



# City of Madison

## Proposed Rezoning

Location  
2425 Atwood Avenue

Applicant  
Theresa & Richard Ouabel – Bunky's Cafe/  
Patrick Hannon – Schreiber/Anderson Assoc.

From: R4 To: C2

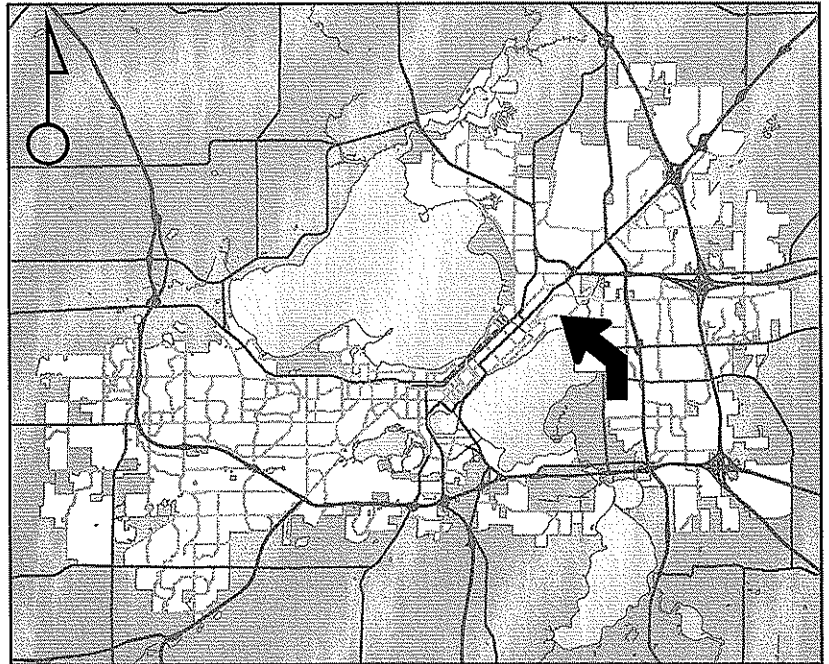
Existing Use  
Former Community Center

Proposed Use  
Convert Former Atwood Community  
Center into Restaurant with Residence  
Above

Public Hearing Date

Plan Commission  
15 December 2008

Common Council  
06 January 2009



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 December 2008



# 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](http://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 800 Receipt No. 95495  
Date Received 10/15/08  
Received By PIDA  
Parcel No. 0710-053-3704-5  
Aldermanic District 6 MARSHA RUMMEL  
GQ O.K.  
Zoning District R4

#### For Complete Submittal

Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

1. **Project Address:** 2425 Atwood Avenue **Project Area in Acres:** 0.34 acres  
**Project Title (if any):** Bunky's Cafe

### 2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R4</u> to <u>C2</u>	<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 type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Theresa and Rachid Ouabel Company: Bunky's Cafe  
Street Address: 1621 Mayfield Lane City/State: Madison, WI Zip: 53704  
Telephone: (608) 204-7004 Fax: (608) 204-7005 Email: bunkyscafe@yahoo.com  
Project Contact Person: Patrick Hannon Company: Schreiber/Anderson Associates  
Street Address: 717 John Nolen Drive City/State: Madison, WI Zip: 53713  
Telephone: (608) 255-0800 Fax: (608) 255-7750 Email: phannon@saa-madison.com  
Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: The site will be used to house to Bunky's Cafe and as a residence for the owners.

Development Schedule: Commencement January, 2009

Completion March 31, 2009

8  
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 ½ 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:** \$ 800 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](mailto: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:  
A waiver has been granted.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

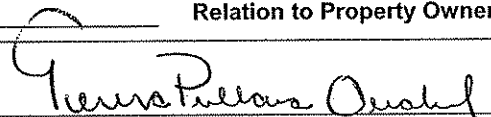
☒ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Heather Stouder Date 10/08/08 | Zoning Staff Patrick Anderson Date 10/08/08

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

Printed Name Patrick Hannon Date October 14, 2008

Signature  Relation to Property Owner Consultant

Authorizing Signature of Property Owner  Date Oct 14, 2008



October 15, 2008

Land Use Application – Letter of Intent

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Rezoning of 2425 Atwood Avenue- Madison WI 53704 from R4 to C2

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Rachid Ouabel & Teresa Pullara-Ouabel  
1621 Mayfield Lane,  
Madison, WI 53704

We are Purchasing the former Atwood/Goodman Community Center property for our existing business, Bunky's Café, that is currently located at 2827 Atwood Avenue.

The primary business located at 2425 will be Bunky's Café; we are currently located at 2827 Atwood Avenue, Madison WI 53704. We are approaching our fifth year of business at this location. We currently employ 23 full & part-time employees. We currently hold a class B beer & class C wine License. This will remain the same at the new location. Our occupancy is currently at 80 – not including our party room. We will keep the same occupancy of 80 at our new location. We hope to use the basement as a private party room.

2827 Atwood Ave. ■ Madison, WI 53704 ■ 608-204-7004 ■ fax 608-204-7005  
[www.bunkyscafe.net](http://www.bunkyscafe.net)



The second floor of 2425 Atwood Avenue will be our primary residence. We will build a single dwelling unit. We will rent this from Bunky's for Aprox - \$1200.00 month.

Building Square footage of 2425 Atwood Avenue: 8650 SF

We are requesting a curb-cut for a parking lot. The parking lot will provide seven parking stalls including:

- (4) customer stalls
- (1) disabled parking stall
- (1) catering van stall
- (1) tenant stall

Based on the proposed use, the required parking is 24 stalls. We are requesting a variance of 17 stalls and looking for shared parking with adjacent property owners.

Our Hours of business will remain the same

Sunday - 4-9 (open from November - May)

Monday Closed

Tuesday 11-2 5-9

Wednesday 11-2 5-9

Thursday 11-2 5-9

Friday 11-2 5-9

Saturday 11-10

2827 Atwood Ave. ■ Madison, WI 53704 ■ 608-204-7004 ■ fax 608-204-7005

[www.bunkyscafe.net](http://www.bunkyscafe.net)



### Building and Site Design

We are hoping to work with city of Madison "Façade Improvement Grant" to help make the building more energy efficient. We are working with our Architects to make the renovations of this property as "green" as possible including rain gardens, new windows, etc. In researching the property, there are no Historical issues.

We will include only building mounted signs and continue to use our neon signs inside. We will include the proper code - building lighting to insure safety.

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We will include a small area in the back for garbage pick-up, the truck will pick-up only during the morning hours when we are closed.

Because we belong to "Dane Buy Local", we currently buy our products from small vendors. Our deliveries are made before we open, or in the afternoon between 2-5 when we are closed. The current vehicles are no larger than a small moving truck.

### Schedule

As per the acceptance for the rezoning and parking lot due at the meeting on January 6<sup>th</sup>, 2009. We will close on the building by the 9<sup>th</sup> of January, 2009. After acquiring all needed building permits, we hope to start remodeling by the middle of January 2009.



Designers and Contractors

Landscape Architect - Schreiber/Anderson Associates

Architect - Epstein Uhen Architects

Rain Gardens - Susan Preibe

Kitchen Remodeling - Kavanaughs

HVAC - ASC

Parking lot construction - Wolf - Four Lakes

Sprinkler system - Monona fire & safety

Electrician - Hill Electric

General contractor - Bachmann

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Pullara-Ouabel". The signature is fluid and cursive, with the first name "Teresa" being the most prominent.

Teresa Pullara-Ouabel

Owner

2827 Atwood Ave. ■ Madison, WI 53704 ■ 608-204-7004 ■ fax 608-204-7005

[www.bunkyscafe.net](http://www.bunkyscafe.net)



# Bunky's Cafe

## Madison, Wisconsin

SAA - EUA

Submittal Date | 15 October 2008

### Sheet Index

Exhibit	Sheet Title
-	Sheet Index
1	Site Plan
2	Lower Level Plan
3	First Floor Plan
4	Second Floor Plan

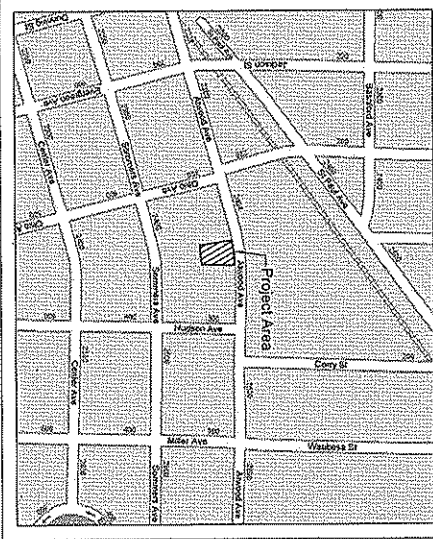
### Legal Description

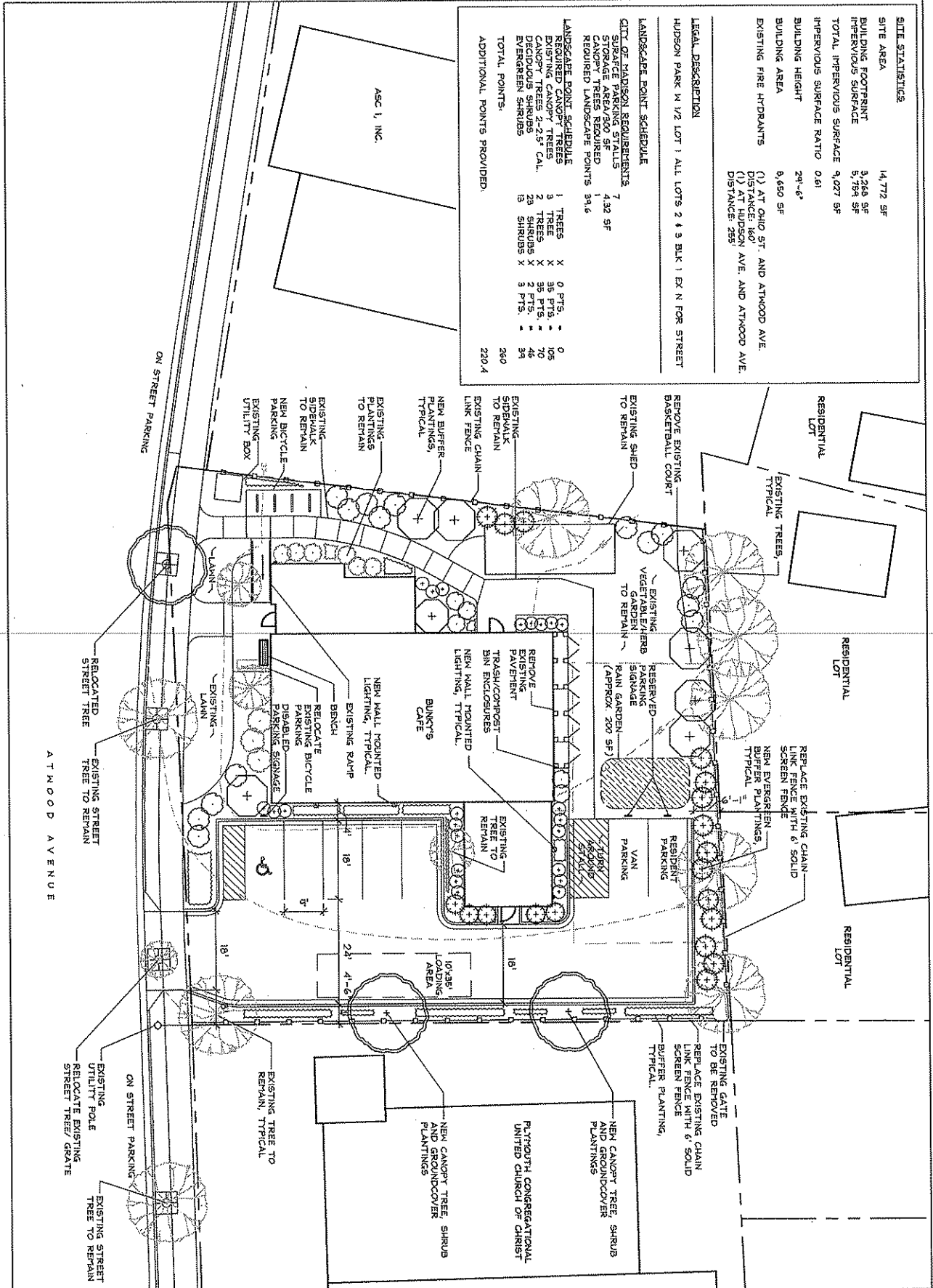
HUDSON PARK W 1/2 LOT 1 ALL LOTS  
2 & 3 BLK 1 EX N FOR STREET

### Site Statistics

<b>Lot Area</b>	14,772 sf (0.34 acres)
<b>Total Parking Stalls</b>	
Customer Stalls	4
Disable Parking	1
Resident Parking	1
Catering Van Parking	1
<b>TOTAL</b>	<b>7 Stalls</b>
<b>Existing ISR</b>	
Total Site	14,772 sf
Impervious Surface	6,530 sf
Existing ISR	0.44
<b>Proposed ISR</b>	
Total Site	14,772 sf
Impervious Surface	9,027 sf
Proposed ISR	0.61
<b>Building</b>	
Total Area	8,650 sf
Building Height	28'-6"

### Location Map





**NOT FOR CONSTRUCTION**

Buny's Cafe  
Rezoning

2425 Atwood Ave.  
Madison, WI

Drawn By: PH  
Checked By: TA  
File: P-SP  
Issued For: Approval  
Issue Date: 10/15/2008  
Project No: 2346

**SAA**  
SCHLESER & ANDERSON  
ASSOCIATES, INC.  
Madison, Wisconsin  
Tel: 608.261.1700  
www.saaassociates.com

Professional Seal

Revision: 12/23/08  
City Comments: 12/23/08

**Site Plan**

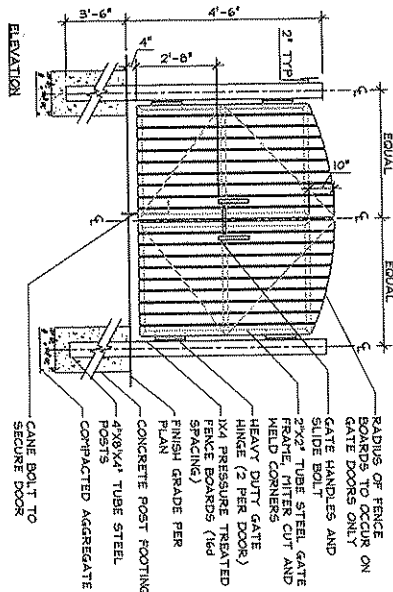
0 5 10 20  
Feet

**C1.0**

2425 Atwood Ave.  
Madison, WI

1 TRASH ENCLOSURE  
C2.0

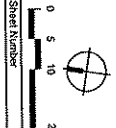
SCALE: 1/2"=1'-0"



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	Wt Native
DECIDUOUS TREES							
AF	Acer x freemanii 'Jefferson'	Jefferson Freeman Maple	2' Cal.	BAB	-		*
AL	Alnus incana 'Savoy'	Allegheny Serviceberry	7'-8' Ht.	BAB	-	Clump	*
CH	Cornus mas 'Golden Glory'	Golden Glory Dogwood	6'-7' Ht.	BAB	-	Clump	*
EVERGREEN BUFFER PLANTINGS							
TC	Thuja occidentalis 'Greenish White'	Greenish White Hemlock	4'-5' Ht.	BAB	-		*
TS	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5'-7' Ht.	CG	-		*
EVERGREEN SHRUBS							
JY	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 Gal.	CG	-	Spreading	*
JL	Juniperus horizontalis 'Old Gold'	Old Gold Juniper	5 Gal.	CG	-	Spreading	*
DECIDUOUS SHRUBS							
CI	Celastrus scandens 'Herringbone'	Herringbone Cletive	2 Gal.	CG	-	Dwarf form	*
CC	Cornus x 'Cardinal'	Cardinal Red Twig Dogwood	5 Gal.	CG	-		*
HY	Hamelia virginiana	Common Nighthazel	5 Gal.	CG	-		*
IV	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	5 Gal.	CG	-		*
SA	Salix purpurea 'Nana'	Dwarf Arctic Blue Willow	3 Gal.	CG	-	Dwarf form	*
SY	Symphoricarpos albus	Snowberry	3 Gal.	CG	-		*
VD	Viburnum dentatum 'Chicago'	Chicago Late Viburnum	5 Gal.	CG	-		*
VJ	Viburnum x 'Liddell'	Liddell Viburnum	5 Gal.	CG	-		*
PERENNIALS / GRASSES / GROUNDCOVERS							
BA	Baptisia australis	Wild Blue Indigo	4.5"	CG	-		*
CA	Campanula medium 'Karl Foerster'	Karl Foerster Campanula	1 Gal.	CG	-		*
LA	Liatris spicata	Spiked Gayfeather	4.5"	CG	-		*
IND	Impatiens noli-tangere	Blue Balm	1 Gal.	CG	-		*
PO	Perovskia atriplicifolia	Russian Sage	1 Gal.	CG	-		*
PV	Perovskia virginiana	Northern Bushy Grass	1 Gal.	CG	-		*
RU	Rudbeckia hirta	Black-eyed Susan	1 Gal.	CG	-		*
SH	Sporobolus heterophyllus	Profile Dropseed	1 Gal.	CG	-		*
RAIN GARDEN PLANT SCHEDULE							
AP	Aster paniculatus	Purple Stemmed Aster	4.5"	CG	-		*
CP	Callio palustris	Marsh Forgetful	1 Gal.	CG	-		*
EM	Eupatorium maculatum	Jac-pye weed	4.5"	CG	-		*
HG	Helleborus grosseratus	Big Toothed Shrubflower	1 Gal.	CG	-		*
LS	Liatris spicata	Pink Spiked Lobelia	1 Gal.	CG	-		*
OP	Oxalis peruviana	Peruvian Sedge	1 Gal.	CG	-		*
CS	Carex comosa	Boottish Sedge	1 Gal.	CG	-		*
CS	Carex alba	Tussock Sedge	1 Gal.	CG	-		*

C2.0



Site Plan

Drawn By: PH  
Checked By: TA  
Pile: P-SP  
Issue Date: 10/15/2008  
Project No.: 2346

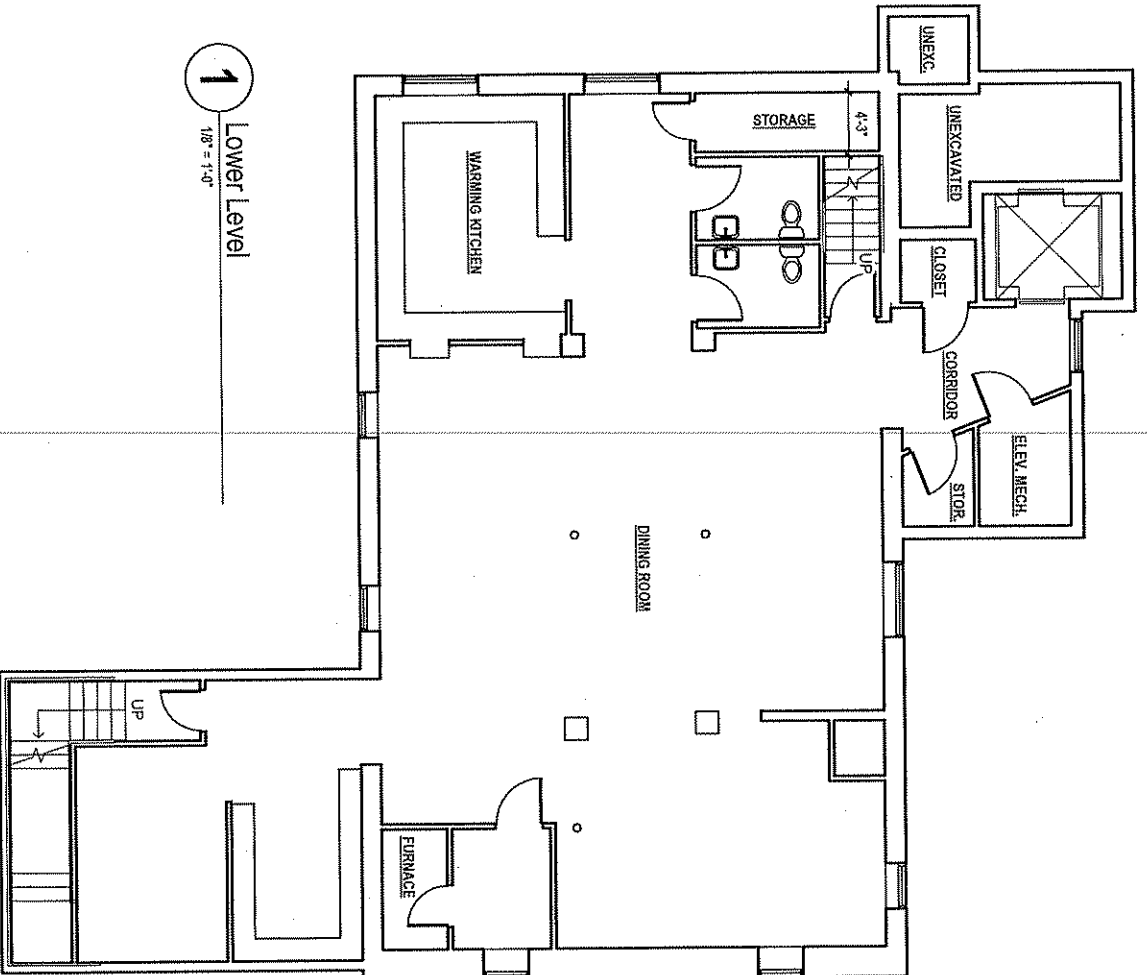
2425 Alwood Ave.  
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NOT FOR  
CONSTRUCTION

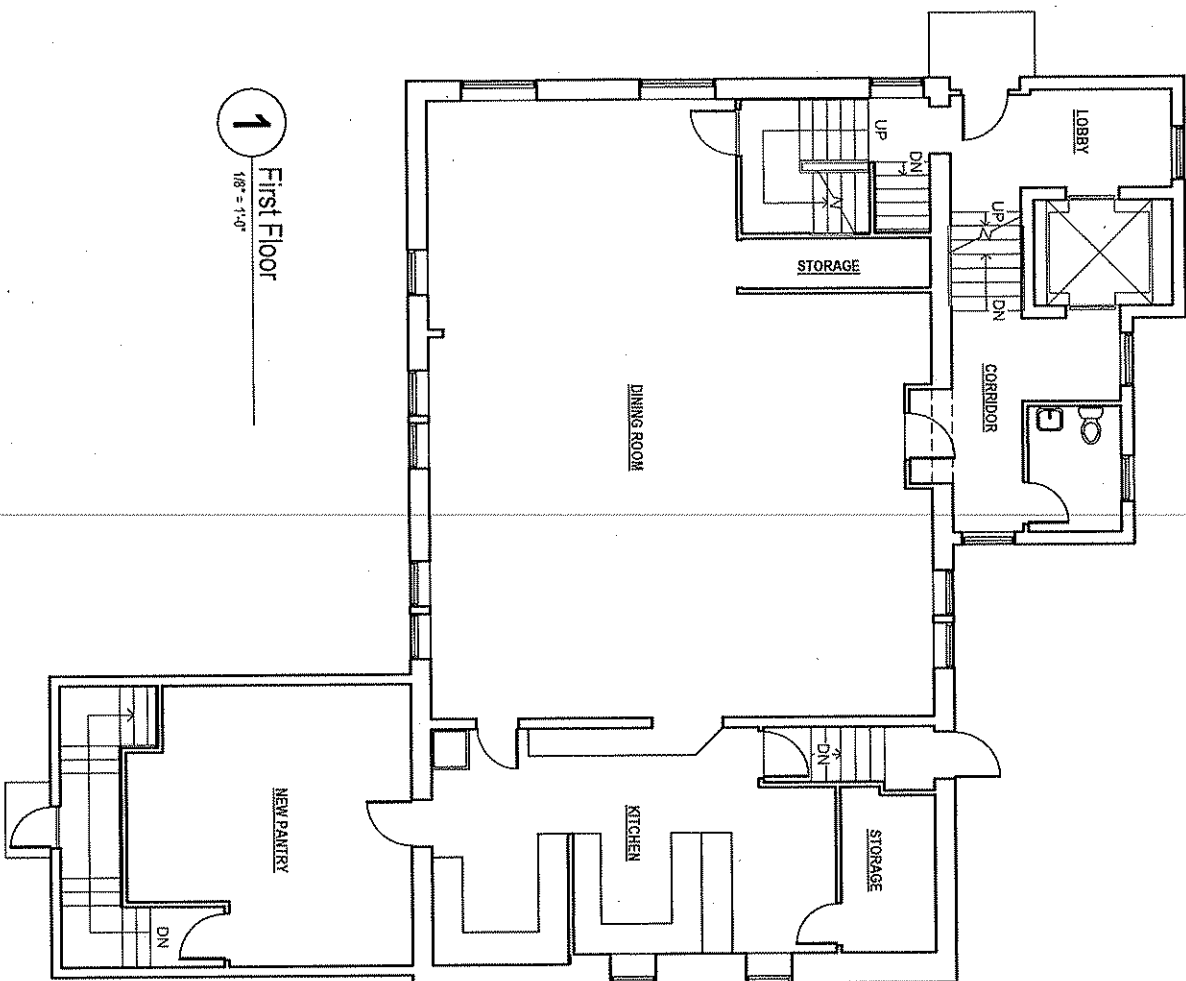
Bunkys Cafe  
Rezoning

Revision: 12/03/08  
Day Comments: 12/03/08

SYA  
BCHERES, JANDERSON  
ASSOCIATES, INC.  
1417 N. 10th Street  
P.O. Box 11100  
Madison, WI 53706  
Professional Seal



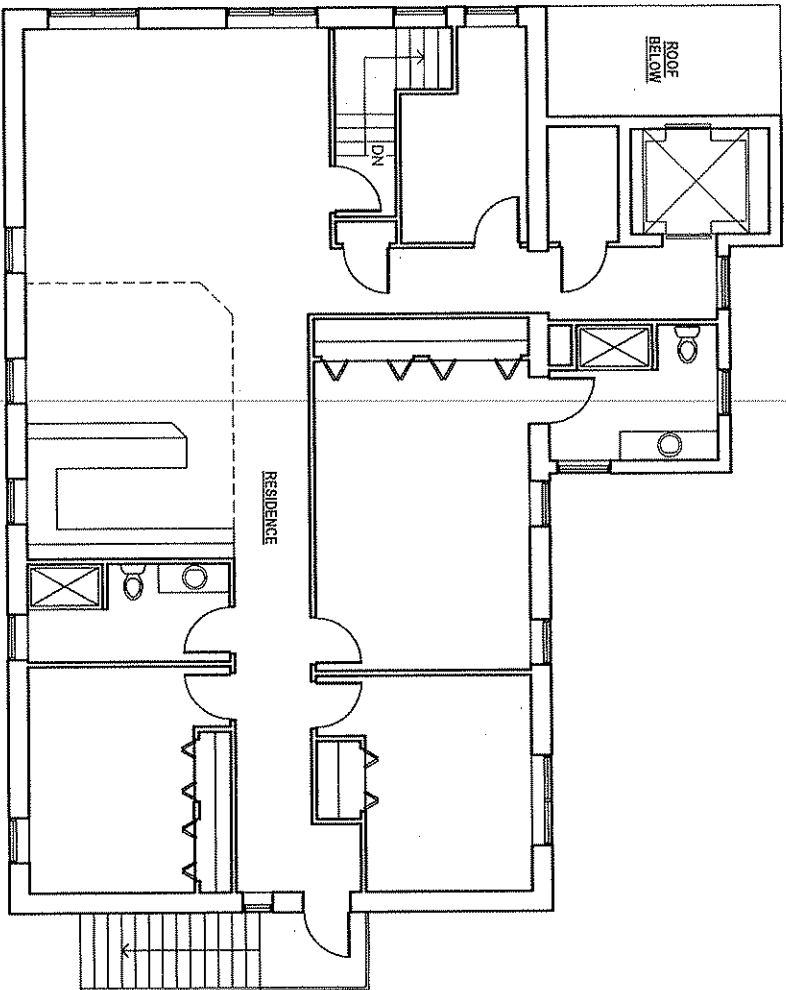
**BUNKO'S CAFE**  
2425 ATWOOD AVENUE MADISON, WISCONSIN



1 First Floor  
18" = 1'-0"

# BUNK'S CAFE

2425 ATWOOD AVENUE MADISON, WISCONSIN



1 Second Floor  
1/8" = 1'-0"

# BUNKO'S CAFE

2425 ATWOOD AVENUE MADISON, WISCONSIN



December 3, 2008  
2425 Atwood Avenue Rezoning  
Rezoning Questions

Landscape Architecture  
Urban Design  
Community Planning  
Land Planning  
Civil Engineering

1. In the letter of intent, desired use of the basement as a private party room was mentioned. What would be the maximum number of occupants in this room? Would this be in addition to the up to 80 guests upstairs on the main level?

Theresa Ouabel will contact staff to discuss.

2. What is the total sq. ft. of the proposed restaurant (both levels), and the total sq. ft. of the residential unit?

Basement (restaurant): 2,910 sf  
1<sup>st</sup> Floor (restaurant): 3,040 sf  
2<sup>nd</sup> Floor (residential): 2,560 sf

3. Would it be feasible to incorporate a few additional bike racks (either in line with those proposed, of perhaps by moving the proposed bench forward and incorporating 1-2 racks behind it?)

An additional bike rack has been added in line with the other proposed bike racks.

4. Has thought been given yet to the species and planting sizes of plants to be incorporated in the landscaping? Will native plants be incorporated? Will the plants on the southern edge of the property be planted at a sufficient size as to provide screening in early years?

It is anticipated that plantings will include a significant amount of native species. See sheet C2.0 for the proposed plant schedule (schedule includes species and size).

5. Has discussion regarding a rain garden progressed any further? If so, its location and size should be indicated on the landscape plan as well.

Proposed rain garden locations are located on the plan. See sheet C1.0.

6. Has anyone communicated with City Forestry regarding the proposed relocation of the street tree? If so, have they confirmed that it is OK? If not, please contact Marla Eddy at 266-4450 or [meddy@cityofmadison.com](mailto:meddy@cityofmadison.com) as an initial contact with regard to this issue.

SAA has contacted City Forestry regarding the proposed street tree removal/relocation. City Forestry staff will review the plans and make a recommendation to SAA.

7. Is there an existing elevator in the building, or would it be new?

The elevator is existing.

8. What would the trash/compost enclosures look like?

See sheet C2.0 for a schematic drawing of the proposed enclosure.



# Parking Stall Reduction Request Application

(To Be Accompanied With Site Plan)

FOR OFFICE USE ONLY

Date: 10/15/08  
Received by: PDA  
Zoning District: R4  
Parcel No.: 0710-053-3704-5  
GQ: OK

Type or print, using pen, not pencil.

Address of Property: 2425 ATWOOD AVENUE	
Name & Address of Owner: THERESA AND RACHID OUABEL 1621 MAYFIELD LANE, MADISON, WI 53704	
Name & Address of Applicant (or owner's representative): OWNER, SAME AS ABOVE	
Existing Parking Requirements: NA	Existing # of Stalls Provided: NA
Brief Summary of Proposal: A CHANGE IN ZONING IS BEING REQUESTED. THE PREVIOUS PROPERTY OWNER, THE ATWOOD COMMUNITY CENTER, DID NOT PROVIDE ON-SITE PARKING.	
Proposed Parking Requirements: 24 STALLS.	Proposed # of Stalls Provided: 7
# of stalls being requested 17 Percent of Reduction Requested 29 % (* Conditional Use required if request greater than 20 stalls and 25% of the required parking)	
1) On bus route: YES NO	
2) Within 1000 feet of bicycle path: YES NO	
3) Bicycle rack: YES NO	
4) Hours of operation: to 11-2, 5-9 TUES-FRI, 11-10 SAT, 4-9 SUN	
5) Is this peak demand time for other uses: YES NO	
6) Change of use? YES	7) New Building: NO
8) Addition to existing building: NO. REMODELING.	

9) Existing or potential shared parking: ☒ YES ☐ NO

If yes, address: SEVERAL OPTIONS ARE BEING EXPLORED

Number of stalls: \_\_\_\_\_

Applicant's Signature: [Signature] Date: 10/15/08

### To Be Filled in by Zoning Staff

10) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (*bad*)]:

a) On-street availability (Rate 1 to 5): \_\_\_\_\_

b) Public parking within 500 feet: \_\_\_\_\_ stalls

c) Other \_\_\_\_\_ stalls

11) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (*bad*)]: \_\_\_\_\_

12) Number of residential parking permits issued in the block (if applicable): \_\_\_\_\_

13) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (*bad*)]: \_\_\_\_\_

Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.

1	4	7	10.a.	11.
2	5	8	10.b.	12
3	6	9	10.c.	13

### For Parking Reduction Requests From 1 to 9 Stalls

Zoning Administrator's Approval according to Section 28.11(2)(c): \_\_\_\_\_

Traffic Engineer Recommendation: (more than 5 spaces): \_\_\_\_\_

### For All Parking Reduction Requests Exceeding 10-19 Stalls

Parking Utility Manager Recommendation: \_\_\_\_\_

Director of Planning & Development: \_\_\_\_\_

### For Parking Reduction Requests from 20 or more Stalls

Parking Utility Manager Recommendation: \_\_\_\_\_

Director of Planning & Development: \_\_\_\_\_