

PLEASE PRINT!

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 12-15-2010
UDC MEETING DATE: 1-5-2011

- Action Requested**
- Informational Presentation
 - Initial Approval and/or Recommendation
 - Final Approval and/or Recommendation

PROJECT ADDRESS: 961 AND 967 SOUTH PARK STREET
ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals)
BARKI QUIN
1831 MONROE STREET
MADISON, WI 53711

ARCHITECT/DESIGNER/OR AGENT:
BARNETT ARCHITECTURE
118 N. BRIDGE TERRACE SUITE I

CONTACT PERSON: TODD BARNETT
Address: 118 N. BRIDGE TERRACE SUITE I
MADISON, WI 53726
Phone: 608-232-4528
Fax: _____
E-mail address: todd@barnettarchitecture.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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December 15, 2010

Mr. Al Martin, Urban Design Commission Secretary
City of Madison
Department of Planning and Development
215 Martin Luther King Jr., Blvd.
Madison, WI 53701

Re: 961 and 967 South Park Street

Dear Mr. Martin and Members of the Urban Design Commission:

Attached please find an Informational Submittal for a proposal in to develop the above properties for a new retail location for Barriques Coffee and Wine Shops.

Owner

Barriques
1831 Monroe Street
Madison, WI 53711
608-284-9463
Contact: Matt Weygandt
Matt@barriquesmarket.com

Architect

Barnett Architecture LLC
118 N. Breese Terrace Suite I
Madison, WI 53726
608-233-4538
Contact: Todd Barnett, AIA
todd@barnettarchitecture.com

Engineer, Landscape Architect and Contractor will be determined.

Retail Location Introduction

Barriques plans on opening a cafe location at 961 S. Park St. The project will include utilizing the lot on 967 S. Park Street as well for outdoor dining and parking purposes. Similar to the other 5 Barriques locations in and around Madison, the Park Street location would feature a menu offering coffee and tea beverages, pastry and bakery items, sandwiches, soups and salads and a small amount of wine and beer for in-house consumption. The location will also feature the Barriques Wall of 100 wines which offers customers an opportunity to purchase wine for offsite enjoyment. The building at 961 Park Street is approximately 2700 square feet, 2000 of which will be used for the cafe. The remaining square footage will be used to house space for our employee training program and may be used for bakery and/or coffee production. The interior space will be designed in a similar fashion to the other Barriques locations, featuring significant amounts of recycled material and taking advantage of the existing interior architecture of the space which will give it a well-worn, comfortable, industrial-ish feel. The Park Street location is positioned both adjacent to a well established neighborhood as well as on a major commuting route which should provide a good mix of customers at all three day parts. We expect to begin construction in early 2011 and open in early to mid-spring.



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Project Introduction

The properties, within Urban Design District 7m are located at the southwest corner of the intersection of South Park and Parr Streets. An existing building exists at the 961 South Park Street Parcel while the 967 South Street Parcel is vacant. The existing building, the former Atomic Furniture retail space, is proposed to be re-purposed as the new retail location with the 967 parcel to provide space for a outdoor seating, parking and vehicular circulation. Both parcels are zoned C2.

Commercial properties are located directly to the north, west and south with residential to the east.

The project is in the very preliminary stages and detailed architectural and site design changes are currently being investigated. However, a few significant features are proposed, including:

1. Connect the two parcels as one entity. This will require a cross-easement and the applicant is working with the City of Madison Zoning Department and the two parcel owners to accomplish this.
2. Site ingress to remain off Parr Street with egress on Park Street. Traffic will be one-way. Pending UDC review, a meeting with Traffic Engineering will be set.
3. Ten parking stalls and five bike spaces are currently proposed. A trash enclosure is proposed at the rear (east).
4. The current street-facing door will remain the primary entry while a second entry point is proposed along the south face.
5. An open terrace for outdoor eating is proposed at the 967 parcel. Pavement material and patterns are not defined but will distinct from the sidewalk/parking areas.
6. Service deliveries shall remain at the existing location on Parr Street.
7. Screening to the residential property will either utilize, upon agreement, the existing fence. If an agreement cannot be met, a screen/fence will be provided.

Signage and lighting will be developed and presented, as required, at the Initial/Final Presentation.

Other City of Madison approvals may include:

1. Façade Grant Application (UDC)
2. Outdoor Seating (Plan Commission)
3. Location of New Door along 961/967 common Property Line (Building Code Variance)

Thank you for your assistance and please contact me if I can provide any additional materials.

Sincerely,

Todd Barnett, AIA ALA
Architect/Managing Partner



VIEW FROM PARK STREET LOOKING NORTH



VIEW FROM PARK STREET LOOKING NORTHEAST



VIEW FROM PARK STREET LOOKING NORTHEAST



VIEW FROM PARK STREET LOOKING NORTH



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118 NORTH BREESE TERRACE
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608.233.4538
barnettarchitecture.com

DESIGN STUDY FOR:

BARRIQUES
961 SOUTH PARK ST.
MADISON, WI 53715



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES
12-15-2010

3.1

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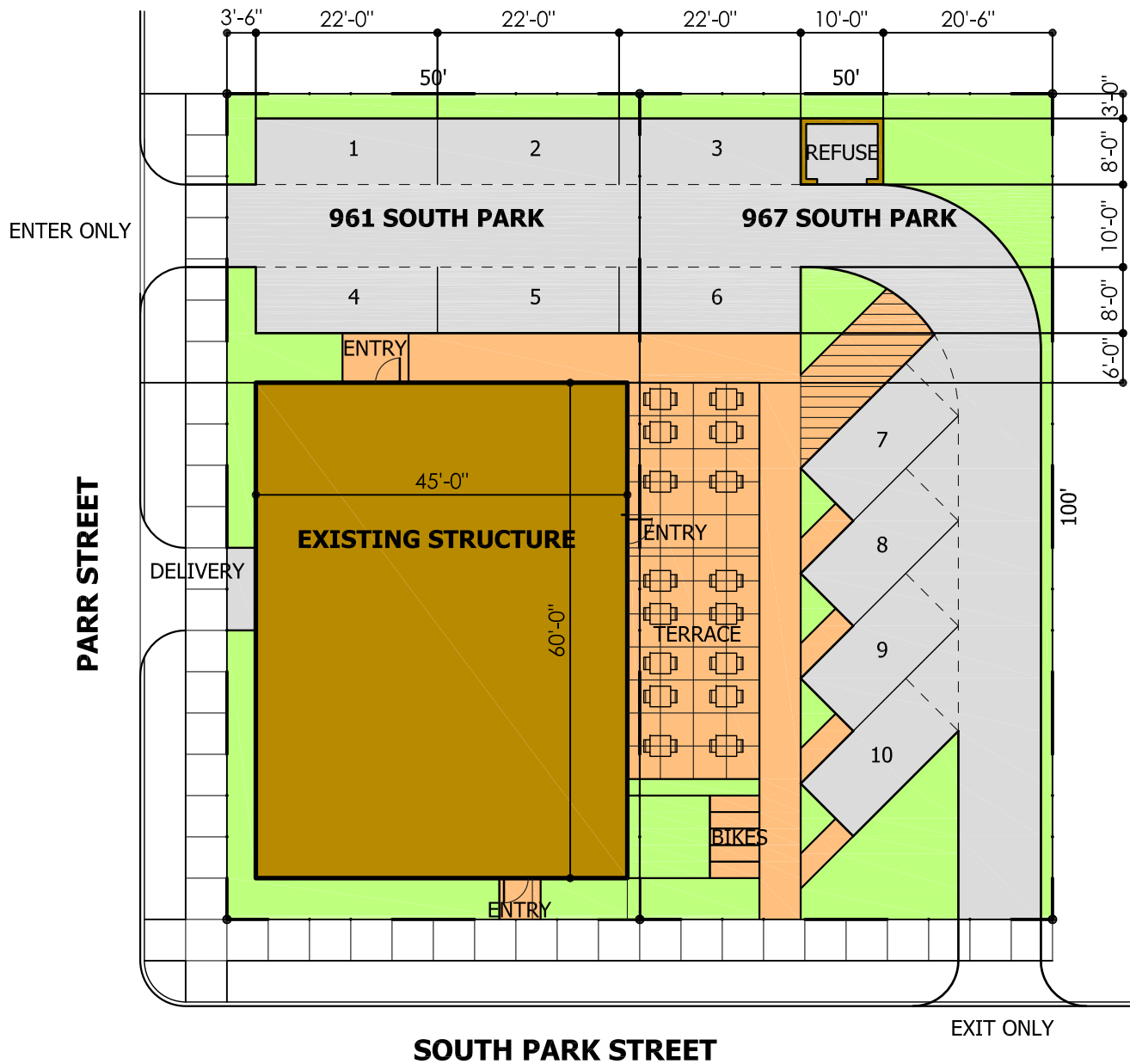


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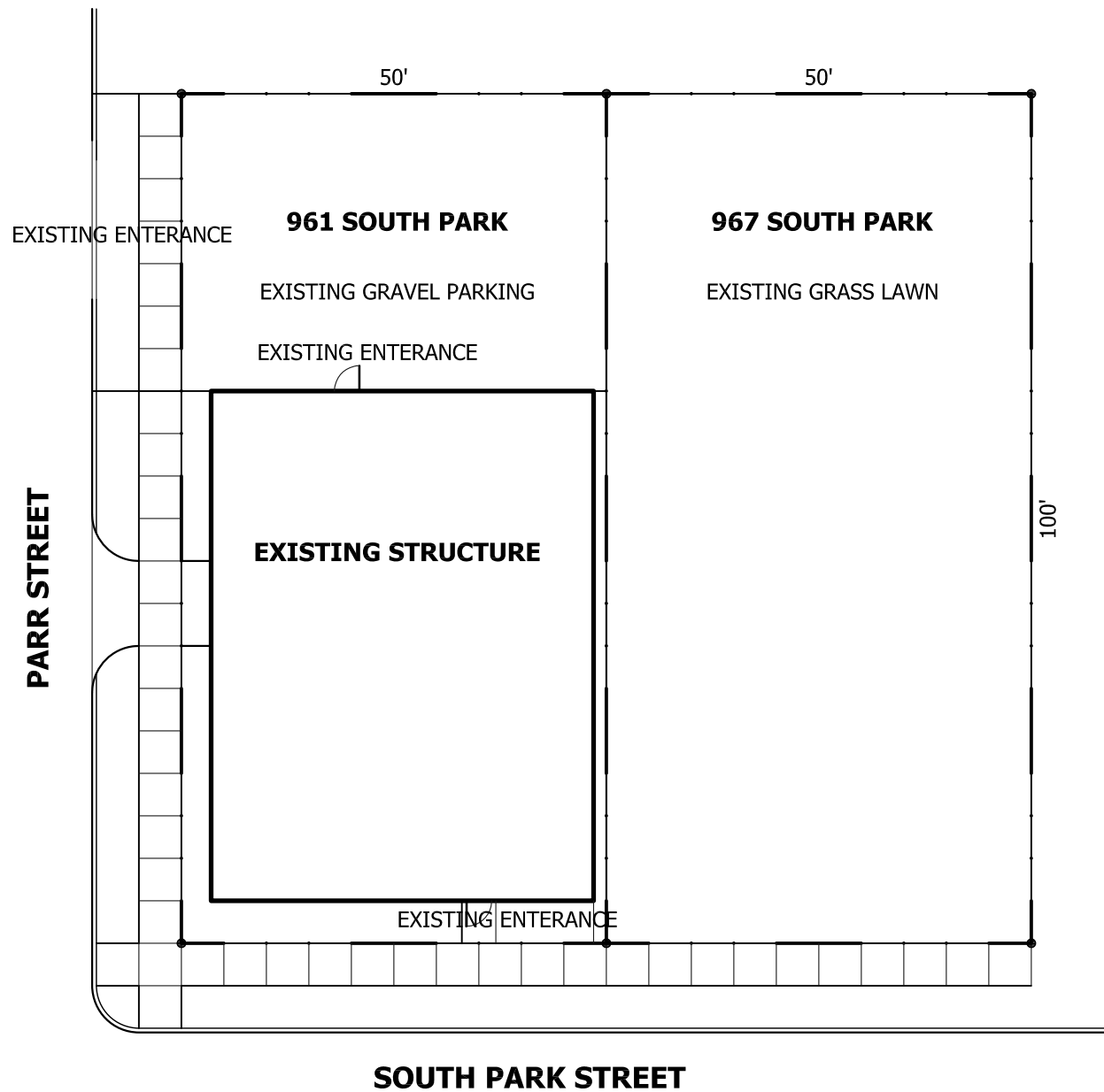
NOTES

1. PROPERTY IS ZONED C2 AND IN URBAN DESIGN DISTRICT 7.
2. PROPERTY DIMENSIONS ARE APPROXIMATE FROM CITY OF MADISON RECORDS.
3. BUILDING LOCATION AND SIZE IS APPROXIMATE.
4. SITE GRADING TO BE DEVELOPED.
5. SITE LANDSCAPING TO BE DEVELOPED.
6. DESIGN IS CONCEPTUAL. FULL DIMENSIONS, CODE RESEARCH AND CITY REVIEWS REQUIRED.

1 SITE-PROPOSED

SCALE: 1"=20'-0"





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1 SITE-EXISTING

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PROJECT

BARRIQUES

961 SOUTH PARK STREET
MADISON, WI 53715

PROJECT TEAM

OWNER

BARRIQUES
1831 MONROE STREET
MADISON, WI 53711
P. 1-608-284-9463
CONTACT: MATT WEYGANDT
email: Matt@barriquesmarket.com

ARCHITECT

BARNETT ARCHITECTURE LLC
118 N. BREESE TERRACE, SUITE I
MADISON, WI 53726
P. 608-233-4538
CONTACT: TODD BARNETT, AIA
email: todd@barnettarchitecture.com

CODE REFERENCES

MUNICIPALITY CITY OF MADISON
BUILDING CODE UNIFORM BUILDING CODE
ZONING CODE CITY OF MADISON GENERAL ORDINANCE CHAPTER 28

BUILDING DATA

1 NUMBER OF STORIES/LEVELS
1 NUMBER OF LEVELS

BUILDING AREA

FIRST 2700 SF

PROPERTY INFORMATION

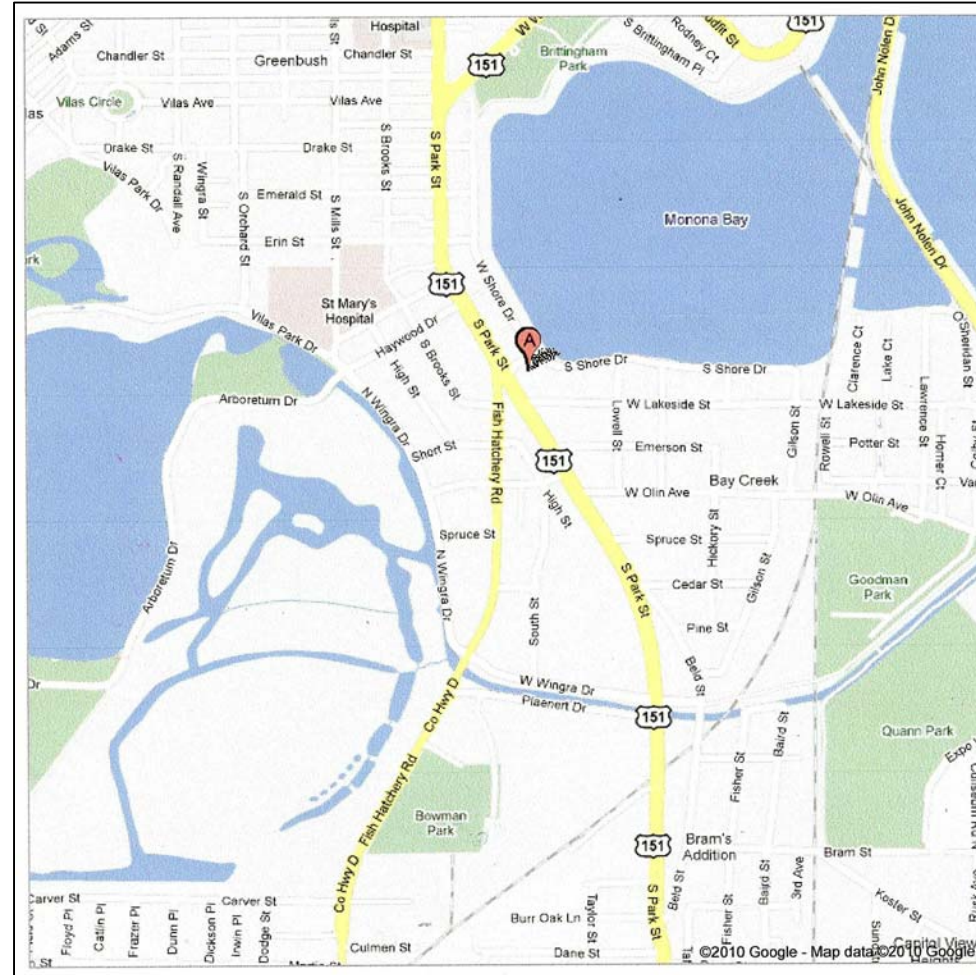
LEGAL DESCRIPTION

ZONING CODE INFORMATION

C2 ZONING CLASSIFICATION
YES PERMITTED USE
5000 SF SITE AREA
- BUILDING HEIGHT LIMIT
- FRONT YARD SETBACK
- SIDE YARD SETBACK - ONE-STORY/TWO-STORY
- REAR YARD SETBACK

DRAWING INDEX

1.1 COVER SHEET/ LOCATION PLAN
2.1 SITE - EXISTING
2.2 SITE - PROPOSED
3.1 SITE PHOTOGRAPHS
3.2 SITE PHOTOGRAPHS



1 LOCATION PLAN

NOT TO SCALE



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VIEW FROM 967 SOUTH PARK STREET LOOKING NORTHWEST



VIEW FROM 967 SOUTH PARK STREET LOOKING NORTH



VIEW FROM PARR STREET LOOKING SOUTH



VIEW FROM PARK STREET LOOKING EAST



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