bakery

Prepared by
Jeff Groenier, Architect
Concepts in Architecture, LLC
W125 Amidon Road
Brooklyn WI 53521
608-698-3196

File: I:\2015\156792\DWG\C1.0 - Site Plan User: Iqbalin Plot: Jul 21, 2016 - 10:16am Xref:



LEGEND (PROPOSED)

---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	PROPOSED BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	NEW ASPHALT SURFACE AT MILLED AREA
---	18" STANDARD CURB AND GUTTER
---	18" REJECT CURB AND GUTTER
---	STONE RETAINING WALL
---	MODULAR BLOCK RETAINING WALL

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY, CONDUCTED ON APRIL 27TH & 28TH 2015, BY JSD FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.

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- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
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 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.
 - BIKE RACKS SHALL BE LOCATED ON A 4" THICK CONCRETE PAD OVER 4" OF AGGREGATE BASE. EACH BIKE PARKING STALL SHALL BE AT LEAST 2'x5'. BIKE RACK SHALL BE APPROVED BY OWNER AND INSTALLED INTEGRAL TO THE CONCRETE PAD.
 - DETAILS OF WALK LAYOUT WILL BE PROVIDED IN ELECTRONIC FORMAT FOR LAYOUT.
 - SEE LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE OF SPECIAL GARDEN AREAS AS NOTED.
 - PROJECT SUBJECT TO A CROSS ACCESS AGREEMENT TO BE RECORDED.

SITE INFORMATION BLOCK	
Site Location	Madison, WI
Existing Site Acreage (Total)	2.61 ACRES
Disturbed Area	74,220 S.F.
Existing Site Zoning:	CC
Proposed use of property: (Proposed Lot 1 & Lot 2)	COMMERCIAL - COMMERCIAL CENTER (CC)
Building Information:	
Number of stories (above grade)	1
Building height	16'
Total square footage of building	9,745 S.F.
Number of surface parking stalls (Lot 1 & 2 Combined):	
Large car	72
Accessible (included in Large car count)	5
Number of shared parking stalls: (per agreement with adjacent lot to south)	
Large car	30
Accessible (included in Large car count)	2
Number of bicycle stalls shown:	10
Existing Impervious Surface Area (LOT 1)	22,268 S.F.
Existing Pervious Surface Area (LOT 1)	17,243 S.F.
Existing Impervious Surface Area Ratio (LOT 1)	0.564
Proposed Impervious Surface Area (LOT 1)	33,088 S.F.
Proposed Pervious Surface Area (LOT 1)	6,423 S.F.
Proposed Impervious Surface Area Ratio (LOT 1)	0.837
Usable Open Space (LOT 1)	6,423 S.F.
Existing Impervious Surface Area (LOT 2)	61,443 S.F.
Existing Pervious Surface Area (LOT 2)	12,724 S.F.
Existing Impervious Surface Area Ratio (LOT 2)	0.828
Proposed Impervious Surface Area (LOT 2)	63,372 S.F.
Proposed Pervious Surface Area (LOT 2)	10,795 S.F.
Proposed Impervious Surface Area Ratio (LOT 2)	0.850
Usable Open Space (LOT 2)	10,795 S.F.

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
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- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX
 MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
WALSH PROPERTIES, LLC.

P.O. BOX 1497
 MADISON, WI 53701

PROJECT:
5251 HIGH CROSSING BLVD

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 15-6792

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	PGB	06/22/2015
DRAWN:	PGB	06/22/2015
APPROVED:	BHD	06/23/2015

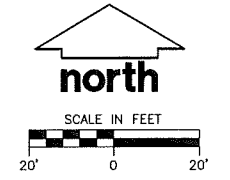
PLAN MODIFICATIONS:	DATE:
UDC FINAL SUBMITTAL	08/26/2015
SITE PLAN VERIFICATION	09/23/2015
REVISIONS PER COM ENG	12/03/2015
REVISIONS PER BLDG INSPECTION	12/10/2015
ISSUED FOR CONSTRUCTION	12/12/2015
SITE PLAN VERIFICATION RESUBMITTAL	03/31/2016
LAND USE RESUBMITTAL	04/13/2016
LAND USE UPDATE	05/04/2016
MINOR ALTERATIONS/SPV	07/21/2016

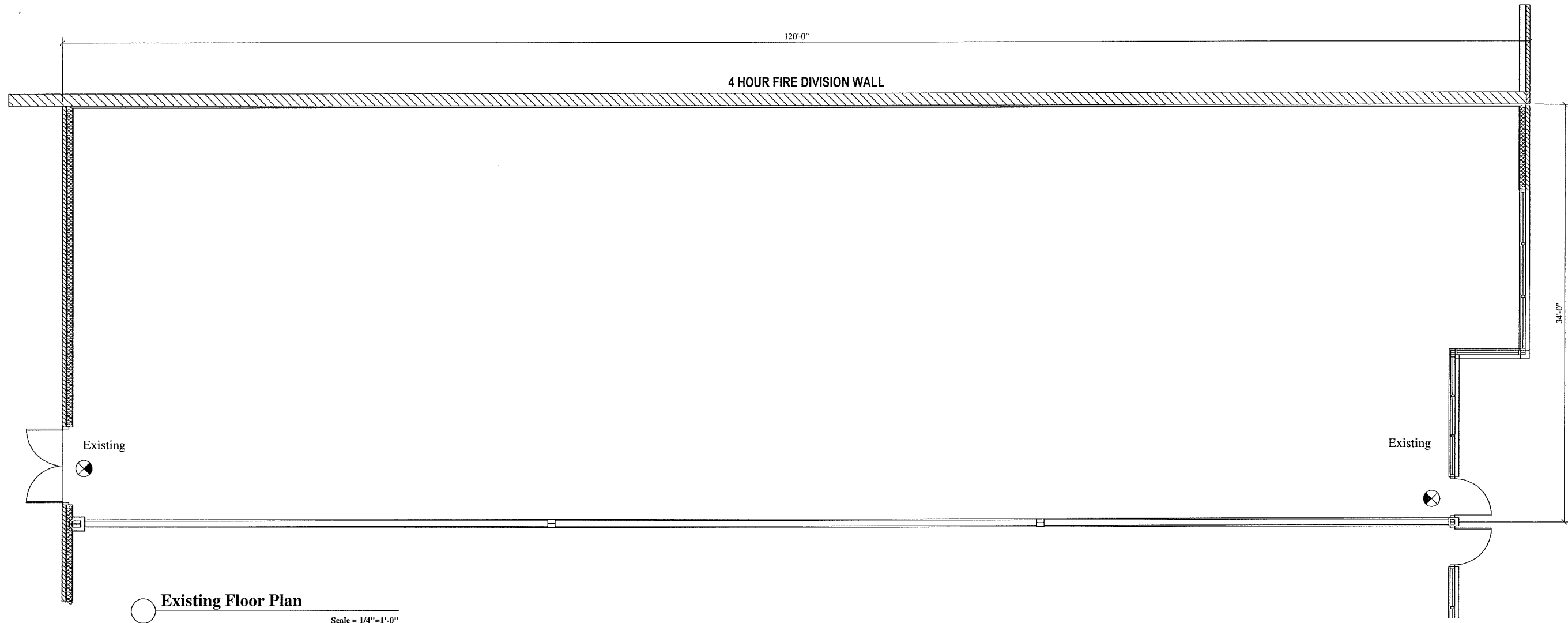
DIGGERS HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0





Existing Floor Plan

Scale = 1/4"=1'-0"

General Notes

1. Contractor to verify all dimensions.
2. Contractor shall get all permits needed for construction.
3. Contractor to verify location of telephone service and requirements of telephone company.
4. Plumbing contractor to verify all existing conditions and submit plans for changes if required
5. HVAC contractor verify existing HVAC system and submit plans for changes if required
6. Electrical contractor shall verify location and size of service and submit plans for changes if required

Sheet Index

- A1 - Existing Floor Plan
- A2 - New Floor Plan

Jeffery Groenier, Architect
 W125 Amdon Road
 Brooklyn, WI 53521
 608-698-3196
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Concepts
in
Architecture, LLC

Proposed for: **Kavanaugh Restaurant Supply**
 Address: 2920 Bryant Road
 Madison, WI 53713
 608-271-8514

Project: **Greenbush Bakery**
 Address: 5225 High Crossing BLVD
 Sheet Title: **New Floor Plan**

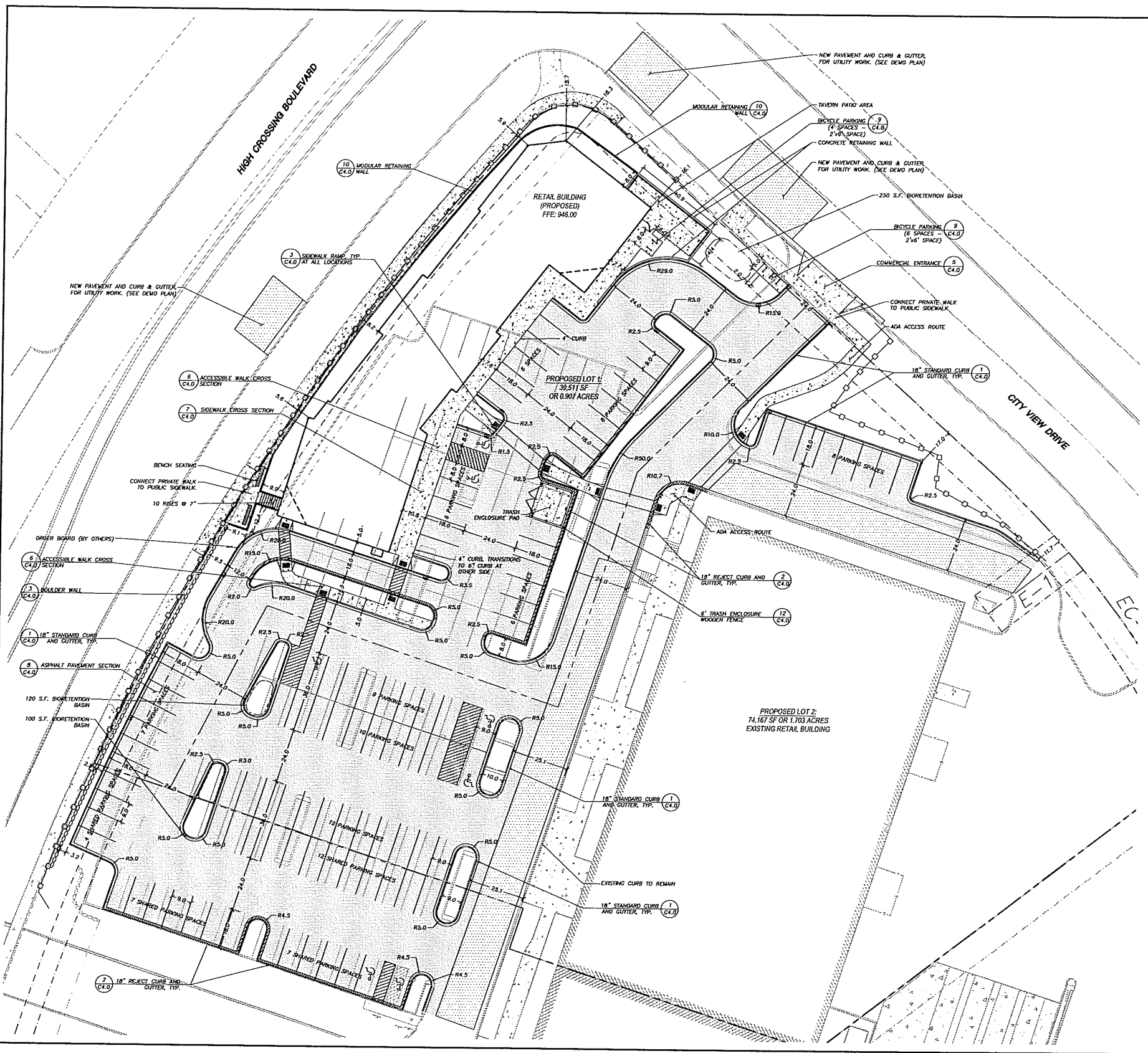
Date: 02-26-2017

Scale: As Noted

Job #: 05-01

SHEET
A1

UPDATED



LEGEND (PROPOSED)

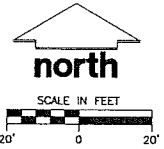
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DIGGERS HOTLINE
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 Milwaukee Area (414) 259-1181
 Heavy Equipment TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

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