



Location
7424 Mineral Point Road

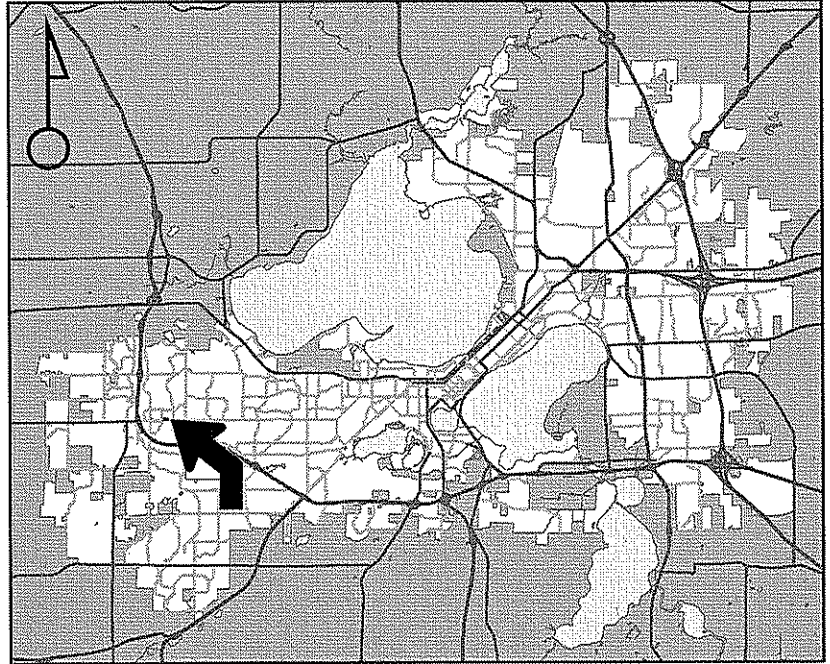
Project Name
Cambridge Court –
La Baguette Bakery Patio

Applicant
Cambridge Court Limited Partnership–
Tom Romano–Flad Development & Investment

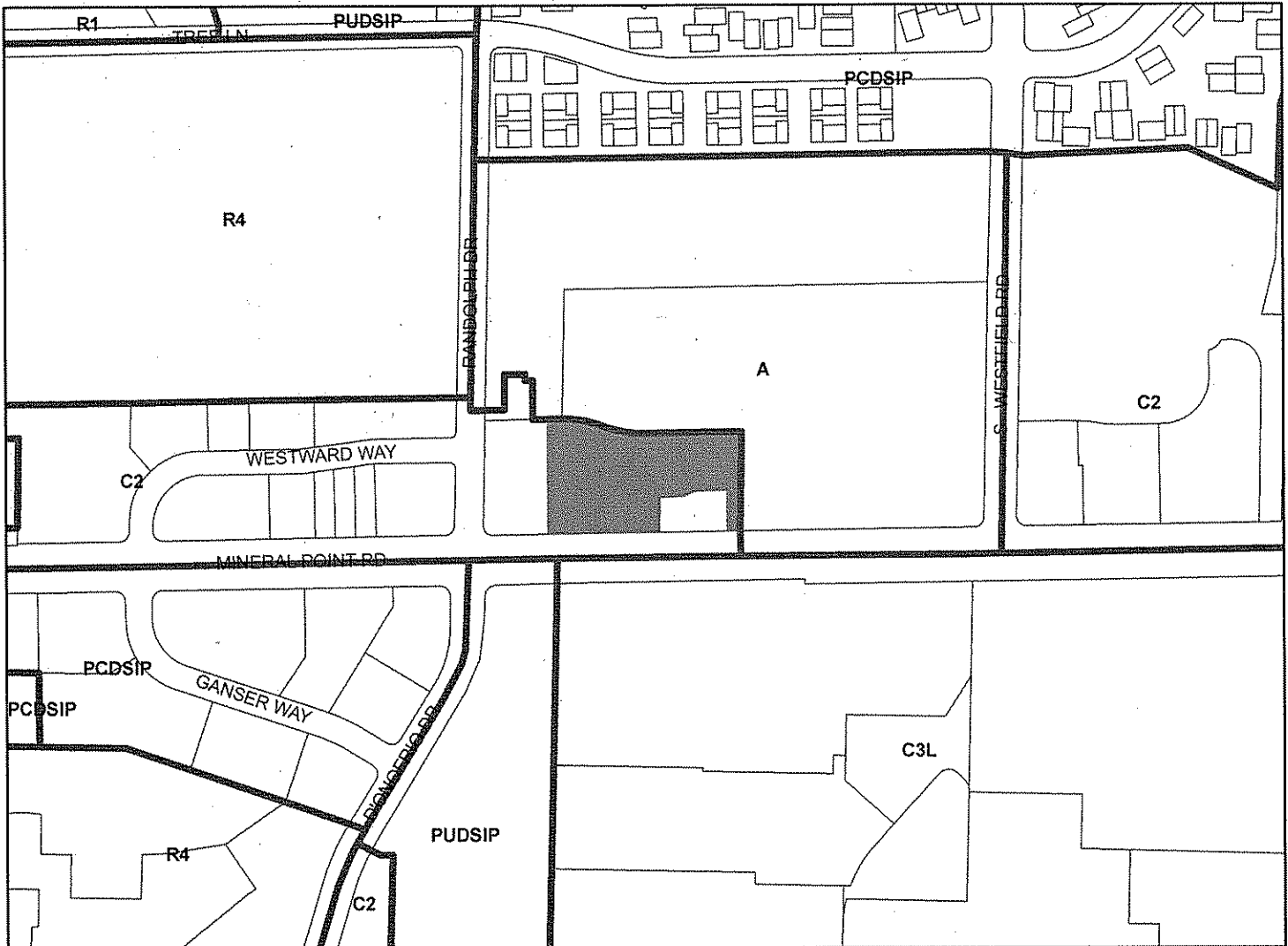
Existing Use
Cambridge Court Shopping Center

Proposed Use
Outdoor Eating Area for La Baguette
Bakery and Restaurant

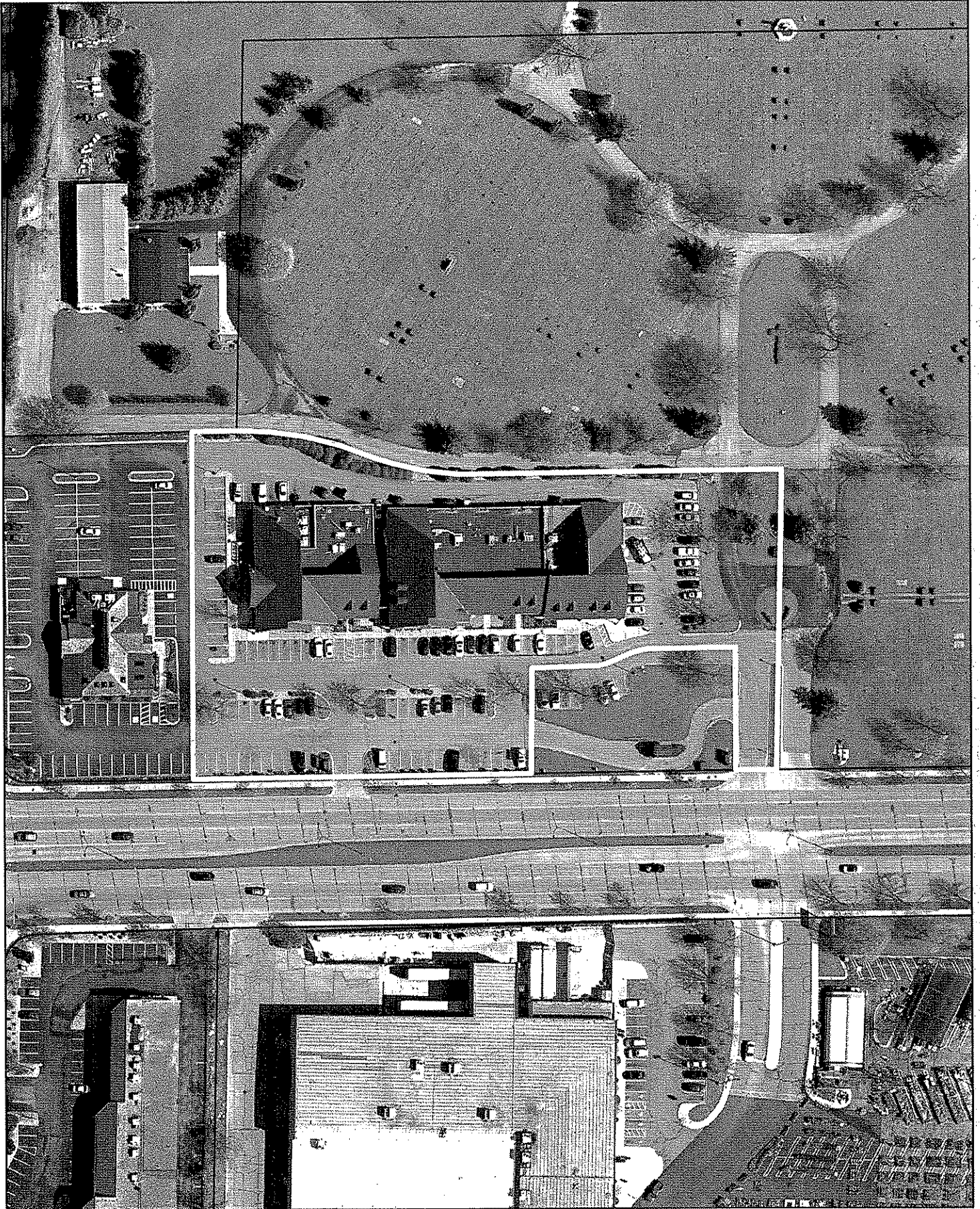
Public Hearing Date
Plan Commission
22 March 2010



For Questions Contact: Tim Parks at: 261-9632 or tparks@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.

CITY OFFICE USE ONLY:	
Amt. Paid	550 - Receipt No. 107324
Date Received	1/29/2010
Received By	1007P
Parcel No.	0708-234-1401-9
Aldermanic District	9 - SKIDMORE
GQ	CUP
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	29 JAN 10

1. **Project Address:** 7424 Mineral Point Road **Project Area in Acres:** 2.42
Project Title (if any): Cambridge Court - La Baguette Bakery Patio

2. **This is an application for:** Outdoor Patio Seating

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: <u>CR - Commercial District</u> to Proposed Zoning (ex: R1, R2T, C3): _____		<input type="checkbox"/> 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: John Flad Company: Flad Development & Investment Corp.
 Street Address: 7941 Tree Lane, #105 City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-8100 Fax: (608) 833-8105 Email: jflad@flad-development.com

Project Contact Person: Tom Romano Company: Flad Development & Investment Corp.
 Street Address: 7941 Tree Lane, #105 City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-8100 Fax: (608) 833-8105 Email: tromano@flad-development.com

Property Owner (if not applicant): Cambridge Court Limited Partnership
 Street Address: 7941 Tree Lane, #105 City/State: Madison, WI Zip: 53717

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: La Baguette Bakery would like to add an outdoor patio with seating for 14. There will be no alcohol served outside and

Development Schedule: Commencement April, 2010 Completion May, 2010
no music speakers outside; La Baguette's hours are 7:00 a.m. - 6:00 p.m. (no evening hours of operation).

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: \$ 700** 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:* City of Madison Master *Plan, which recommends:*
Commercial Zoning *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:*
Alderman Paul Skidmore
- 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.
 - Greg Patmythes
 - Planning Staff: Tim Parks Date: 4/29/10 Zoning Staff: Matt Tucker Date: _____
- 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 Thomas R. Romano Date 4/28/10
 Signature Tom Romano Relation to Property Owner Agent
 Authorizing Signature of Property Owner Tom Romano, Agent Date 4/28/10

**Flad Development
& Investment Corp.**

Oakbridge Commons
7941 Tree Lane, Suite 105
Madison, Wisconsin 53717-2029
(608) 833-8100 FAX (608) 833-8105
E-mail: flad@flad-development.com

January 28, 2010


To: Matt Tucker
City of Madison
Zoning administrator
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Cambridge Court Shopping Center
7424 Mineral Point Road
Letter of Intent for Land Use Application

Cambridge Court Shopping Center is 23,859 sq. ft. and consists of 8 retail shops, one restaurant (O'Grady's Pub) and one bakery (La Baguette). The shopping center has 124 parking stalls including 5 handicap parking spaces and bicycle racks for up to 6 bicycles. We also have an area reserved for 6 future bicycles. Flad Development is applying for an outside seating area for La Baguette Bakery that will consist of seven tables with 2 seats at each table for a total of 14 seats. La Baguette is 2,844 sq. ft. with six employees and is open from 7 a.m. – 6 p.m. We have the support of our Alderman, Paul Skidmore.

If you have any additional questions, please feel free to contact me at 833-8100, Ext. 4.

Sincerely,

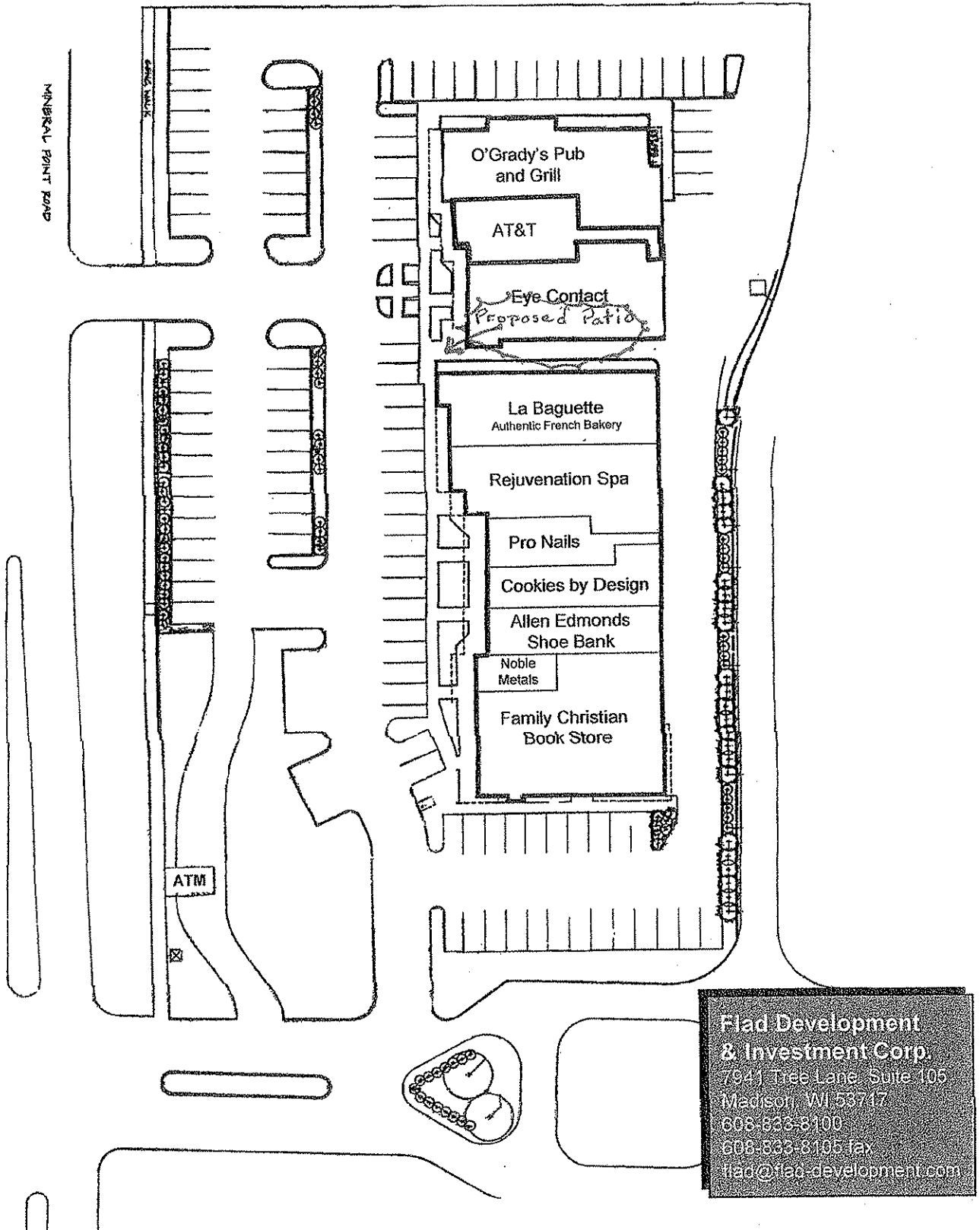


Thomas R. Romano
Leasing & Management Coordinator

TRR/mb

Cambridge Court

7404-7436 Mineral Point Road
Madison, Wisconsin



**Flad Development
& Investment Corp.**
7941 Tree Lane, Suite 105
Madison, WI 53747
608-833-8100
608-833-8195 fax
flad@flad-development.com

10'-0"

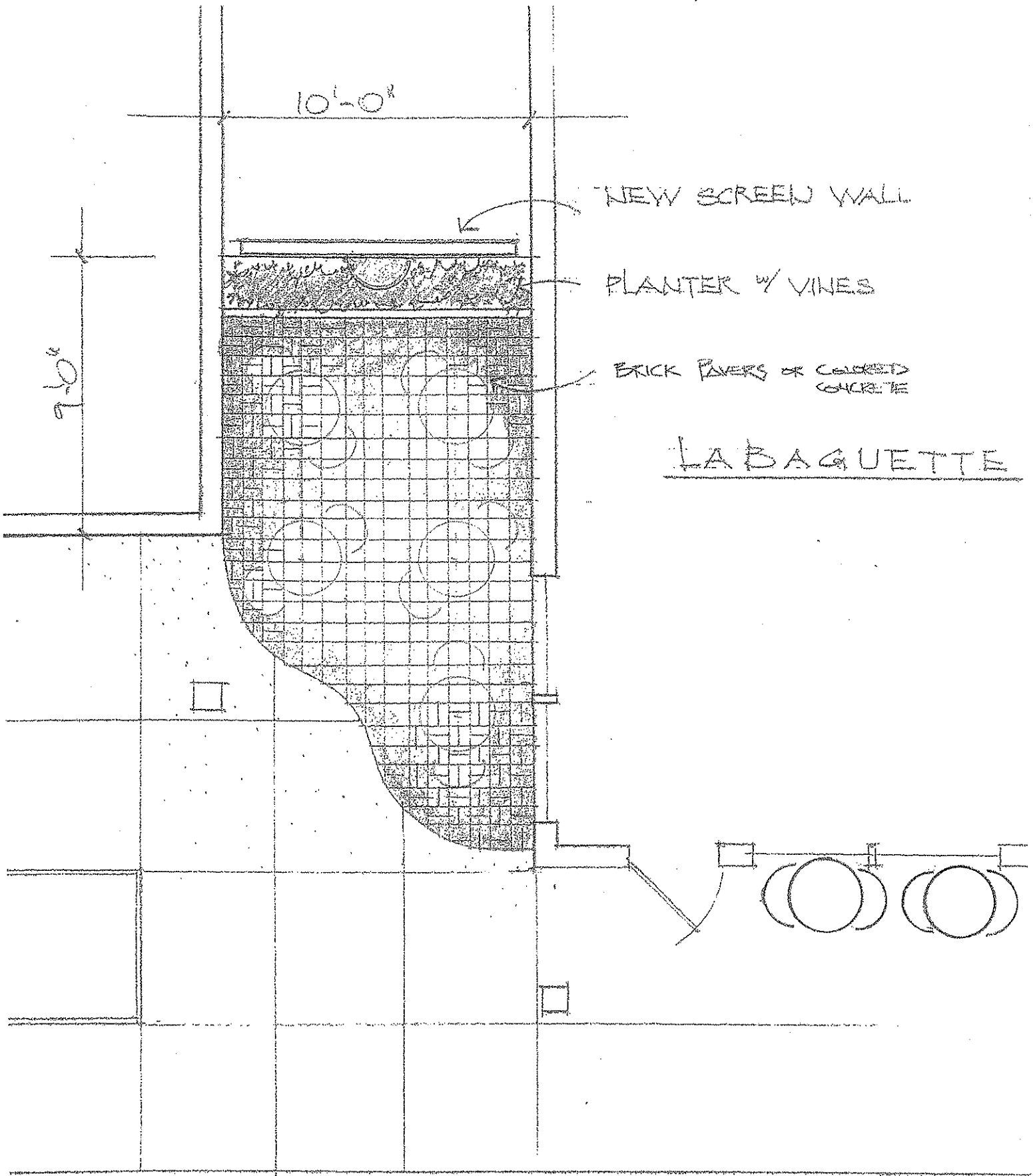
9'-0"

NEW SCREEN WALL

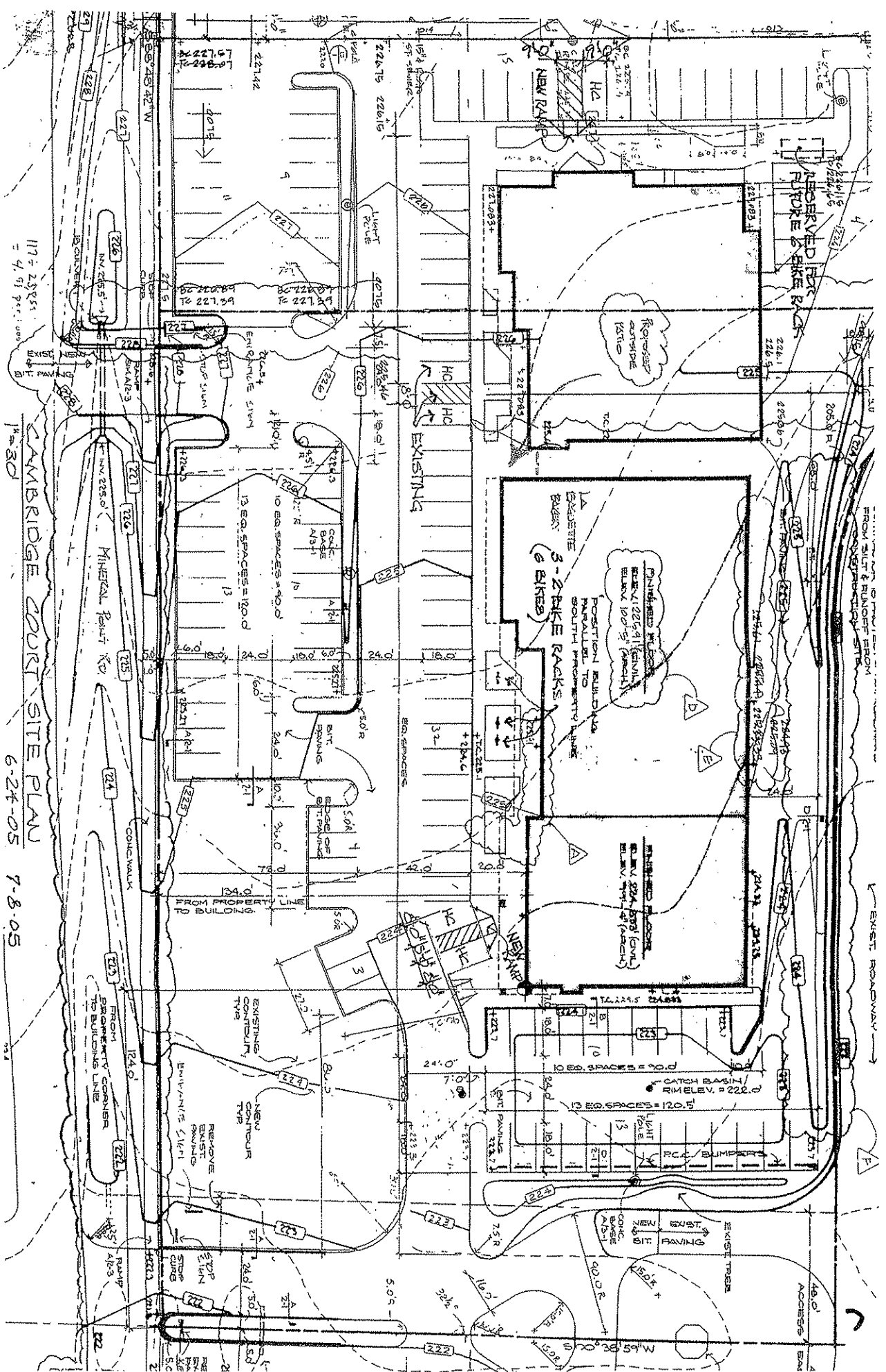
PLANTER w/ VINES

BRICK PAVERS or COLORED CONCRETE

LABAGUETTE



CAMBRIDGE COURT 1/4" = 1'-0"



CAMBRIDGE COURT SITE PLAN
 6-24-05 7-8-05

117 ± 25851
 = 4, 61 PAVED

FROM SILT & RUNOFF FROM
 OVERLOOKING STREET

FROM PROPERTY LINE
 TO BUILDING

FROM PROPERTY CORNER
 TO BUILDING LINE

REMOVE EXIST.
 PAVED AREAS

NEW CONTOUR
 EXISTING CONTOUR

RAILROAD CORNER
 TO BUILDING LINE

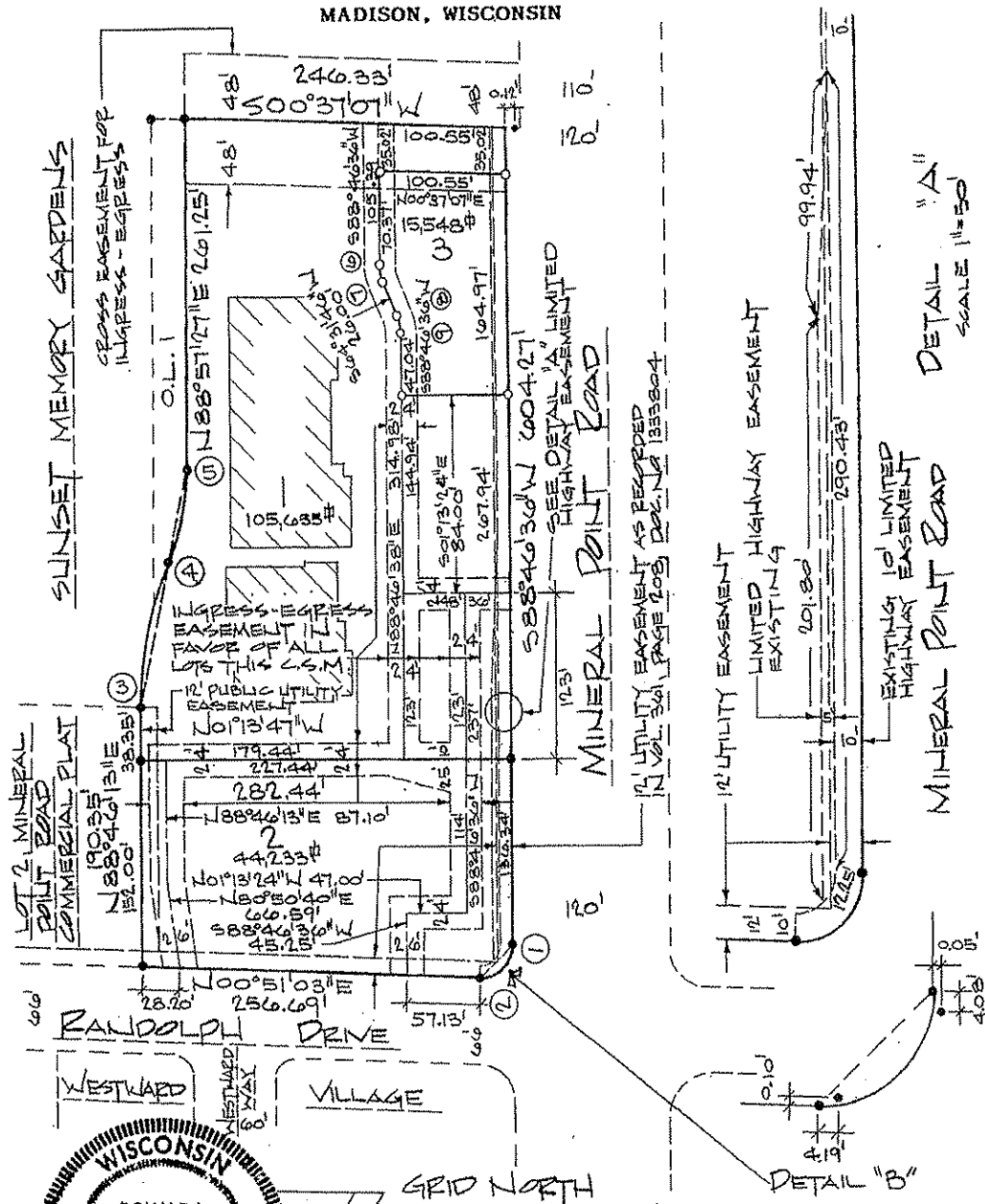
CONCRETE WALK

EXIST. ROADWAY

ACCESS

CERTIFIED SURVEY MAP
DONALD L. PAULSON
LAND SURVEYOR
MADISON, WISCONSIN

VOL 6051 PAGE 10



DETAIL "A"
SCALE 1"=50'

DETAIL "B"

SCALE 1"=100'
LEGEND
● IRON STAKE FOUND
○ IRON STAKE PLACED
7/8" x 24" 2.04 LB/FT.
[Hatched Box] BLDG. UNDER CONSTRUCTION

Flad Development & Investment Corp.
4200 University Avenue, Suite 2110
Madison, Wisconsin 53705
ARNOLD AND O'SHERIDAN, INC.
815 Forward Drive
Madison, Wisconsin 53711
82237-C-6
AUGUST 13, 1984

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON ACCORDING TO THE DESCRIPTION FURNISHED AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION OF THE LOT LINES THEREOF AND I HAVE COMPLIED WITH SECTION 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN.

Madison, Wisconsin Donald L. Paulson
Donald L. Paulson S-728

CERTIFIED SURVEY MAP
No. 4463
DOCUMENT NO. 1849188
Sheet 1 of 2

-162-

600

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