



City of Madison

Conditional Use

Location

916 Williamson Street

Project Name

Madison Sourdough Bakery & Patio

Applicant

Chuck Chvala/
Stevie Koepf - Ken Saiki Design

Existing Use

Madison Sourdough Bakery & Cafe

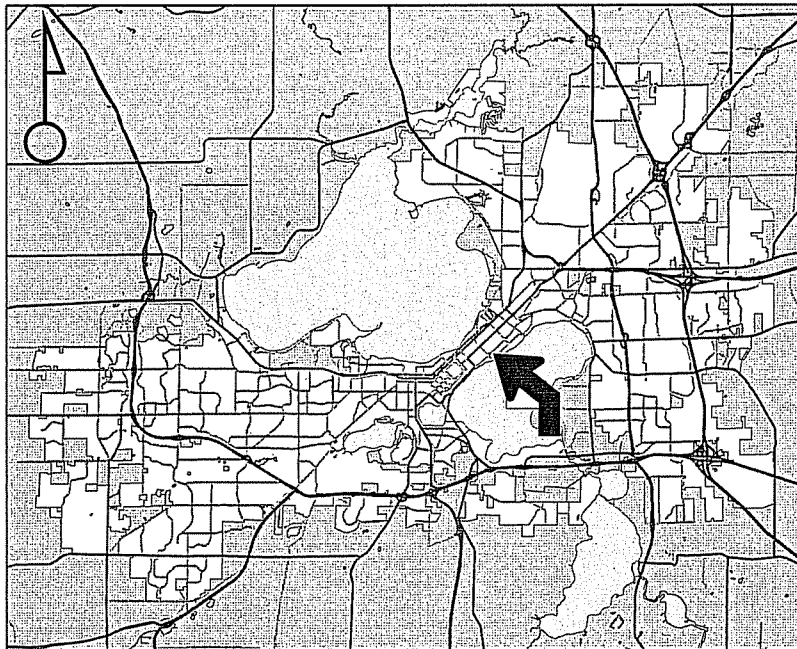
Proposed Use

Conditional use for a bakery with more than 8 employees, and construction of an outdoor eating area for the bakery/restaurant

Public Hearing Date

Plan Commission

19 March 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400

City of Madison, Planning Division : RPJ : Date : 06 March 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:		128806
Amt. Paid	550	Receipt No. 128807
Date Received	2/8/12	
Received By	PDA	
Parcel No.	0709-134-0712-2	
Aldermanic District	6	
GQ	THIRD LAKE	
Zoning District		
For Complete Submittal		
Application	Letter of Intent	/
IDUP	Legal Descript.	/
Plan Sets	Zoning Text	/
Alder Notification	Waiver	12/15/11
Ngbrhd. Assn Not.	Waiver	12/15/11
Date Sign Issued		

1. **Project Address:** 916 Williamson Street, Madison WI 53703 **Project Area in Acres:** .05 (1975 sq ft)

Project Title (if any): _____

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.	<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: David Lohrentz Company: Rising Dough, Inc, dba Madison Sourdough
 Street Address: 916 Williamson St City/State: Madison WI Zip: 53703
 Telephone: (608) 442-8009 Fax: (608) 442-8010 Email: david@madisonsourdough.com

Project Contact Person: Stevie Koepp Company: Ken Saiki Design
 Street Address: 303 S. Paterson Street City/State: Madison WI Zip: 53703
 Telephone: (608) 438-9685 Fax: (608) 251-2320 Email: skoepp@ksd-la.com

Property Owner (if not applicant): Chuck Chvala
 Street Address: 44 E Mifflin Street #802 City/State: Madison Zip: WI

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 An outdoor patio with cafe seating for Madison Sourdough during regular business hours and special events.

Development Schedule: Commencement April 10, 2012 Completion May 10, 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:** \$ 500 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:

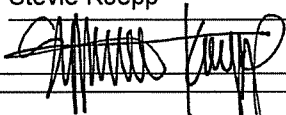
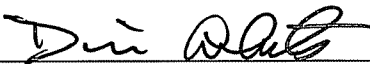
- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their 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 Marquette-Schenk Atwood Plan, which recommends: C2 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:
Alderperson: Marsha Rummel; Neighborhood Assc.: MNA (Attended 12/15/2011 meeting)
- 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 Firchow Date: 2/7/2012 Zoning Staff: Matt Tucker Date: 2/7/2012

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 Stevie Koepf Date 1-30-2012
 Signature  Relation to Property Owner Landscape Designer-Agent
 Authorizing Signature of Property Owner  Date 2/8/12

Letter of intent
David Lohrentz
Madison Sourdough
916 Williamson St
Madison WI 53703
Jan 31, 2012

Dear Madam/Sir:

This Letter of intent is to announce the intentions of Madison Sourdough to install a patio on private property in front of 916 Williamson St with seating for about 30 people.

Currently, the building at 916/924 Williamson St is occupied by Madison Sourdough bakery/café and Midwest Clay project. The building contains approximately 6000 gross square feet; Madison Sourdough occupies approximately 4000 sq feet, and the remainder is occupied by Midwest Clay Project. Between the sidewalk and the front of the building is a privately owned area approximately 60 feet wide and 30 feet deep. This space is currently used for four parking stalls, one of which is assigned for handicapped parking, plus a rack for bicycle parking, and a gravel-surfaced area in front of Midwest Clay Project.

Madison Sourdough operates three business units from 916 Williamson St, 1) a wholesale bakery which delivers bread and pastry daily to about 50 locations in Greater Madison, 2) a café and retail bakery in the front of the building, and 3) a farmers market vending operation from April through November at the Dane County Farmers Market and Westside Community Market. Madison Sourdough currently has 28 employees.

Madison Sourdough café is open from 6:30 AM to 5:00 PM Monday through Saturday and 8:00 AM to 5:00 PM on Sundays. Madison Sourdough's kitchen serves breakfast and lunch from opening until 2:30 daily. The bakery begins production at 1:00 AM every morning, and has staff on hand from approximately 1:00 AM until 6:00 PM daily.

Midwest Clay Project at 924 Williamson St is a Ceramics Studio and Gallery and currently employs two individuals. Midwest Clay Project is open from 10:00 AM to 5:00 PM Monday through Saturday.

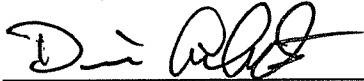
The development schedule for the patio project is proposed to commence on April 10 and to finish on May 10. Landscape design for the project is being done by Ken Saiki Design, with project management by Stevie Koepp. The contractor for the project is yet to be determined.

In parallel to this application for conditional use, Madison Sourdough Café is in the process of applying for a Class B Beer and Class C Wine License. Madison Sourdough Café intends to serve beer and wine during current hours of operation, from 6:30 AM to 5:00 PM Mon – Sat and 8:00 – 5:00 PM on Sundays. Beer and wine will be available within the current dining room, which seats 52, and in the patio seating, which is proposed for 30 people. The patio will be open seasonally as long as weather permits.

Madison Sourdough also intends to hold evening events several times per month such as themed dinners, gallery night, and fund-raising events.

The Marquette Neighborhood association has informed Madison Sourdough that they are concerned about late night noise in the 900 block of Williamson St. Therefore they have requested that the patio area be designed in such a way that it will not become a congregating spot for late night activity. To meet this requirement, Madison Sourdough intends to use tables and chairs which can be stored inside at 5:00 PM nightly or stacked and locked outside in such a way as to be uninviting to the late night crowd. Secondly, the Neighborhood Association has asked that evening events at Madison Sourdough finish by 10:00 PM. Thus, Madison Sourdough intends to schedule events early enough that they will always have guests leaving no later than 10:00 PM.

Sincerely,



David Lohrentz, Madison Sourdough

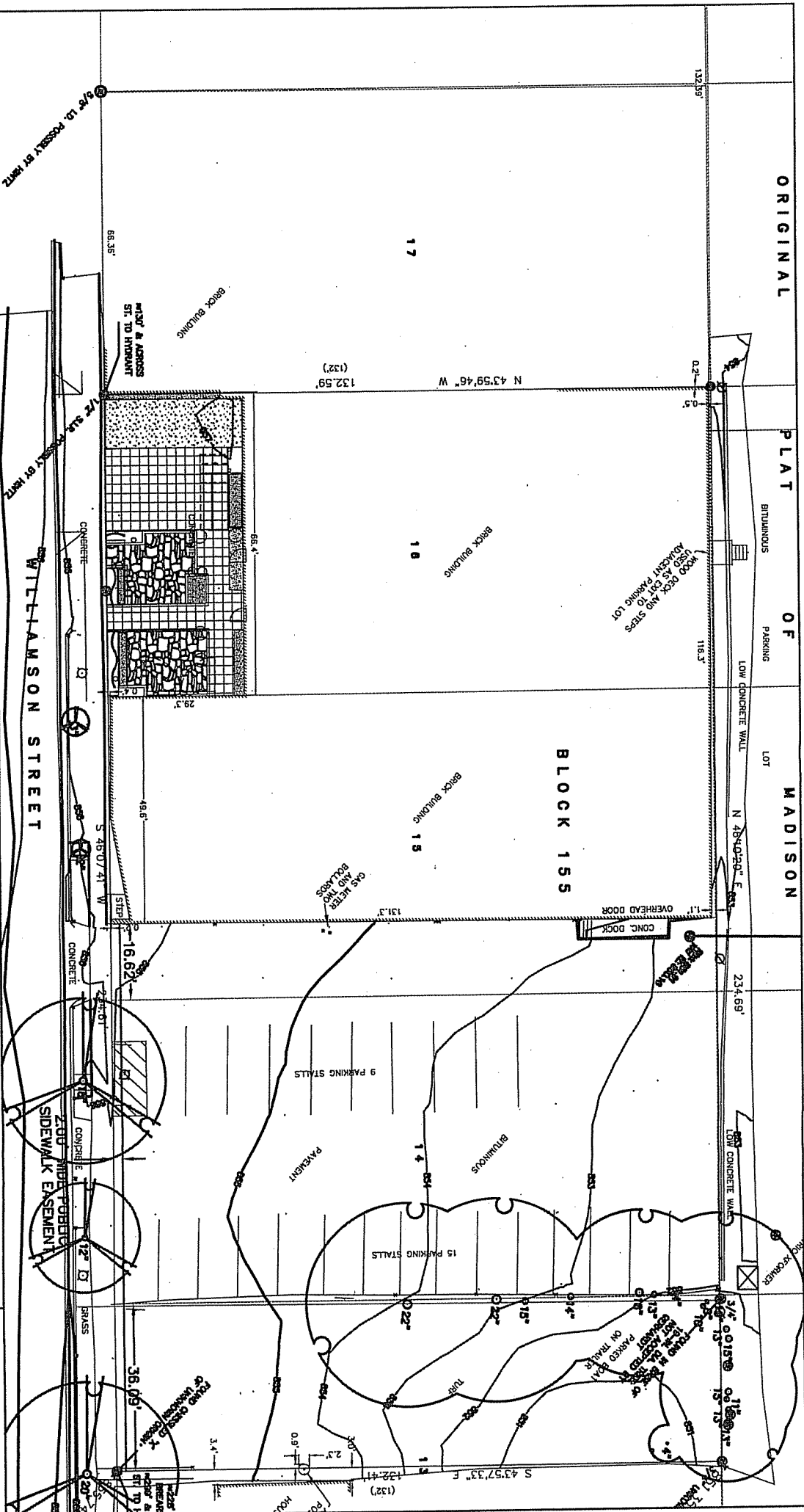


Chuck Chvala, property owner



OVERALL SITE PLAN

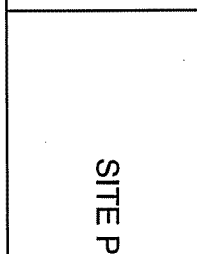
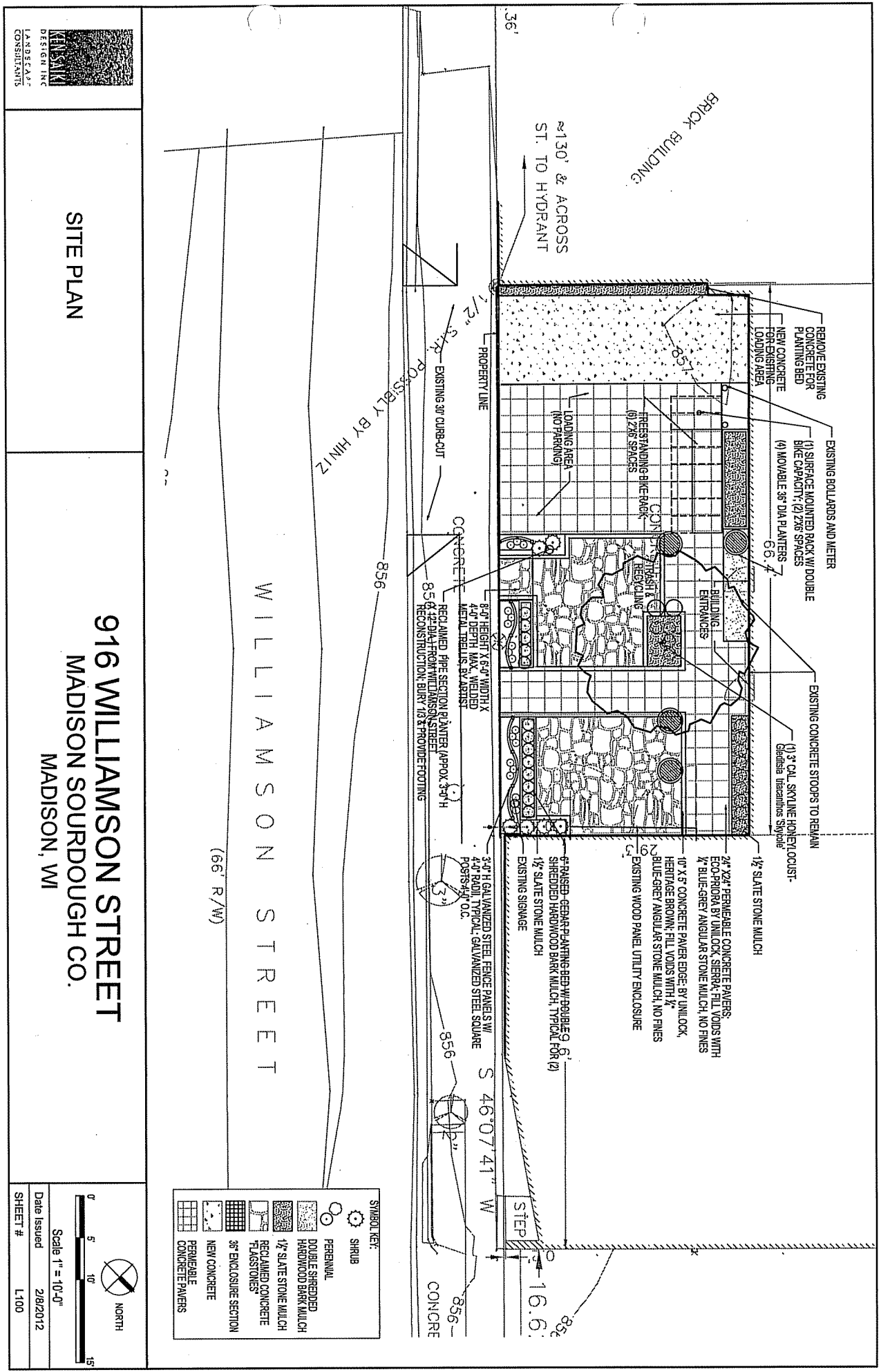
916 WILLIAMSON STREET
MADISON SOURDOUGH CO.
MADISON, WI



Scale 1" = 20'-0"

Date Issued 2/8/2012

SHEET # L103



SITE PLAN

916 WILLIAMSON STREET
 MADISON SOURDOUGH CO.
 MADISON, WI

SYMBOL KEY:

- SHRUB
- PERENNIAL
- DOUBLE SHREDDED HARDWOOD BARK MULCH
- 1/2" SLATE STONE MULCH
- RECLAIMED CONCRETE FLAGSTONES
- 3" ENCLOSURE SECTION
- NEW CONCRETE
- PERMEABLE CONCRETE PAVERS

Scale 1" = 10'-0"

0 5 10 15

NORTH

Date Issued 2/8/2012

SHEET # L100



SEASONAL SITE PLAN

916 WILLIAMSON STREET
MADISON SOURDOUGH CO.
MADISON, WI

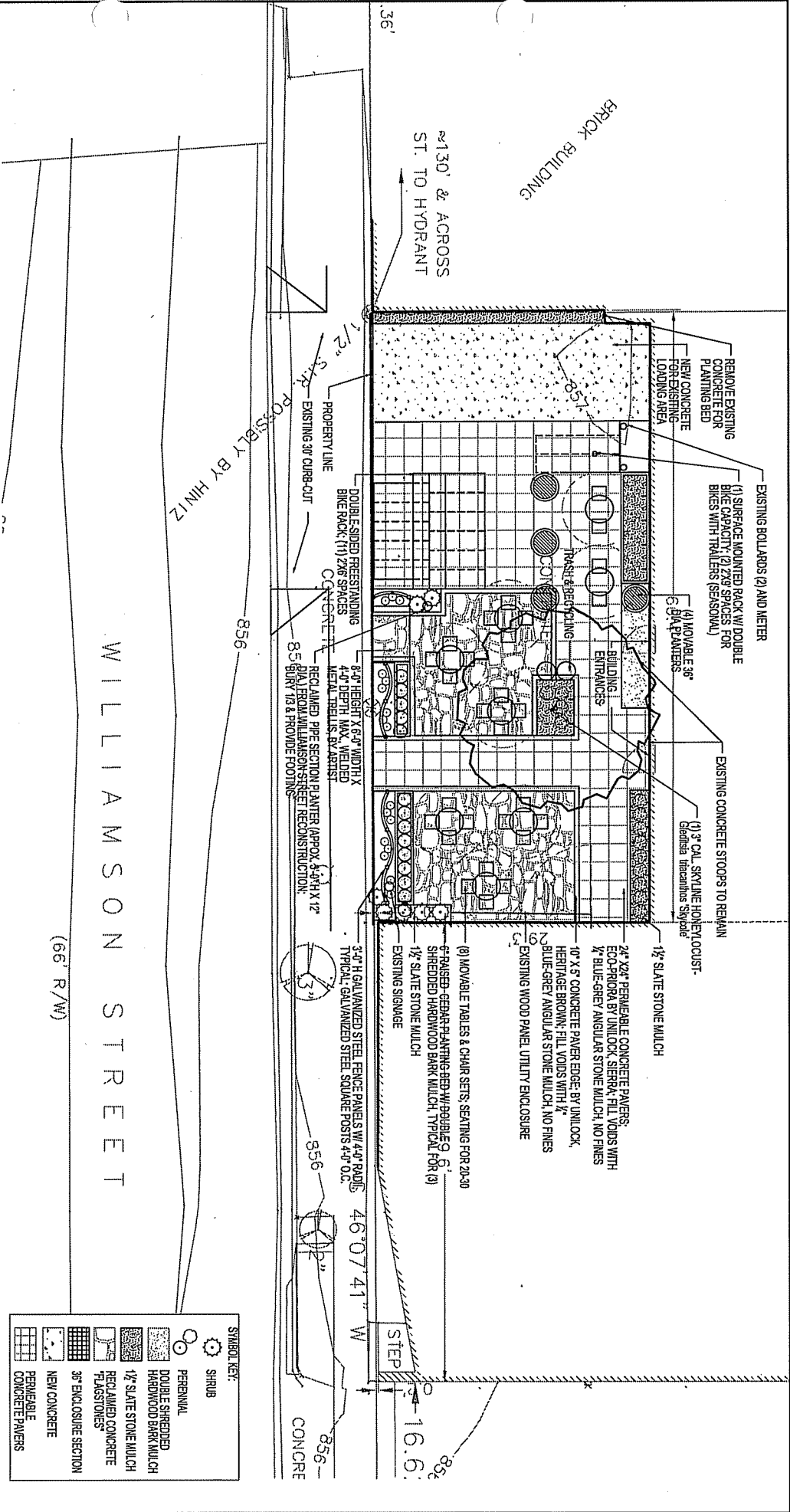
Scale 1" = 10'-0"

0 5 10 15

DATE ISSUED 2/8/2012

SHEET # L101

NORTH



SYMBOL KEY:

	SHRUB
	PERENNIAL
	DOUBLE SHREDED HARDWOOD BARK MULCH
	1/2 SLATE STONE MULCH
	RECLAIMED CONCRETE FLAGSTONES
	PERMEABLE CONCRETE PAVERS



SITE LAYOUT PLAN

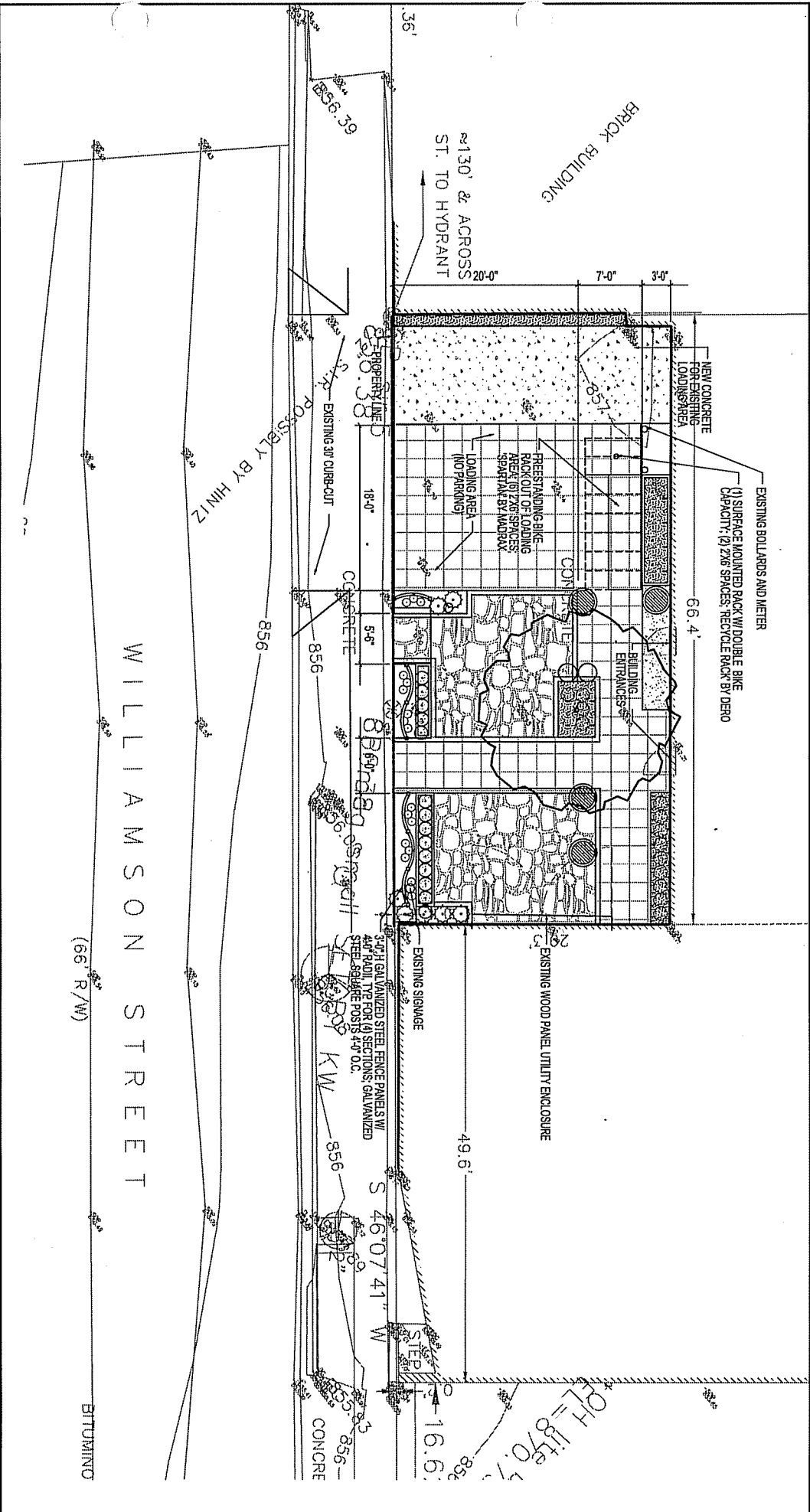
916 WILLIAMSON STREET
MADISON SOURDOUGH CO.
MADISON, WI

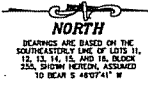
0 5 10 15
Scale 1" = 10'-0"

DATE ISSUED 2/8/2012

SHEET # 1200

NORTH

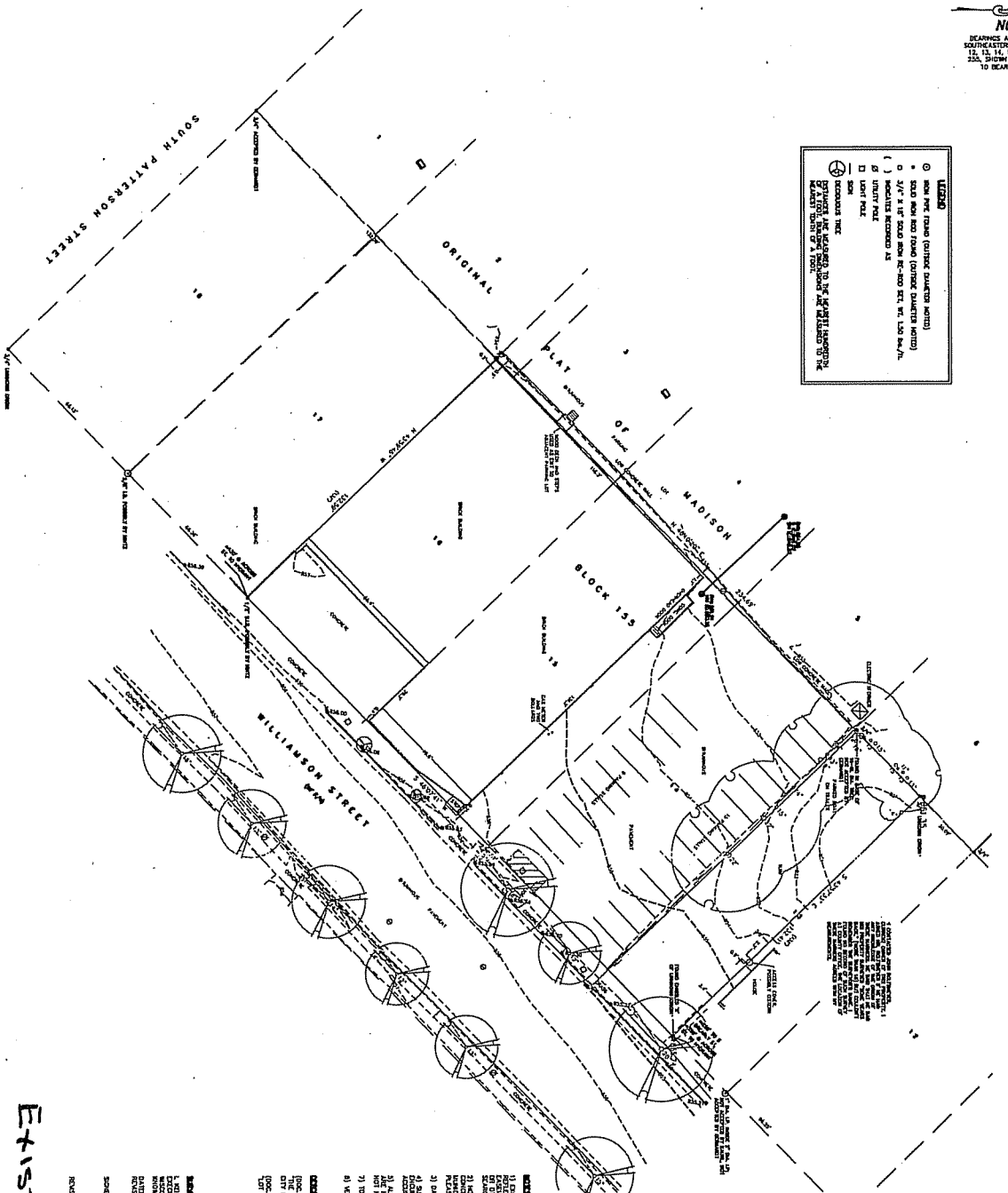
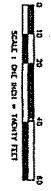




BEARINGS ARE BASED ON THE SOUTHEASTERN CORNER OF LOTS 12, 13, 14, 15, AND 16, BLOCK 255, SHOWN HEREIN AS BEING TO BEAR S 49°07'41" W

- LEGEND**
- NEW PVC TRANS (EXISTING CHAINED METERS)
 - SOLID SHADE INDICATES (EXISTING CHAINED METERS)
 - 1/4" x 1/4" SOLID SHADE (EXISTING CHAINED METERS)
 - () MARKETS INDICATED AS
 - LIGHT POLE
 - LIGHT POLE
 - NEW
 - MARKETS NOT
- ALL MARKETS ARE REFERRED TO THE METERS. MARKETS OF A DIFFERENT TYPE OR MATERIAL ARE REFERRED TO THE METERS BY THE METERS.

PLAT OF DRAINAGE AND TOPOGRAPHIC SURVEY
LOTS 14, 15, 16, AND PART OF LOT 13, BLOCK 155, LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



CONSTRUCTION NOTES
1. ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
2. ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
3. ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.

- NOTES**
- 1) PROPERTY AS SHOWN ON THIS PLAT IS THE PROPERTY OF THE CITY OF MADISON AND IS SUBJECT TO THE CITY OF MADISON'S PLAT OF DRAINAGE AND TOPOGRAPHIC SURVEY.
 - 2) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 3) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 4) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 5) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 6) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 7) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.
 - 8) ALL MARKETS AND TRANS SHALL BE PLACED IN THE CORNER OF THE LOT OR IN THE CENTER OF THE LOT AS SHOWN ON THIS PLAT.

RECORDING INFORMATION
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF COURTS, CITY OF MADISON, WISCONSIN, ON THIS DAY OF JANUARY, 2008.
RECORDED AND RETURNED TO THE SURVEYOR ON THIS DAY OF JANUARY, 2008.

EXISTING SURVEY

	<p>924 - 926 Williamson Street 924-926 Williamson Street Madison, WI 53703</p> <p>Custom Realty & Plan B 44 E. Millin Street, Suite 802 Madison, WI 53703</p>	<p>Dr. C. Burse, Inc. Surveying and Mapping, Inc. P.O. Box 200 Madison, WI 53703 www.burse-surveying.com</p>
<p>DATE: 1/10/08</p> <p>DRAWING NUMBER: 1008-01</p>	<p>PROJECT: 08-01707-03</p> <p>REVISIONS:</p> <ul style="list-style-type: none">NO. DATE BY	<p>DATE: 1/10/08</p> <p>DRAWING NUMBER: 1008-01</p>

Marquette Neighborhood Association (MNA) Board
December 15, 2011
Minutes

Board Members attending: John Coleman, Corey Gresen, Carl Durocher, Michael Jacob, Todd Jensen, Lindsey Lee, Cheryl Solaris, Mike Soref, Julie Spears, Scott Thornton, Anne Walker

Absent: Tom Boos

Others Attending: Steve Nagyera, David Lohrentz, Andrew Hutchison, Peter Gentry, Denice Watson, Darlene Buhler, Lynn Lee, Bill Anderson, Steve Oehler

District Officer Report

The District Officer attended the neighborhood meeting on the Willy Street Pub entertainment license application.

Recent MPD enforcement related to the neighborhood: in the area of the Barrymore; bicycle enforcement near Wilson and King St.; walk throughs of the Plan B parking lot.

Officer Nagyera will be transferred to the West CPT. He will attend the January MNA board meeting.

Minutes from November Membership Meeting. Carl moved approval of the minutes, Anne seconded. Motion passed unanimously.

Approval of Treasurer's Report

Cheryl presented the Treasurer's report through November. Corey moved to approve. Carl seconded. Motion passed unanimously.

Madison Sourdough - Plans for Patio/Liquor License Application (Beer/Wine)

→ Madison Sourdough is applying to the Alcohol License Review Committee (ALRC) for a beer and wine license. David Lohrentz and Andrew Hutchison presented plans for a patio for Madison Sourdough. The patio will seat 20 to 26. Madison Sourdough's plans address concerns about the surface (permeability) and esthetics. Madison Sourdough will construct the patio to keep people from hanging out there after hours. The patio will be open for monthly dinners, but Madison Sourdough will continue to close early most afternoons.

Corey moved to support the plans for the patio and the license application to the ALRC. Anne seconded. Lindsey proposed an amendment that Madison Sourdough would close at 10:00 p.m. (this was acceptable to Madison Sourdough). Motion passed unanimously.

Alder Report

Marsha Rummel was unable to attend. Scott read her report to the board. Her message, with minimal edits and notes:

1. Two street reconstruction meetings on the same day. Tuesday 12/20. Jenifer+Thornton at Goodman Center 5:30p and Ingersoll+Rutledge at O'Keeffe at 6p...