

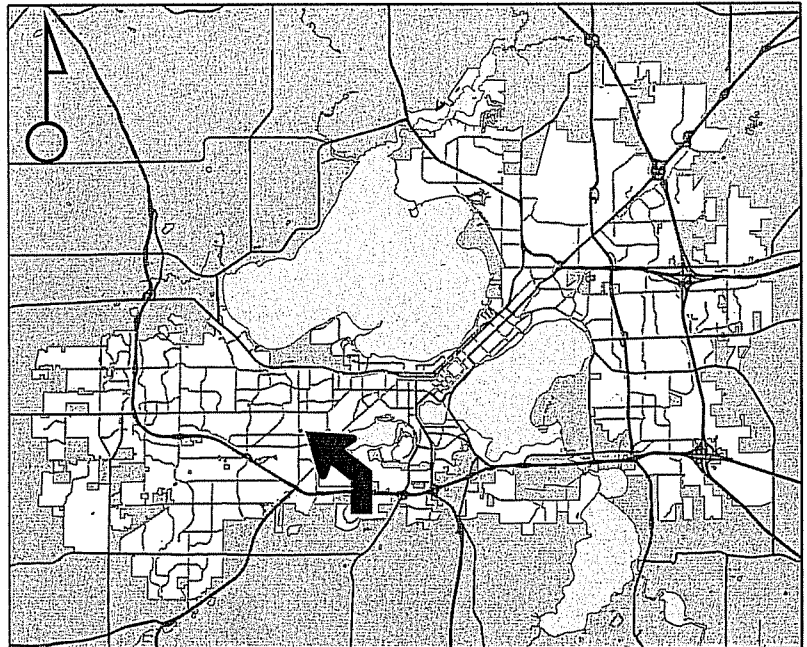


Location
515 South Midvale Boulevard

Applicant
Sequoia Commons, LLC/
Kris Herbrand - Luigi's Pizzeria

Proposed Use
Construct an outdoor eating area
for restaurant

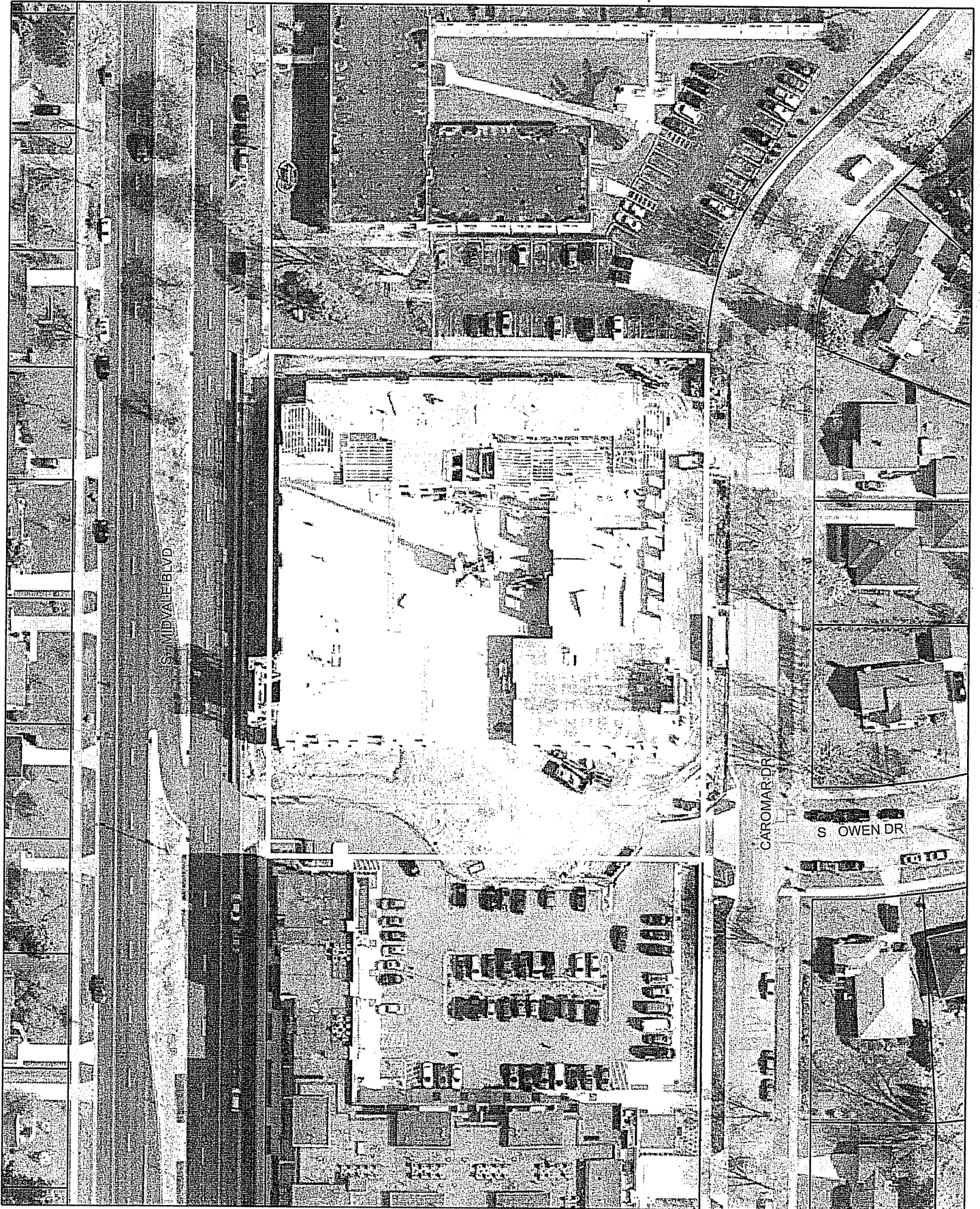
Public Hearing Date
Plan Commission
21 May 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@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 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 550.00 Receipt No. 130249

Date Received 4/2/12

Received By JLK

Parcel No. 0709-291-2503-1

Aldermanic District 11 Chris Schmidt

GQ CU PUDSIP

Zoning District PUDSIP

For Complete Submittal

Application Letter of Intent

IDUP NA Legal Descript. _____

Plan Sets Zoning Text _____

Alder Notification Waiver _____

Ngbrhd. Assn Not. _____ Waiver _____

Date Sign Issued 4/3/12

1. Project Address: 515 S. Midvale Blvd. Project Area in Acres: _____

Project Title (if any): Sequoia Commons

2. This is an application for:

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Luigi's Pizzeria Company: Food Fight Inc.

Street Address: 515 S. Midvale Blvd. City/State: Madison / WI Zip: 53711

Telephone: (608) 661-7663 Fax: () Email: kherbrand@foodfightinc.com

Project Contact Person: Kris Herbrand Company: Luigi's Pizzeria

Street Address: 515 S. Midvale Blvd. City/State: Madison / WI Zip: 53711

Telephone: (608) 661-7663 Fax: () Email: kherbrand@foodfightinc.com

Property Owner (if not applicant): Sequoia Commons L.L.C

Street Address: 120 E Lakeside St. #1 City/State: Madison / WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Adding a small area for outdoor seating on the southwest corner.

Development Schedule: Commencement _____ Completion _____

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 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: \$550** 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.

A **Zoning Text** must accompany all 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 the: Comprehensive Plan Plan, which recommends:
Neighborhood Mixed Use 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:
Chris Schmidt contacted 3/20, Dore Blouin, Westmoorland, contacted 3/23
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: Kevin Erickson Date: 3/21/2012 Zoning Staff: Pat Anderson Date: 3/21/2012

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 Kristopher Herbrand Date 4/2/12
+ Signature [Signature] Relation to Property Owner General Manager of Retail space, Luigi's

+ Authorizing Signature of Property Owner [Signature] Date 4/2/12

Luigi's Pizzeria
515 South Midvale Blvd.
Madison WI, 53711

April 3, 2012

Dear Dane County Zoning Department:

We have altered the specific implementation plan by adding a small seating area outside. It would be a gated area on the southwest corner of the building with an estimated capacity of 16-18. We would not need to do any construction to alter the building itself.

The reason we are making this change is twofold. One: to increase the size of our business in order to meet the demand. The second and more important reason is to create a better dining experience for our consumer. Many customers have already inquired as to if we were getting outdoor seating. We are very confident it will only make Luigi's a more valuable piece of the community.

We are confident that our plan for outdoor seating will not be a hindrance to anyone. First of all, we will be honoring the same hours as inside the restaurant. That means there will be nobody after 9 o'clock on the weekdays, and 10 o'clock on the weekends. Secondly, we will not be adding any lighting or amplifying any music. Additionally, we are planning on bringing the furniture into the restaurant at the end of each night to give more space and prevent vandalism. Finally, we already have approval from the alcohol licensing board to serve beer and wine outside. For these reasons, Luigi's outdoor seating area will be a great addition to Sequoya Commons.

We have been in contact with the Alderperson from our district, Chris Schmidt, and he is on board.

Thank you for your time and consideration.

Sincerely,



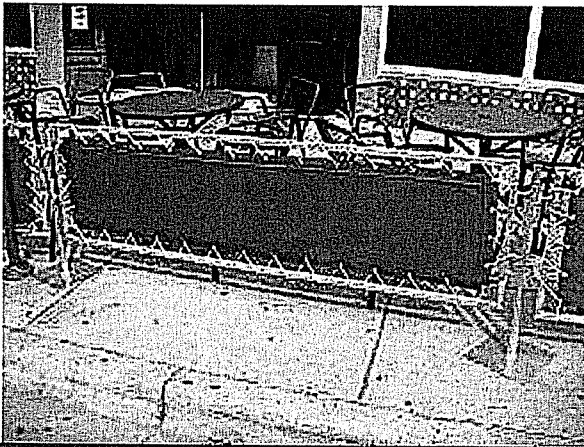
Kristopher Herbrand
General Manager
Luigi's Pizzeria

Luigi's Pizzeria
515 South Midvale Blvd.
Madison WI, 53711

April 7, 2012

Dear Dane County Zoning Department:

The sidewalk enclosure for the proposed outdoor seating at Luigi's Pizzeria, at 515 S Midvale Blvd will look like the ones pictured below. They will not be blue, they will be maroon to match the existing signs, as shown in the photo on the bottom of the page.



Sincerely,

Kristopher Herbrand
General Manager
Luigi's Pizzeria

Artech Design Group
1410 Cowart Street
Chattanooga, TN 37408
(423) 265-4313

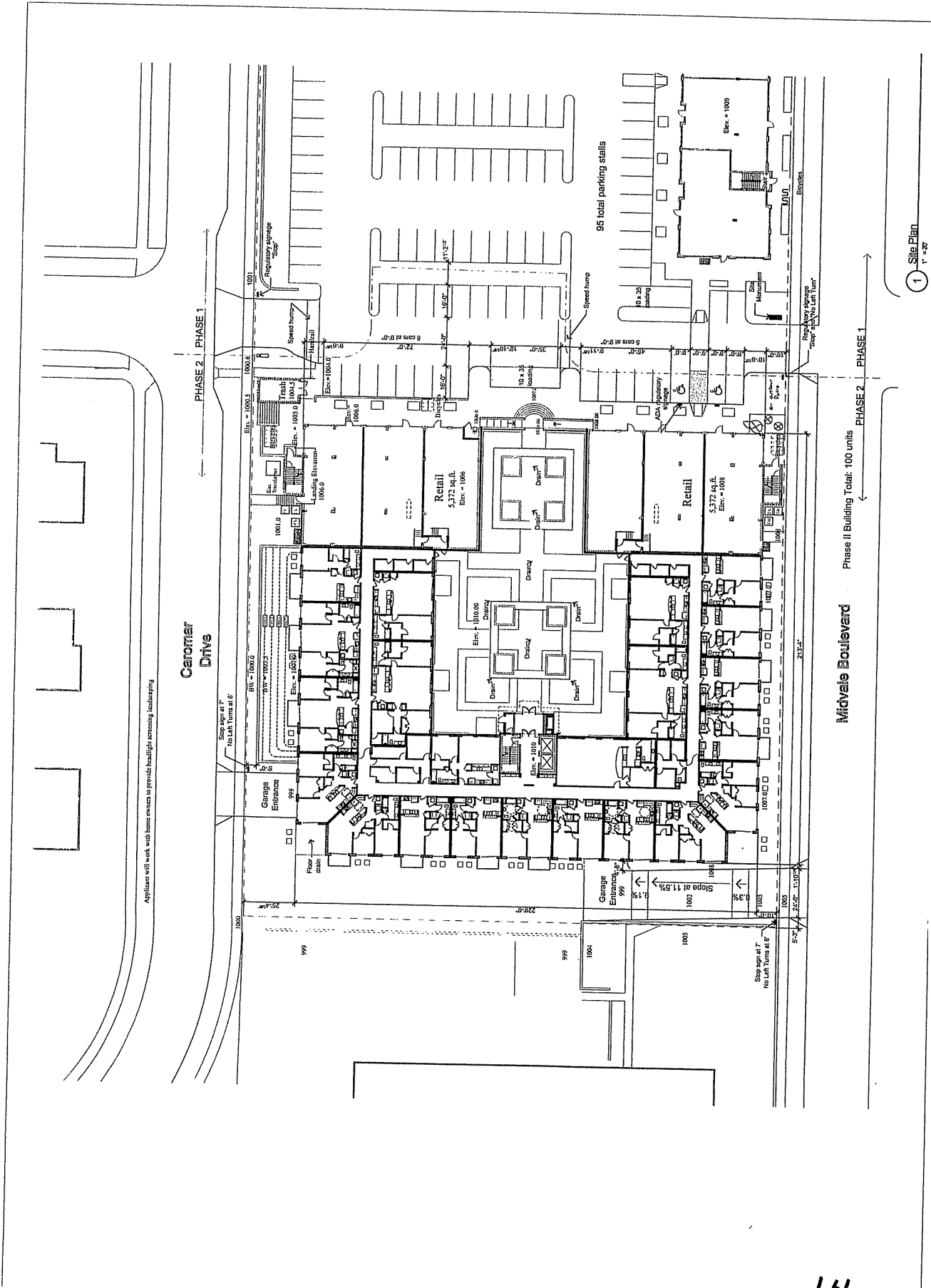
Final Specific Implementation Plan Seqoia Commons Phase II Madison, Wisconsin A mixed use development by Midvale Plaza Joint Venture

Issue Dates	
Date:	Description:

Sheet Title:
Architectural Site
Plan

Sheet Number:
A1.1

1 Site Plan
1" = 27'



Applicator will work with home owners to provide floodlight screening, landscaping

Phase II Building Total: 100 units



PROJECT NUMBER: 0111
 DESIGN DATE: 08/19/08
 SCALE: 1/8" = 1'-0"

THIS IS A CONTRACT DOCUMENT
 5115 JOHN WARDEN
 WASHINGTON, WISCONSIN
 BREWOOD VENT

LITTLE ARCHITECTS, LLC
 200 S. WILSON ST. SUITE 200
 MILWAUKEE, WISCONSIN 53204
 PHONE: 414.224.1100
 FAX: 414.224.1101
 WWW.LITTLE-ARCHITECTS.COM
 THE ARCHITECT'S DESIGN RESPONSIBILITY IS LIMITED TO THE WORK SHOWN ON THESE PLANS AND DOES NOT INCLUDE THE DESIGN OF ANY OTHER WORK SHOWN ON THESE PLANS. THE ARCHITECT'S DESIGN RESPONSIBILITY DOES NOT INCLUDE THE DESIGN OF ANY OTHER WORK SHOWN ON THESE PLANS. THE ARCHITECT'S DESIGN RESPONSIBILITY DOES NOT INCLUDE THE DESIGN OF ANY OTHER WORK SHOWN ON THESE PLANS.

