



Location
6634 Watts Road

Applicant
Guanming Shi – J&P International/
Jenny Dechant – Shulfer Architects

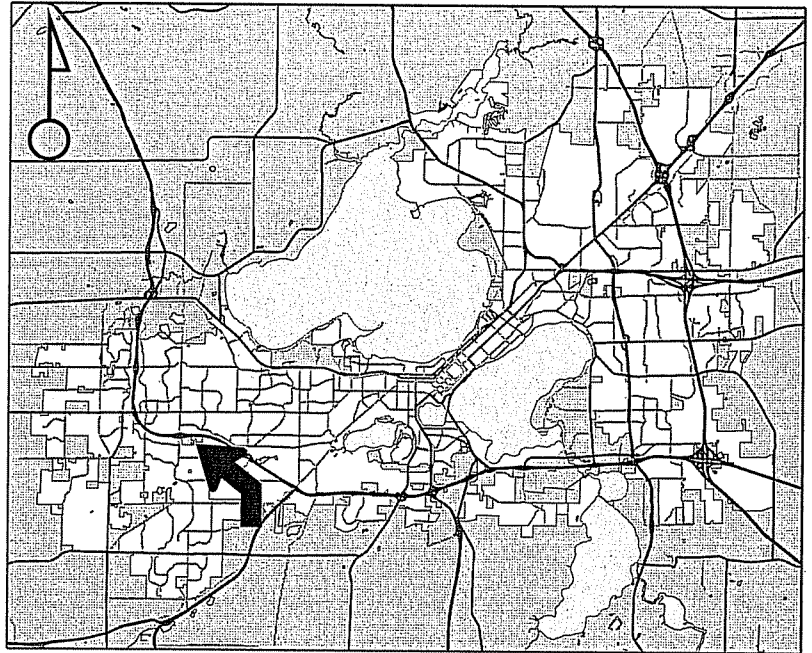
From: Temp A To: C3

Existing Use
Commercial property

Proposed Use
Assign City zoning to newly
attached commercial property
with existing building

Public Hearing Date
Plan Commission
05 March 2012

Common Council
20 March 2012



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 February 2012





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 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>0</u> Receipt No. <u>—</u>
Date Received	<u>1/18/12</u>
Received By	<u>PDA.</u>
Parcel No.	_____
Aldermanic District	<u>19 MARK CLEAR</u>
GQ	<u>—</u>
Zoning District	<u>TEMP AGR.</u>
For Complete Submittal	
Application	Letter of Intent <u>✓</u>
IDUP	Legal Descript. _____
Plan Sets	Zoning Text _____
Alder Notification	<u>Waiver</u>
Ngbrhd. Assn Not.	<u>Waiver</u>
Date Sign Issued	_____

1. Project Address: 6634 Watts Road **Project Area in Acres:** 0.7 acres

Project Title (if any): J&P Fresh Market

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>Temp-Ag</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>C3</u>		Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: <u>Temp-Ag</u> to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: <u>Temp-Ag</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use <input type="checkbox"/> Demolition Permit		<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Guanming Shi Company: J&P International
 Street Address: 7201 New Washburn Way City/State: Madison, WI Zip: 53719
 Telephone: (608) 354-3284 Fax: () Email: guanmingshi@gmail.com

Project Contact Person: Jenny Dechant Company: Shulfer Architects, LLC
 Street Address: 1918 Parmenter Street, Suite #2 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: jdechant@shulferarchitects.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Existing site and building to be renovated for grocery store & small restaurant. Property attached from Town of Middleton.

Development Schedule: Commencement April 2012 Completion September 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 0 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

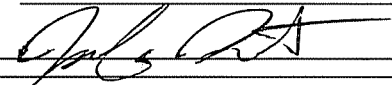

→ The site is located within the limits of Comprehensive Plan, which recommends: General Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:

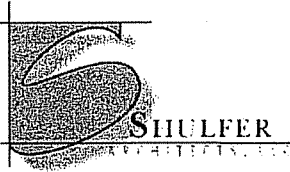
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Mark Clear 12/07/2011- waiver granted 12/21/2011 (see attached correspondence)

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 and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 11/10/11 Zoning Staff: Matt Tucker Date: 11/10/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Jenny Dechant Date 01/13/2012
 Signature  Relation to Property Owner Architect
 Authorizing Signature of Property Owner  Date _____



January 18th, 2012

**City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701**

Re: Rezoning Land Use Application
6634 Watts Road, Madison, WI

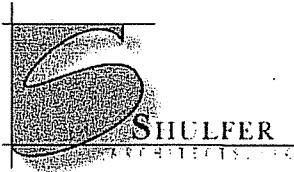
Dear Commission members and Planning and Development staff:

On behalf of J&P International of Madison, Wisconsin, I am submitting this letter of intent and Land Use Application for rezoning the property located at 6634 Watts Road. The property is currently in the Town of Middleton and is presently in the process of being attached to the City of Madison. The attachment is scheduled for adoption by the Common Council on February 7th, 2012. Following the attachment, we are seeking approval of rezoning the property from Temporary-A to C3 Highway Commercial District.

We have conducted extensive discussions with City of Madison regarding the attachment process and improvements to the site which are necessary to meet current City ordinances. The primary reason for attaching the property to the City of Madison is to receive City water and sewer utilities. The project proposes minimal modifications to the existing site and building to accommodate the change of use for a new business. The proposed modifications and site improvements are described in further detail within the following pages.

A Development Assistance Team meeting was held in early November, 2011 at which time the attachment and proposed plans were discussed with City of Madison staff. Since this meeting we have received support from the City of Madison Department of Planning and Development for the attachment and rezoning. We have also been in communication and shared the project overview with the previous and current Alderpersons, Ald. Subeck and Ald. Clear respectively. Alder Mark Clear supports the project as a valuable addition to the area.

We anticipate the rezoning of this property to be mutually beneficial to the City and the neighborhood.



Project Overview:

The current building and site was previously occupied by a building supplier and contracting company. The building is vacant at the present time. Proposed renovations to the site and building are intended to prepare the property to accommodate a new specialty foods grocery store and restaurant.



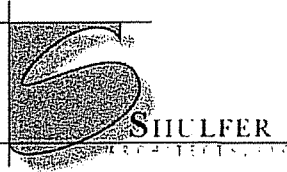
Aerial image of site; outlined area defines site boundaries.

The following is a brief description of the proposed business:

- Grocery Store Hours of Operation 9am-8pm every day of the week
- Restaurant Hours of Operation 11am-2pm Monday-Friday and 9am-8pm Saturday and Sunday
- Deliveries will be received 2-3 times each week and will be time managed in off-hours
- Approximate staff of 8 employees in the grocery/deli areas and 10 employees in the restaurant
- There will be no outdoor dining or outdoor retail areas

The existing building will be renovated to include interior spaces for the grocery store and restaurant. A new kitchen will be installed to serve both the grocery deli and restaurant which will seat 46 patrons. Maintenance of the building's exterior facades is proposed to repair brick, repaint portions of siding, and replace select windows. A new fabric awning and replacement of wall-mounted exterior light sconces is also proposed. No additions to the existing building or major modifications to the exterior and structure are proposed.

A sprinkler system is proposed to be added to the existing building. Receiving City water service is crucial for operating the proposed sprinkler system and is a primary reason for pursuing the attachment to the City of Madison from the Town of Middleton.



The existing building was previously used for occupancy types Group-M and Group-B for mixed mercantile and office use. We are proposing a change of use for the building for occupancy types Group-M and Group A-2 for a mixed mercantile and restaurant-assembly use. The grocery store is the primary focus for the new business, therefore construction and opening of the restaurant may be delayed until 2013.



Exterior photographs of existing South and West building elevations

The existing site will receive improvements to accommodate the change of use and to comply with current City of Madison ordinances. The intent of this project is to minimize modifications to the existing site as much as possible. Primary improvements will include landscaping at the street front, resealing the parking lot and repainting parking stall stripes. The existing site access will be maintained from Watts Road. City services will be used for all primary utilities. Trash collection, snow removal, and general grounds maintenance will be contracted privately.



Exterior photographs of existing loading zone and rear lot



In addition to the existing parking stalls on this site, new parking stalls may be added at the rear of the lot for employees and along the side of the building to provide parking for restaurant patrons. The proposed site improvements will increase the number of parking stalls to provide between 27 to 33 stalls, with areas at the rear of the lot designated for loading and dumpsters. The proposed changes to the parking lot have been preliminarily discussed with the City of Madison Traffic Engineering and Zoning Departments. The Zoning Administrator has indicated that a request to reduce the number of parking stalls by up to 19 stalls would be approved.

At the present time the project is in the design development phase, therefore the improvements outlined in the preceding overview are preliminary proposals. We are currently in communication with the City to define their requirements for stormwater drainage, sidewalk installation, and general site plan improvements. It is our intention to meet all current City of Madison ordinances and requirements with minimal remodeling of the existing building and site. Once the design has been finalized, all proposed modifications and improvements will be submitted to the City of Madison for formal building plan and site plan reviews prior to commencing construction.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	J&P Fresh Market
Address:	6634 Watts Road
Lot size:	30,614 sf
Proposed Use:	Mercantile (M) Grocery Store and Assembly (A-2) Restaurant
Total Building Area:	Approximately 12,000 GSF
Parking Required:	46
Parking Provided:	27 (19 stall reduction requested)
Bike Parking Provided:	5

Zoning District:

The property is currently zoned Temp-A and the proposed rezoning would be C3, Highway Commercial District

Project Schedule:

The ideal project construction schedule will be as follows:

Construction Start:	April 2012
Substantial Completion:	September 2012



Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:
J&P International
7201 New Washburn Way
Madison, WI 53719

Architect:
Jenny Dechant
Shulfer Architects
1918 Parmenter St., Ste 2
Middleton, WI 53562

Building General Contractor:
J.H. Findorff & Son Inc.
300 S. Bedford St.
Madison, WI 53703

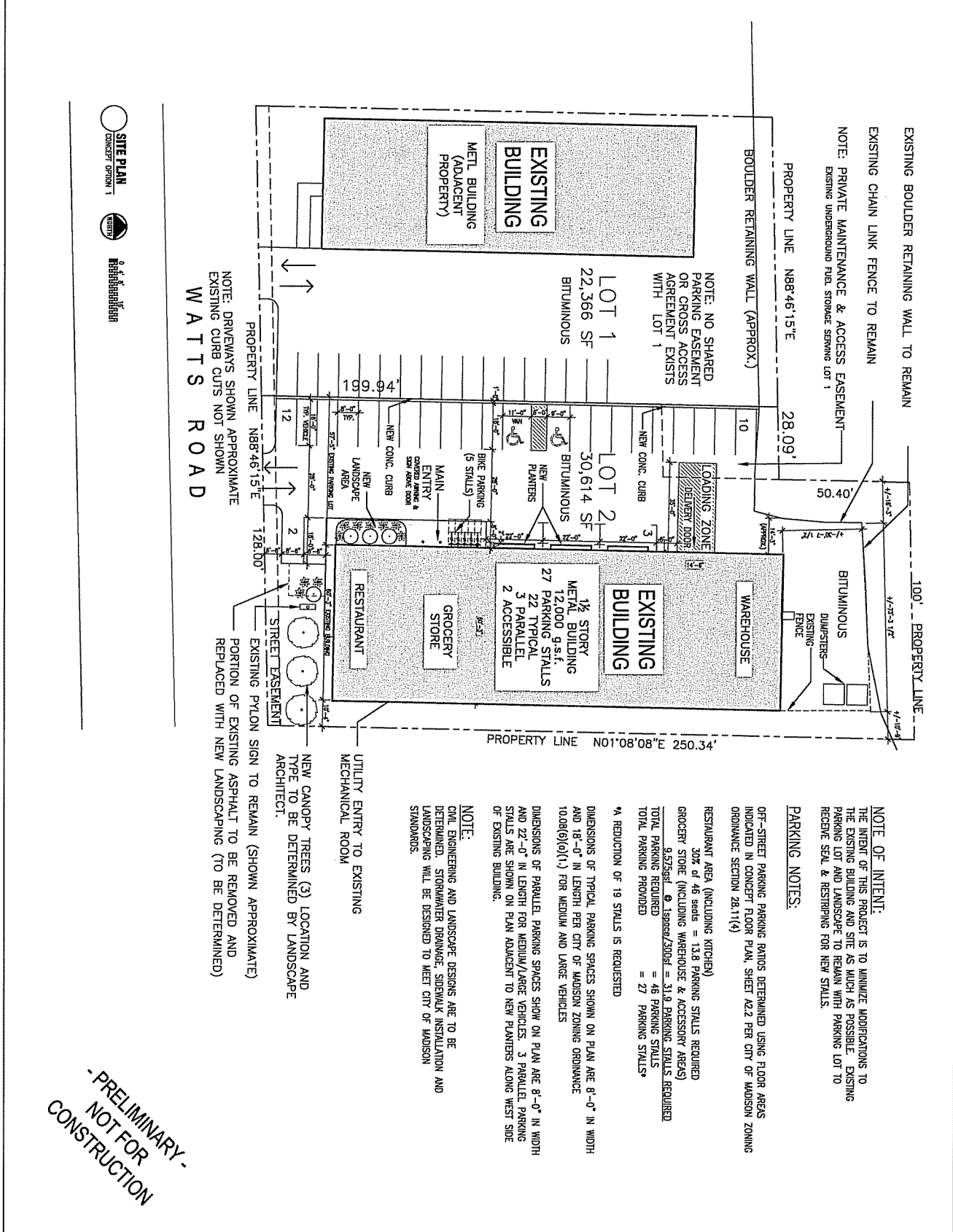
I hope that you find this Land Use Application acceptable and invite you to contact us should you have any further questions.

Respectfully,

Jenny Dechant
SHULFER ARCHITECTS, LLC

Attachments:

- 7 copies full-size existing survey and proposed site plans
- 7 copies reduced-size (11x17) existing survey and proposed site plans
- 1 copy reduced size (8½"x11) existing survey and proposed site plans



EXISTING BOULDER RETAINING WALL TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

NOTE: PRIVATE MAINTENANCE & ACCESS EASEMENT
EXISTING UNDERGROUND FUEL STORAGE SERVING LOT 1

PROPERTY LINE N88°46'15"E

BOULDER RETAINING WALL (APPROX.)

NOTE: NO SHARED
PARKING EASEMENT
OR CROSS ACCESS
AGREEMENT EXISTS
WITH LOT 1

LOT 1
22,366 SF
BITUMINOUS

LOT 2
30,614 SF
BITUMINOUS

EXISTING
METAL BUILDING
1 1/2 STORY
12,000 sq. ft.
27 TYPICAL
3 PARALLEL
2 ACCESSIBLE

WAREHOUSE

BITUMINOUS
DUMPSTERS
EXISTING
FENCE

PROPERTY LINE N01°08'08"E 250.34'

NOTE: DRIVEWAYS SHOWN APPROXIMATE
EXISTING CURB CUTS NOT SHOWN

WATTS ROAD

EXISTING PYLON SIGN TO REMAIN (SHOWN APPROXIMATE)
PORTION OF EXISTING ASPHALT TO BE REMOVED AND
REPLACED WITH NEW LANDSCAPING (TO BE DETERMINED)

UTILITY ENTRY TO EXISTING
MECHANICAL ROOM

NEW CANOPY TREES (3) LOCATION AND
TYPE TO BE DETERMINED BY LANDSCAPE
ARCHITECT.

NOTE:
CIVIL ENGINEERING AND LANDSCAPE DESIGNS ARE TO BE
DETERMINED. STORMWATER DRAINAGE, SIDEWALK INSTALLATION AND
LANDSCAPING WILL BE DESIGNED TO MEET CITY OF MADISON
STANDARDS.

NOTE OF INTENT:
THE INTENT OF THIS PROJECT IS TO MINIMIZE MODIFICATIONS TO
THE EXISTING BUILDING AND SITE AS MUCH AS POSSIBLE. EXISTING
PARKING LOT AND LANDSCAPE TO REMAIN WITH PARKING LOT TO
RECEIVE SEAL & RESTRIPING FOR NEW STALLS.

PARKING NOTES:

OFF-STREET PARKING RATIOS DETERMINED USING FLOOR AREAS
INDICATED IN CONCEPT FLOOR PLAN, SHEET A2.2 PER CITY OF MADISON ZONING
ORDINANCE SECTION 28.11(4)

RESTAURANT AREA (INCLUDING KITCHEN)

30% of 46 seats = 13.8 PARKING STALLS REQUIRED

GROCERY STORE (INCLUDING WAREHOUSE & ACCESSORY AREAS)

9.575sqft @ 1space/200sf = 31.9 PARKING STALLS REQUIRED

TOTAL PARKING REQUIRED = 46 PARKING STALLS

TOTAL PARKING PROVIDED = 27 PARKING STALLS*

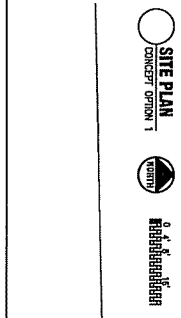
*4 REDUCTION OF 19 STALLS IS REQUESTED

DIMENSIONS OF TYPICAL PARKING SPACES SHOWN ON PLAN ARE 8'-0" IN WIDTH
AND 18'-0" IN LENGTH PER CITY OF MADISON ZONING ORDINANCE

10.08'(9)(1) FOR MEDIUM AND LARGE VEHICLES

DIMENSIONS OF PARALLEL PARKING SPACES SHOWN ON PLAN ARE 8'-0" IN WIDTH
AND 22'-0" IN LENGTH FOR MEDIUM/LARGE VEHICLES. 3 PARALLEL PARKING
STALLS ARE SHOWN ON PLAN ADJACENT TO NEW PLANTERS ALONG WEST SIDE
OF EXISTING BUILDING.

- PRELIMINARY -
NOT FOR
CONSTRUCTION



<p>CONCEPT OPTION SITE PLAN</p>	<p>J&P FRESH MARKET ASIAN GROCERY STORE & RESTAURANT 154 WATTS ROAD MADISON, WISCONSIN 53718</p>		
<p>10/27/2011 CONCEPT REVIEW 10/18/2011 NO REVIEW 10/27/2011 TOWN OF MADISON REVIEW 07/15/2011 OPTIONAL REVIEW 06/24/2011 DRAFT DEVELOPMENT REVIEW</p>			

A1.1