



Location
1 South Pinckney Street

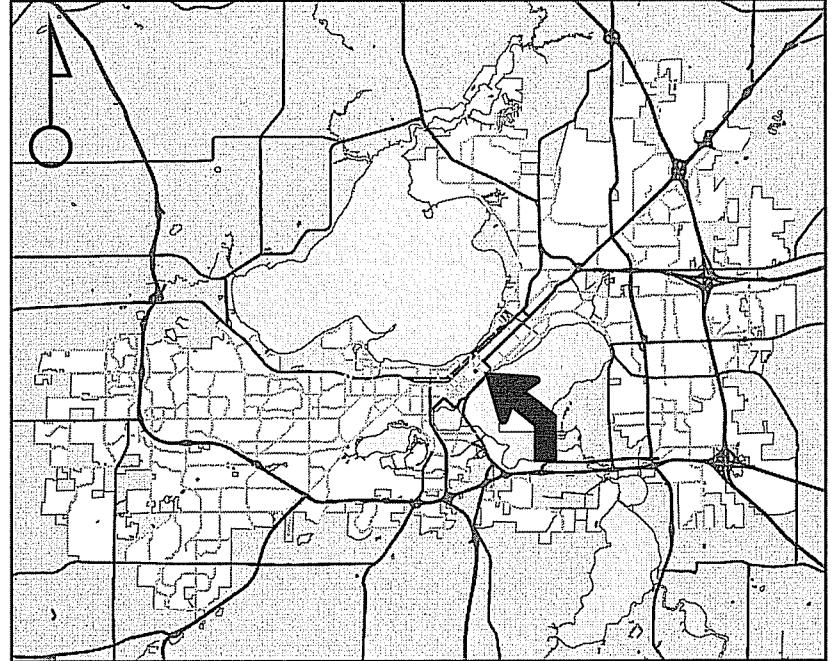
Project Name
Graze Outdoor Eating Area

Applicant
Julie Wiedmeyer –
Urban Land Interests

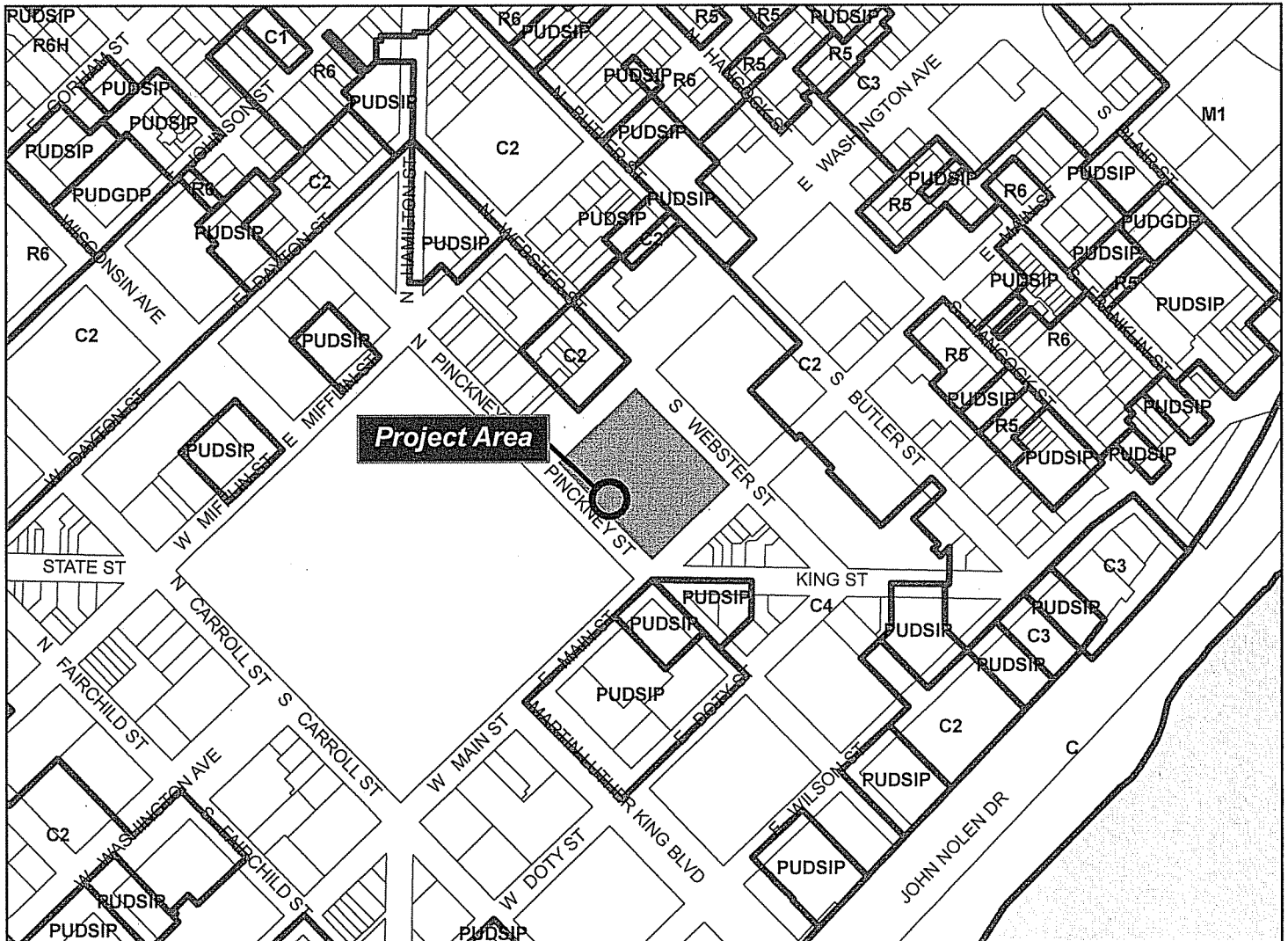
Existing Use
Outdoor eating area

Proposed Use
Establish outdoor eating area
for restaurant

Public Hearing Date
Plan Commission
20 June 2011

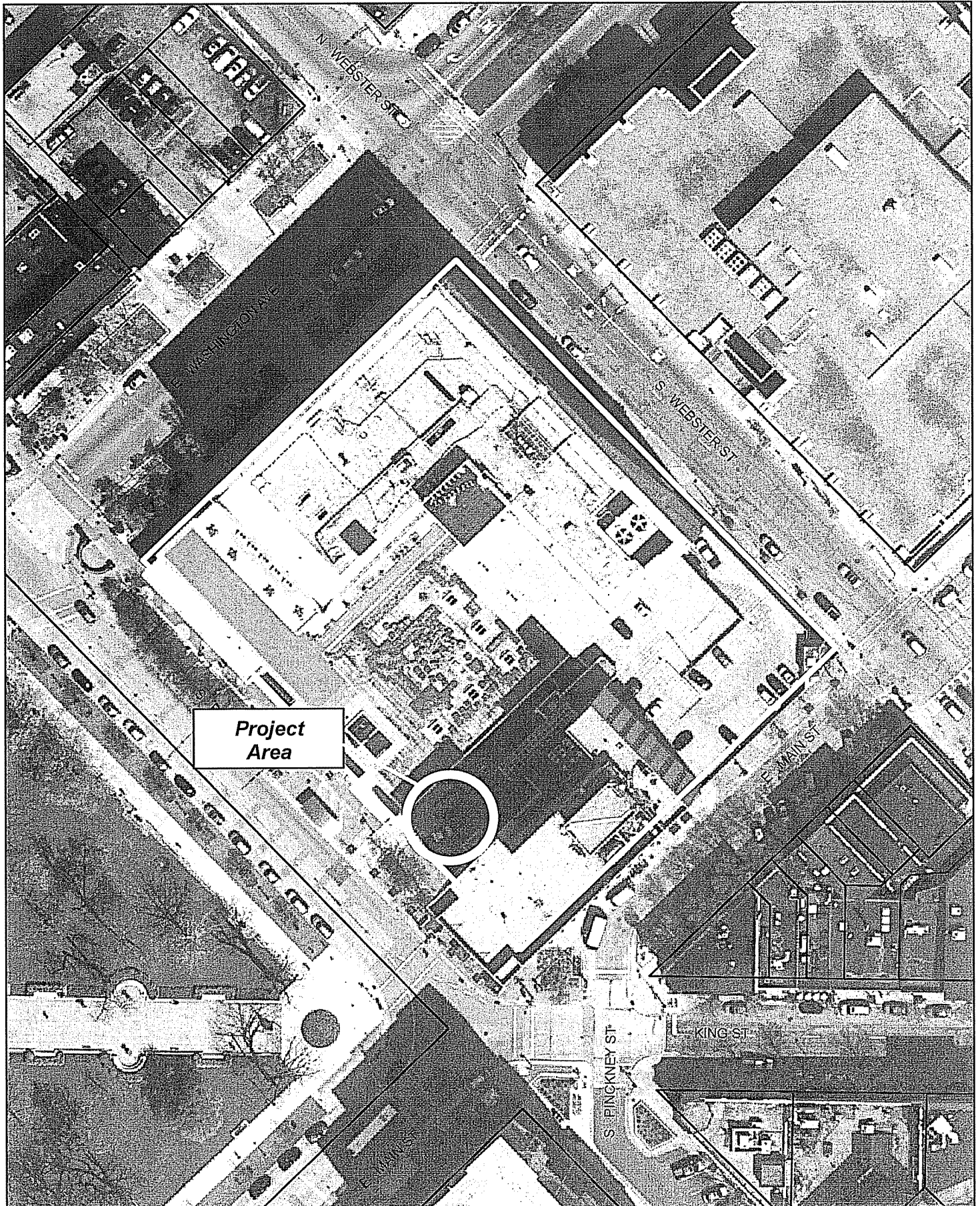


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2011





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>550</u> Receipt No. <u>12024L</u>
Date Received	<u>5/11/11</u>
Received By	<u>JOP</u>
Parcel No.	<u>0709-133-5601-4</u>
Aldermanic District	<u>4 - VERVEER</u>
GQ	<u>C4, CAP FIRE DIST, WP17, AL</u>
Zoning District	<u>C4</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>5/11/11</u>

1. Project Address: 1 S. Pinckney St. ^{*Aka. Block 102} Condominium Plat Unit 3 Project Area in Acres: _____
 Project Title (if any): Graze Restaurant Outdoor seating area

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 <u>Non-PUD or PCD</u> Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: Traci Miller Company: Deja Food, Inc. d/b/a "Graze"
 Street Address: 1 S. Pinckney St. Suite 107 City/State: Madison WI Zip: 53703
 Telephone: (608) 251-0500 Fax: (608) 251-7577 Email: fabfrenchfood@yahoo.com

Project Contact Person: Julie Wiedmeyer Company: Urban Land Interests, Inc
 Street Address: 10 E Doty St. #300 City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: iwiedmeyer@uli.com

Property Owner (if not applicant): Pinckney Investment Group, LLC % Urban Land Interests
 Street Address: 10 E Doty St. #300 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Requesting conditional use permit for exstg. outdoor seating area, constructed last spring 2010.

Development Schedule: Commencement N/A Completion N/A Completed

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

*14 copies
1 x 17" is ok
1 @ 8 1/2" x 11"*

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: \$500 (+ \$50 notification fee) 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.

IA X 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, which recommends:

downtown core area (a) 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:

We are paying the extra \$50 fee for City to prepare and mail notification.

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: 5/25/11 Zoning Staff: Jenny Kirchgatter Date: 5/9/11

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 Julie Wiedmeyer Date 5/10/11

Signature [Signature] Relation to Property Owner Employee/Proj. Mgr.

Authorizing Signature of Property Owner [Signature] Date 5/10/11

Property Owners:

Pinckney Investment Group, LLC
c/o Urban Land Interests
10 E. Doty ST. Suite 300
Madison, WI 53703

*Documents were prepared by Julie Wiedmeyer, Urban Land Interests' representative
Ph# 608-251-0706*

Business Operators:

Deja Food, Inc. d/b/a Graze gastro pub
Traci Miller, co-proprietor
608-251-0500

Submitted May 10, 2011 for consideration at the June 20, 2011 Plan Commission meeting.

DEJA FOOD, Inc. Outdoor Seating Area

Deja Food, Inc., the owner/operators of Graze gastro pub, wishes to obtain a Conditional Use permit for its outdoor seating area located in the Tenney Courtyard. The site address is 3 South Pinckney Street, also known as the Block 102 Condominium Plat, unit #3. The "Gastro pub outdoor seating area" is shown on the attached site plan, labeled *Exhibit 1.1*. The proposed table arrangement is attached as *Exhibit 1.2*.

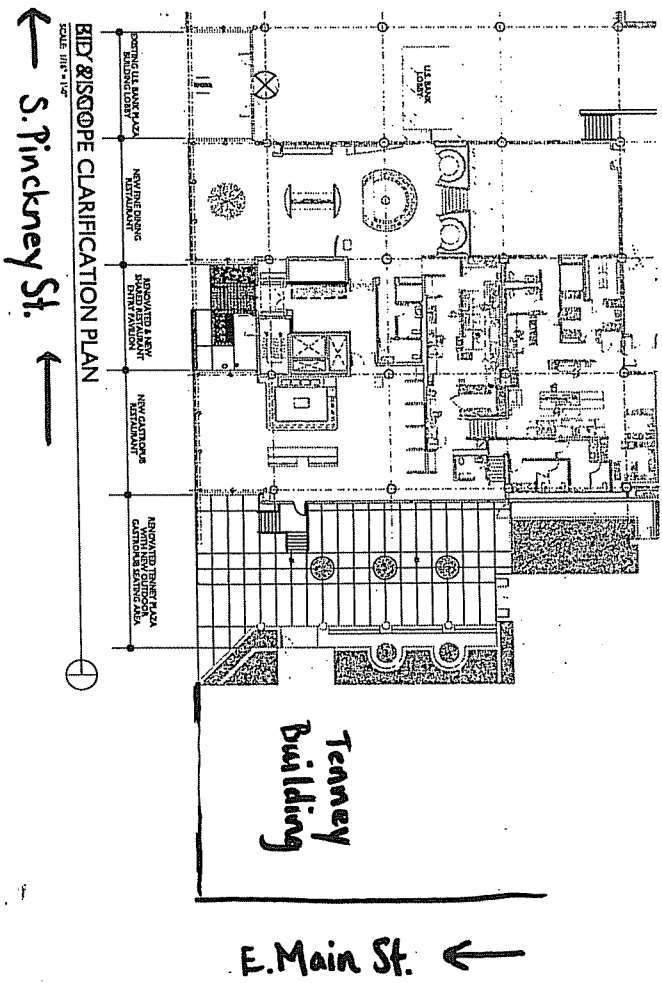
The outdoor seating area has been an active and vital addition to the Capitol Square and has enlivened the Tenney Court yard since July 23, 2010 when Graze opened for business. It has recently come to our attention, that the area requires a conditional use permit.

We wish to rectify this oversight. For your review and consideration, please find the following documents:

- Land Use Application
- Site plan of the area (*Exhibit 1.1*)
- Original Furniture plan (*Exhibit 1.2*)

The outdoor seating area contains ten tables and twenty-four chairs, along with four portable umbrellas. Four standing height tables are also used occasionally for patrons waiting to be seated. The outdoor seating area utilizes small portable speakers and an i-pod for back-ground music, with no amplification. Solar lighting is being used to gently illuminate the planter and the fence around the area. Additionally, the adjacent area to the west of the patio, in the courtyard, is being utilized for bakery sales during Saturday markets on the square.

Hours of operation for this area are as follows: Mon-Wed 7 a.m. to 10 p.m.; Th-Sat 7 a.m. to Midnight and Sunday 9:30 a.m. to 3 p.m.



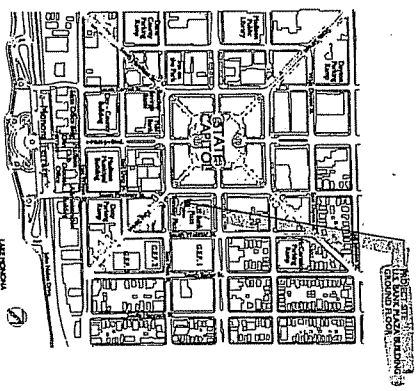
TWO RESTAURANTS
U.S. BANK PLAZA
 ONE SOUTH PINCKNEY STREET
 MADISON, WI

NO.	ISSUED FOR	DATE
1	FOR	04/20/00
2	FOR	04/20/00
3	FOR	04/20/00

PROJECT TEAM

DESIGNER: ENVIRONMENTAL SYSTEMS DESIGN, INC.
 ARCHITECT: WALKER GROUP, INC.
 STRUCTURAL: ROBERT DIRKVAAS ASSOCIATES, P.C.
 MECHANICAL: ENVIRONMENTAL SYSTEMS DESIGN, INC.
 ELECTRICAL: ENVIRONMENTAL SYSTEMS DESIGN, INC.
 LIGHTING: LIGHTING DESIGN ALLIANCE
 ACoustICIAN: THRESHOLD AcoustICS
 INTERIOR DESIGN: TENNEY BUILDING

LOCATION MAP



PROJECT TEAM

OWNER:
 URBAN LAND INTERESTS
 10 EAST DOTY, SUITE 300
 MADISON, WI 53703
 (608) 251-0706 FAX (608) 251-5572

TENANT:
 (TENANT)
 25 S. PINCKNEY STREET
 MADISON, WISCONSIN 53703
 (608) 251-0500 FAX (608) 251-7577

ARCHITECT:
 WALKER GROUP ASSOCIATES, INC.
 100 NORTH MONROE 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300 FAX 312.260.7301

STRUCTURAL ENGINEER:
 ROBERT DIRKVAAS ASSOCIATES, P.C.
 440 SOUTH MAIN STREET
 MADISON, WI 53703
 734.761873

MECHANICAL ENGINEER:
 ENVIRONMENTAL SYSTEMS DESIGN, INC.
 175 WEST JACKSON BLVD, SUITE 1400
 CHICAGO, IL 60604
 312.372.1200 FAX 312.372.1222

LIGHTING DESIGNER:
 LIGHTING DESIGN ALLIANCE
 2 NORTH RIVERSIDE PLAZA, SUITE 1475
 CHICAGO, IL 60606
 312.441.1426 FAX 312.993.0167

ACoustICIAN:
 THRESHOLD AcoustICS
 53 W. JACKSON STREET
 SUITE 1734
 CHICAGO, ILLINOIS
 (312) 386-1400 FAX (312) 386-1414

Exhibit

GO-00

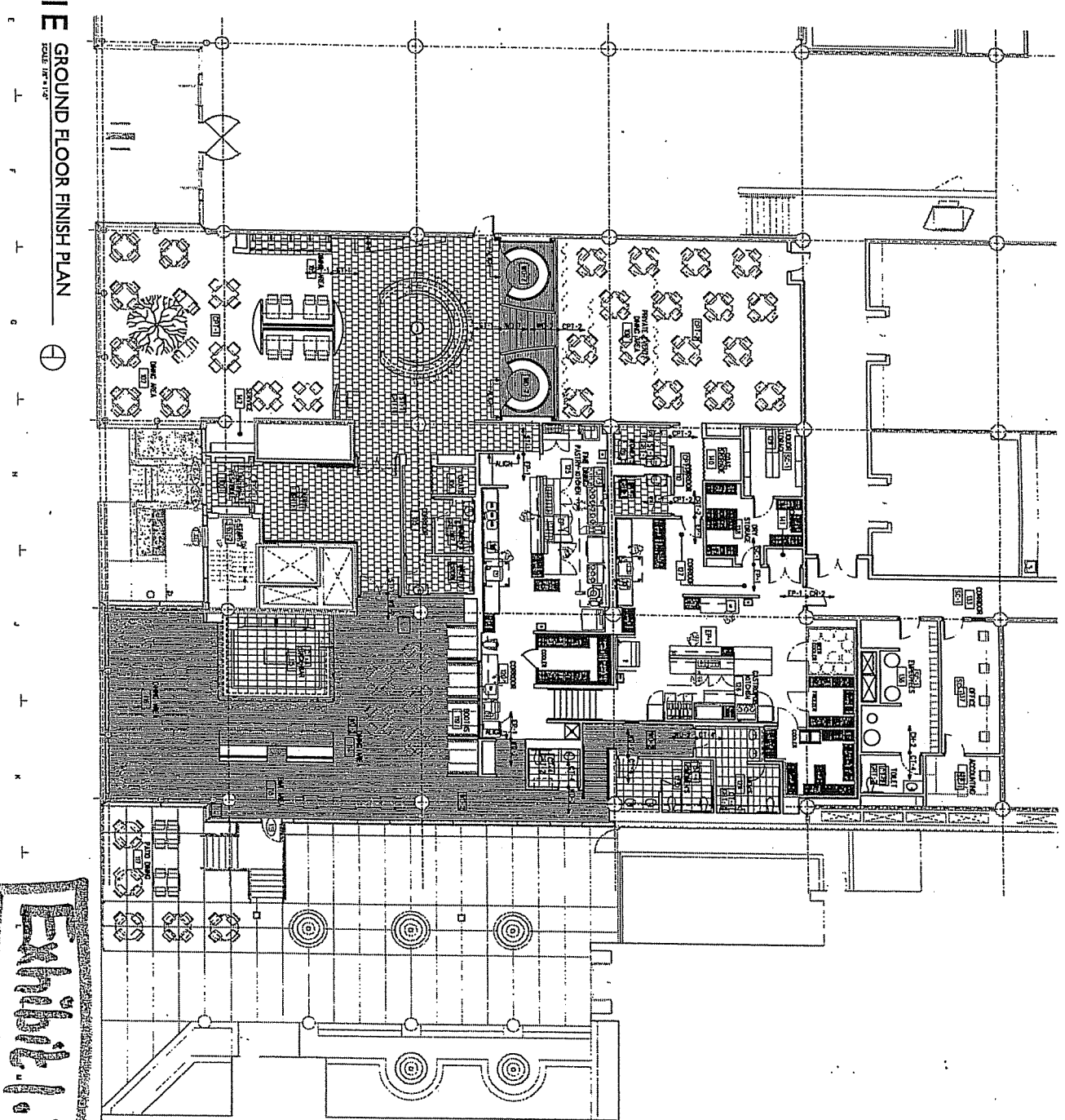
SOLEMENTS

200 FEET
 20 FEET
 50 FEET
 2 EXISTING
 2 EXISTING
 1-3/4" x 4" x 50 COMPARTMENTS
 OCCUPANT LOAD 2 PER 100 SF
 1-3/4" x 4" x 50 COMPARTMENTS

FIRE RESISTANT REQUIREMENTS

FLOOR CONSTRUCTION: 2 HOUR
 EXISTING CONSTRUCTION: 1 HOUR
 EXISTING CONSTRUCTION: C U/LA.
 EXISTING CONSTRUCTION: 0 HOUR
 EXISTING CONSTRUCTION: 1 HR. 1/2" Gypsum Board
 EXISTING CONSTRUCTION: 1-3/4" x 4" x 50 COMPARTMENTS

Grid lines: A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



IE GROUND FLOOR FINISH PLAN

SCALE: 1/8" = 1'-0"



Exhibit 1.2
A9-10

**TWO RESTAURANTS
U.S. BANK PLAZA**

ONE SOUTH PINCKNEY STREET
MADISON, WI

PROJECT NAME AND ADDRESS
**TWO RESTAURANTS
U.S. BANK PLAZA
GROUND FLOOR**

PROJECT NUMBER
V01A.0102A

PROJECT TEAM
DAVID BRUNNEN
CAROLINE KOLATH
HATTI DUMCKI
TONI DALY
JANE DORNEY
KYLE RENKOWSKI
LARIEN WALKER

SHEET TITLE
FINISH PLAN - RESTAURANT

SHEET NUMBER

NO.	DESCRIPTION	ISSUED	DATE
1	PRELIMINARY	12.12.20	
2	FOR PERMIT	01.10.21	
3	FOR CONSTRUCTION	01.10.21	
4	FOR RECORD	01.10.21	
5	FOR ARCHIVE	01.10.21	
6	FOR MARKETING	01.10.21	
7	FOR LEASING	01.10.21	
8	FOR OPERATIONS	01.10.21	
9	FOR MAINTENANCE	01.10.21	
10	FOR AS-BUILT	01.10.21	

