



Location
2501 West Beltline Highway

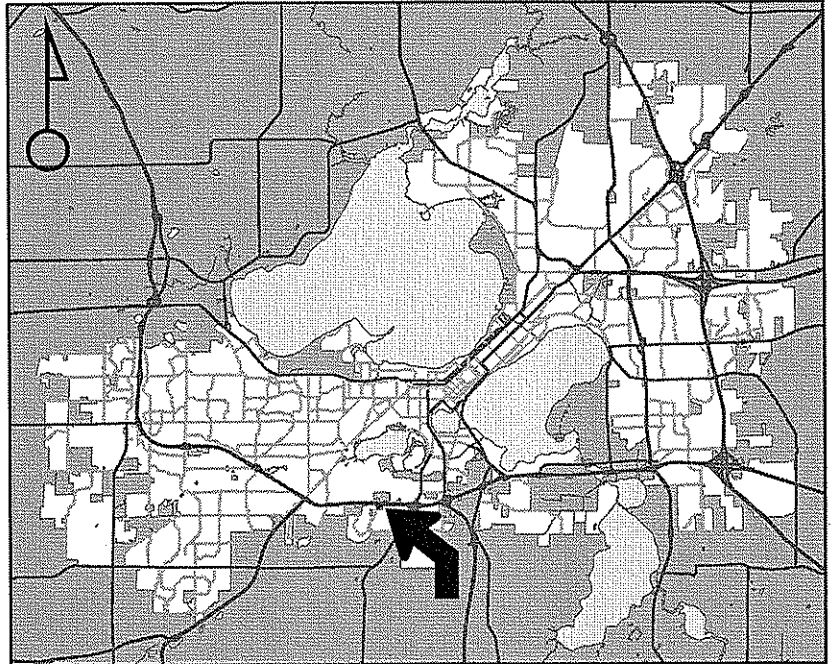
Project Name
BonFyre Restaurant

Applicant
Arbor Gate Hospitality, LLC/
Melissa Destree – Destree Design Architects

Existing Use
Restaurant

Proposed Use
Outdoor Eating Area for BonFyre
Restaurant

Public Hearing Date
Plan Commission
20 July 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



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. 100823
Date Received 6/3/09
Received By JLK
Parcel No. 0709 343 1001 5
Aldermanic District 14 Tim Bruer
GQ Eng Hold
Zoning District C2
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text
Alder Notification _____ Waiver 6/1/09
Ngbrhd. Assn Not. _____ Waiver _____
Date Sign Issued 6/3/09

1. **Project Address:** 2501 WEST BELLLINE HWY **Project Area in Acres:** 4.86

Project Title (if any): BONFYRE 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: JEREMY CLYNAR Company: DESTREE DESIGN ARCHITECTS
Street Address: 222 W WASHINGTON AVE City/State: MADISON, WI Zip: 53703
Telephone: (608) 268-1499 Fax: (608) 268-1498 Email: jeremy@destreearchitects.com

Project Contact Person: MELISSA DESTREE Company: DESTREE DESIGN ARCHITECTS
Street Address: 222 W. WASHINGTON AVE City/State: MADISON, WI Zip: 53703
Telephone: (608) 268-1499 Fax: (608) 268-1498 Email: melissa@destreearchitects.com

^{Business} Property Owner (if not applicant): Arbor Gate Hospitality, LLC
Street Address: 3001 W. Bellline Hwy City/State: Madison WI Zip: 53713
Suite 202

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REQUEST FOR AN OUTDOOR DINING AREA.

Development Schedule: Commencement July 2009 Completion Oct. 2009

CONTINUE →

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: \$ _____ 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:

Tim BRUER 5-29-09

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 Heather Date 5/18 | Zoning Staff Pat Date 5/18

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

Printed Name JEREMY LYNKAR Date 6-2-09

Signature Jeremy Lytkar Relation to Property Owner architect

Authorizing Signature of Property Owner [Signature] Date 6/3/2009



Letter of Intent

Date: June 3, 2009

Project: BonFyre
Location: 2501 W. Beltline Hwy, Madison, WI
Parcel Size: 4.86 Acres
Building Footprint: 36,530sf
Outdoor Dining Area: 1,414 sf - Table and Chair Seating = 60

Owner: Arbor Gate Hospitality, LLC
Contact: Sean Baxter
Architect: Destree Design Architects, Inc.
Contractor: Ideal Builders, Inc.
General Manager: Alfredo Teuschler

This submittal is to request a conditional use for an outdoor dining area on the ground level of the west wing of the Arbor Gate development. The outdoor dining area will be located at the existing concrete patio area on the west portion of the site adjacent to the BonFyre restaurant.

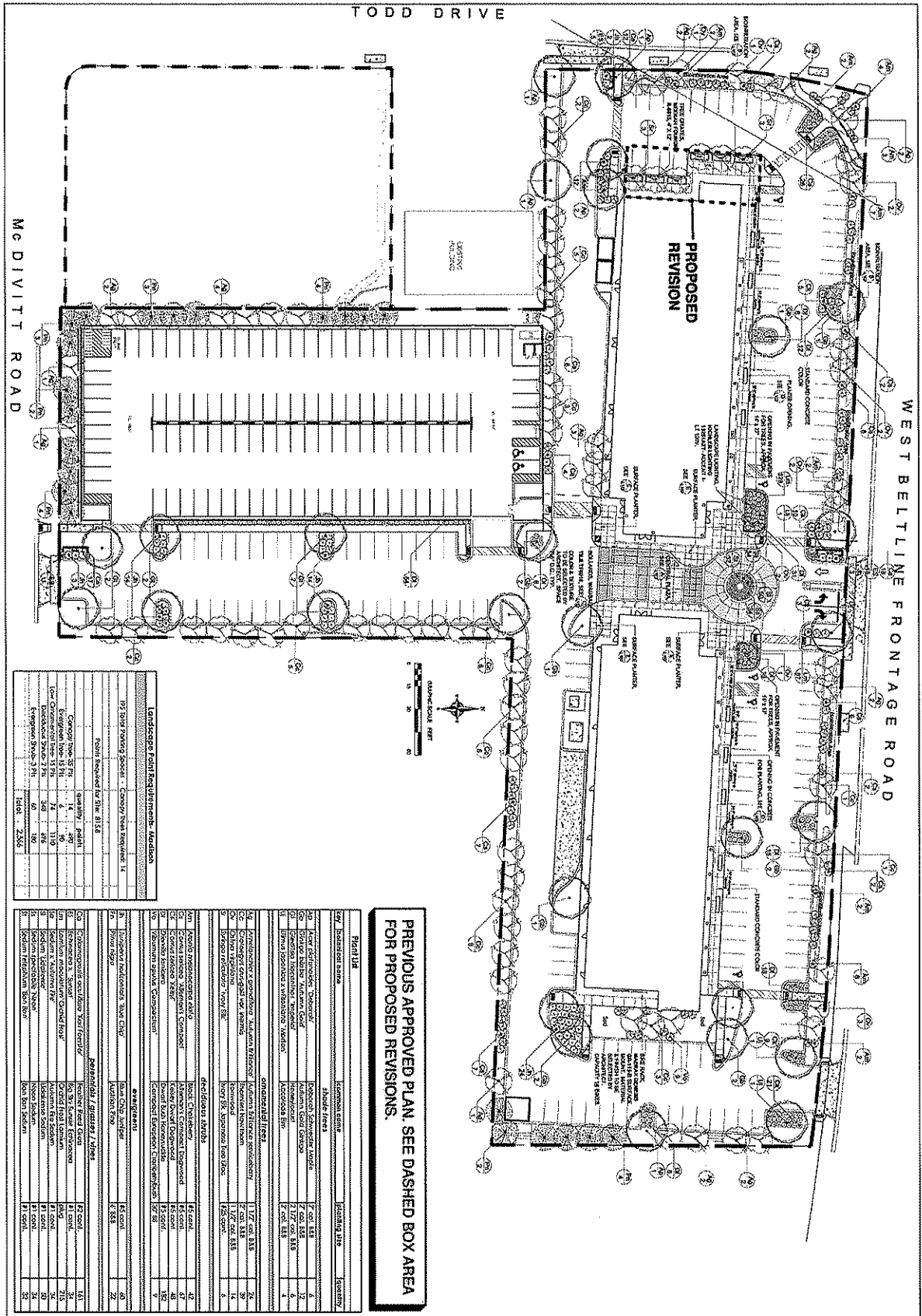
- The restaurant is scheduled to be open October 2009
- Outdoor Dining Hours of Operation: Open 11:00am – 2:00 am
- Low level amplified music will be provided at outdoor dining area
- A permanent gas fire bowl and seating will be provided in the outdoor seating area
- A steel trellis will be constructed to shade western sunlight

Please contact us with any questions or clarifications. We look forward to your feed-back and input.

Sincerely,

Melissa Destree, AIA
Destree Design Architects, Inc.

cc: Sean Baxter



Landscape Plant Requirements - Madison

Plant Required for Site: 8152

Quantity	Plant
14	90
71	110
34	98
40	100
162	255

Planting Schedule: 11
 Planting Date: 11/15/08
 Planting Time: 11:00 AM
 Planting Location: 2501 & 2601 West Beltline Highway
 Planting Method: 11
 Planting Notes: 11

PREVIOUS APPROVED PLAN. SEE DASHED BOX AREA FOR PROPOSED REVISIONS.

NO.	DESCRIPTION	QUANTITY	PLANT	DATE	BY
1	Planting Schedule	11	90	11/15/08	dgmj
2	Planting Schedule	71	110	11/15/08	dgmj
3	Planting Schedule	34	98	11/15/08	dgmj
4	Planting Schedule	40	100	11/15/08	dgmj
5	Planting Schedule	162	255	11/15/08	dgmj

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1	11/15/08	Initial Planting Schedule			

Planting Plan & Plant Schedule
 Construction Documents
 Arbor Gate
 2501 & 2601 West Beltline Highway Madison, Wisconsin

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 229 Lower Bonn, Suite 201, Madison, Wisconsin 53711
 Phone: (608) 636-0552 Fax: (608) 636-0550

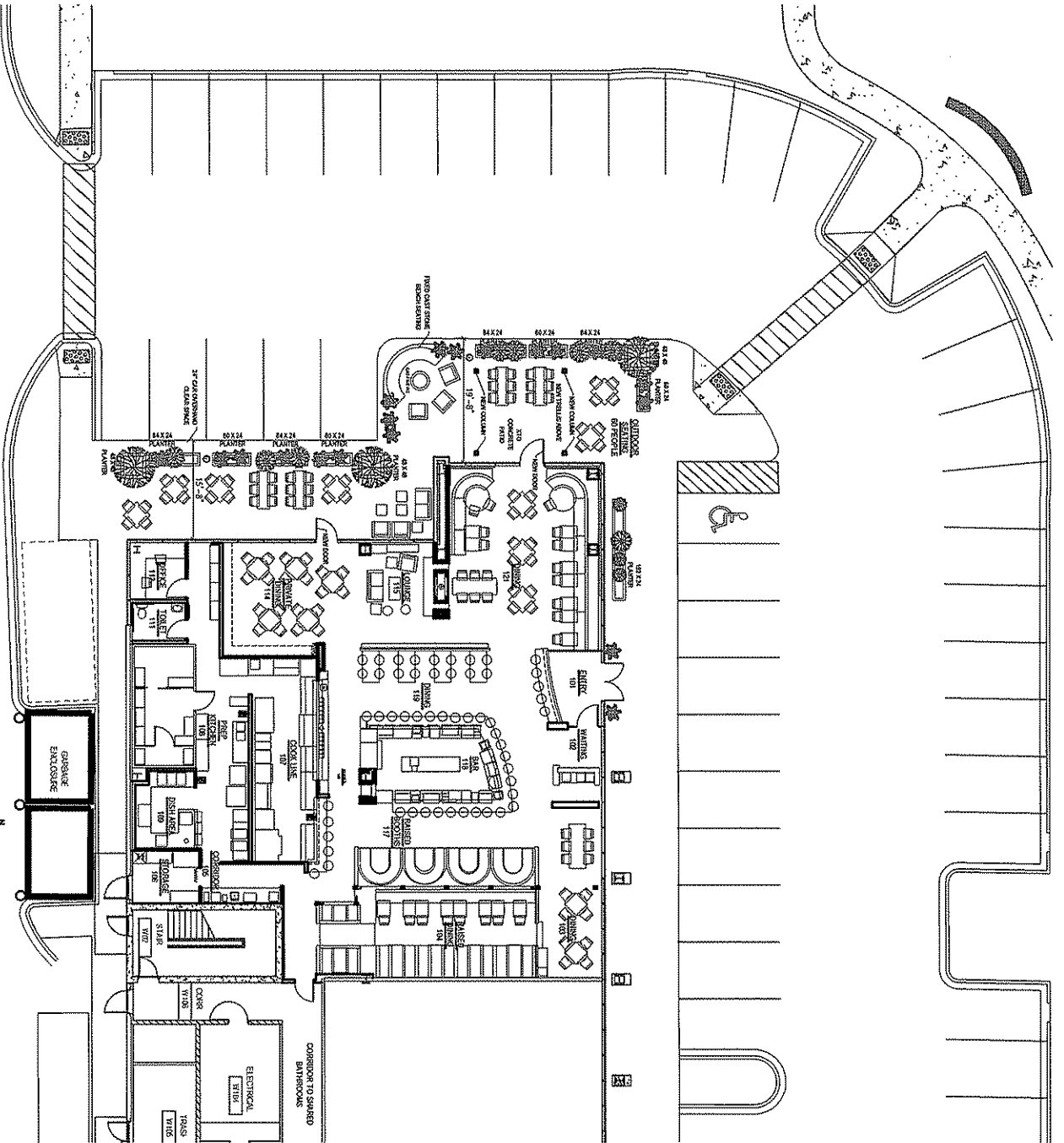
GENERAL NOTES

1. SEE SHEET L101 FOR THE ENTIRE SITE PLAN.
2. THE EXISTING CURB AND SIDEWALKS ALONG THE EDGE OF THE SEATING AREA TO BE REMOVED AND REPLACED AT ANOTHER LOCATION.
3. NEW PLANTERS AND LANDSCAPING TO BE PROVIDED ALONG THE EDGE OF THE SEATING AREA. 3 ORNAMENTAL TREES, 12-16" DBH @ 4.5' H, AND 12-16" DBH @ 4.5' H SPREADER SHRUBS TO BE ADDED.

PARKING LOT SITE PLAN INFORMATION

SITE ADDRESS: 2501 WEST BELTLINE HWY.
 SITE ACREAGE (TOTAL): 4.56
 NUMBER OF BUILDING STORIES (AVERAGE): 2
 BUILDING HEIGHT: 60'-0"
 TOTAL SQUARE FOOTAGE OF BUILDING: 35,829 SF
 GROSS SQUARE FEET OF OFFICE: 161,000 SF
 GROSS SQUARE FEET OF RETAIL AREA: 21,775 SF
 TYPE OF CONSTRUCTION: 2
 NUMBER OF PARKING SPACES: 189
 ACCESSIBLE SPACES: 8
 192 TOTAL (NOT INCLUDING PARKING RAMP)
 BIKER PARKING: 18 SPACES

SHEET INDEX:
 C100 PARTIAL SITE PLAN
 L101 OVERALL PLAN & LANDSCAPE PLAN



1 PARTIAL SITE PLAN
 1/8" = 1'-0"

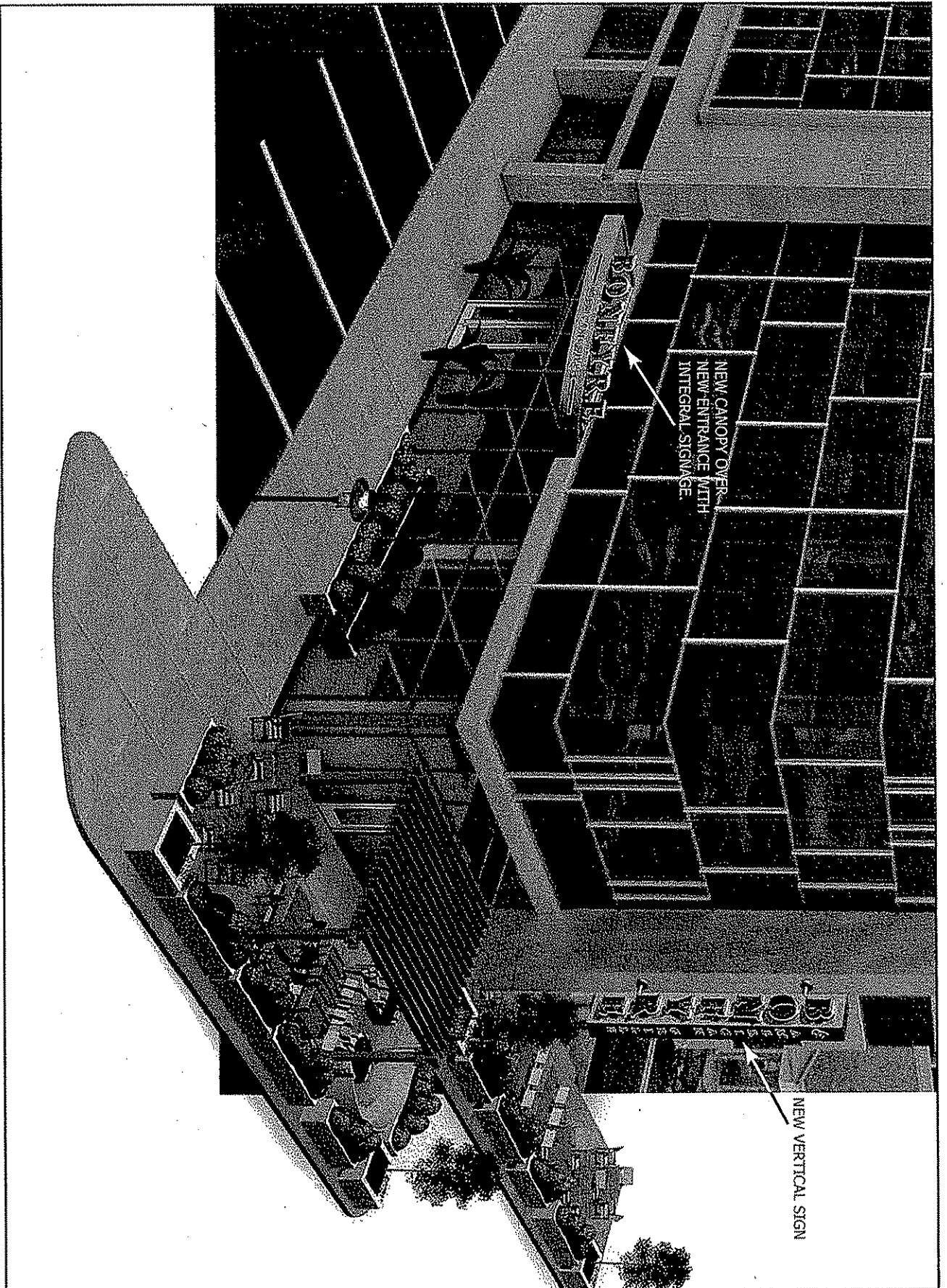


**BONFYRE RESTAURANT
 DESIGN DEVELOPMENT**
 2501 WEST BELTLINE HWY
 MADISON, WI

**DESTREE DESIGN
 ARCHITECTS**
 223 West Washington Ave.
 Suite #110
 Madison, WI 53703
 Tel: 608.258.1458
 Fax: 608.258.1458
 www.destreedesign.com

ISLANDS:	NO. 1	DATE: 08/11/09
PROJECT:	NO. 1	DATE: 08/11/09
SHEETS:	NO. 1	DATE: 08/11/09
C100		

10



NEW VERTICAL SIGN

NEW CANOPY OVER
NEW ENTRANCE WITH
INTEGRAL SIGNAGE.



food concepts, inc.

2551 PARNENTERS STREET
MIDDLETON, WI 53562
www.foodconcepts.com
608-831-5006
608-831-2257 (fax)

Architect
Date
Contract
Notes

Bonfire Grille

Project Title
Restaurant at
2601 W. Beltline Hwy.
Madison, WI

Drawings Title
Exterior Signage
Rendering of Northwest
Corner Arbor Gate

Drawn by
Date
Scale
Approved by
Date
Scale
Revision

DMJ
6.22.2009
nls
ES-04

Job No
Drawing No
Revision

905071
ES-04

10