



Location  
660 West Washington Avenue

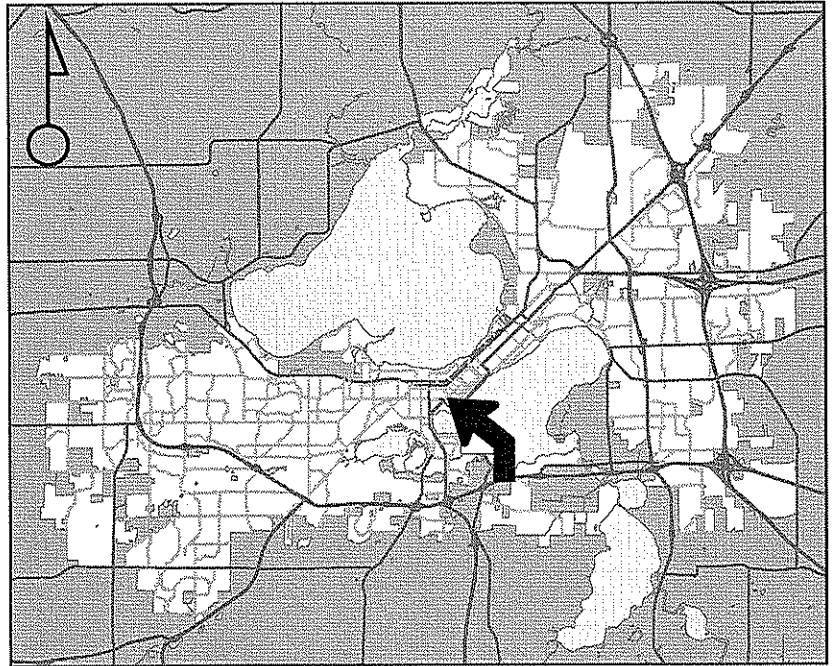
Project Name  
Outdoor Eating Area

Applicant  
City Station Associates Limited Partnership/  
David Kaul - The Alexander Company

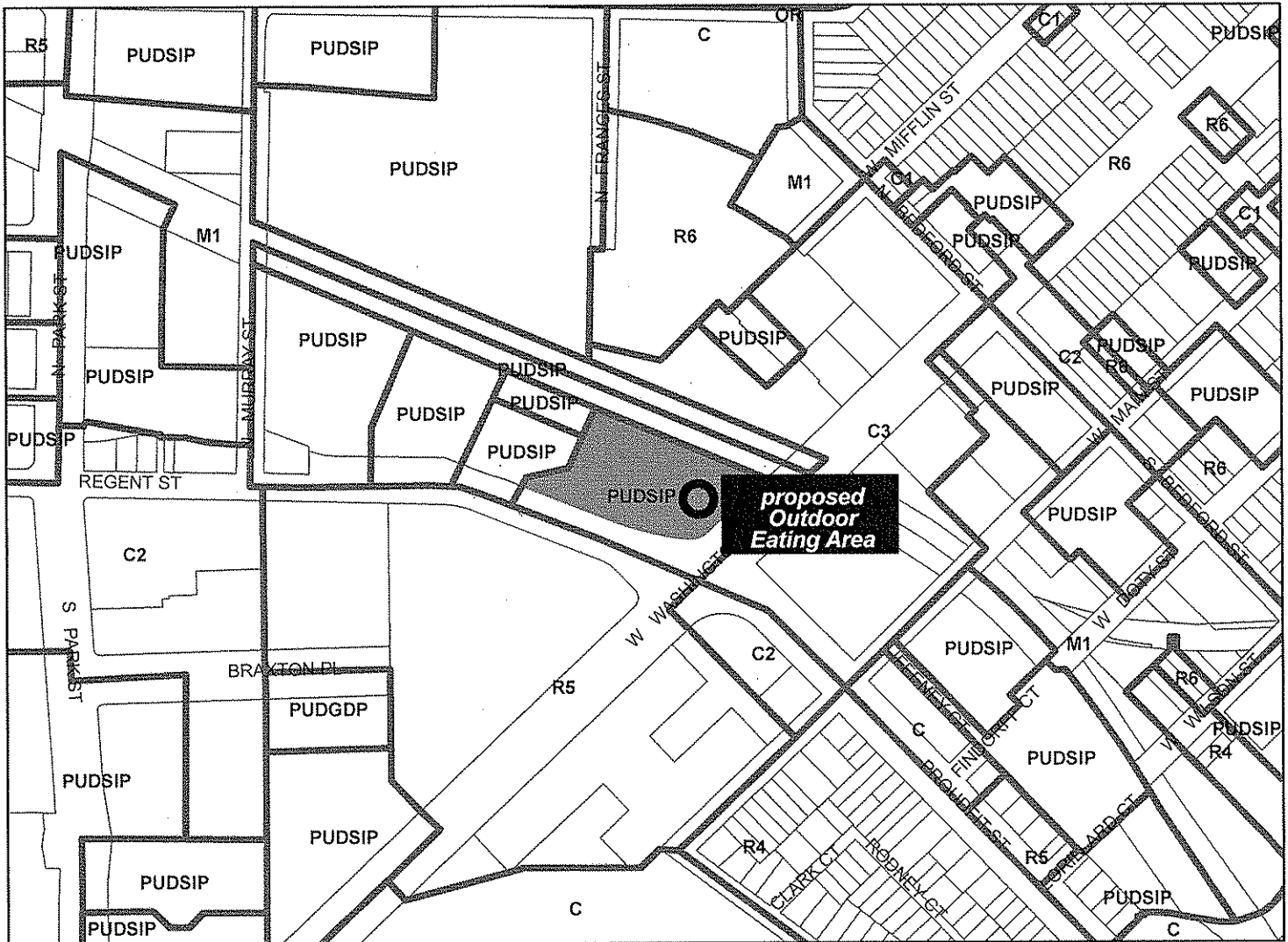
Existing Use  
Multi-Tenant Commercial Building

Proposed Use  
PUD Alteration to Allow Outdoor  
Eating Area for Restaurant

Public Hearing Date  
Plan Commission  
04 October 2010

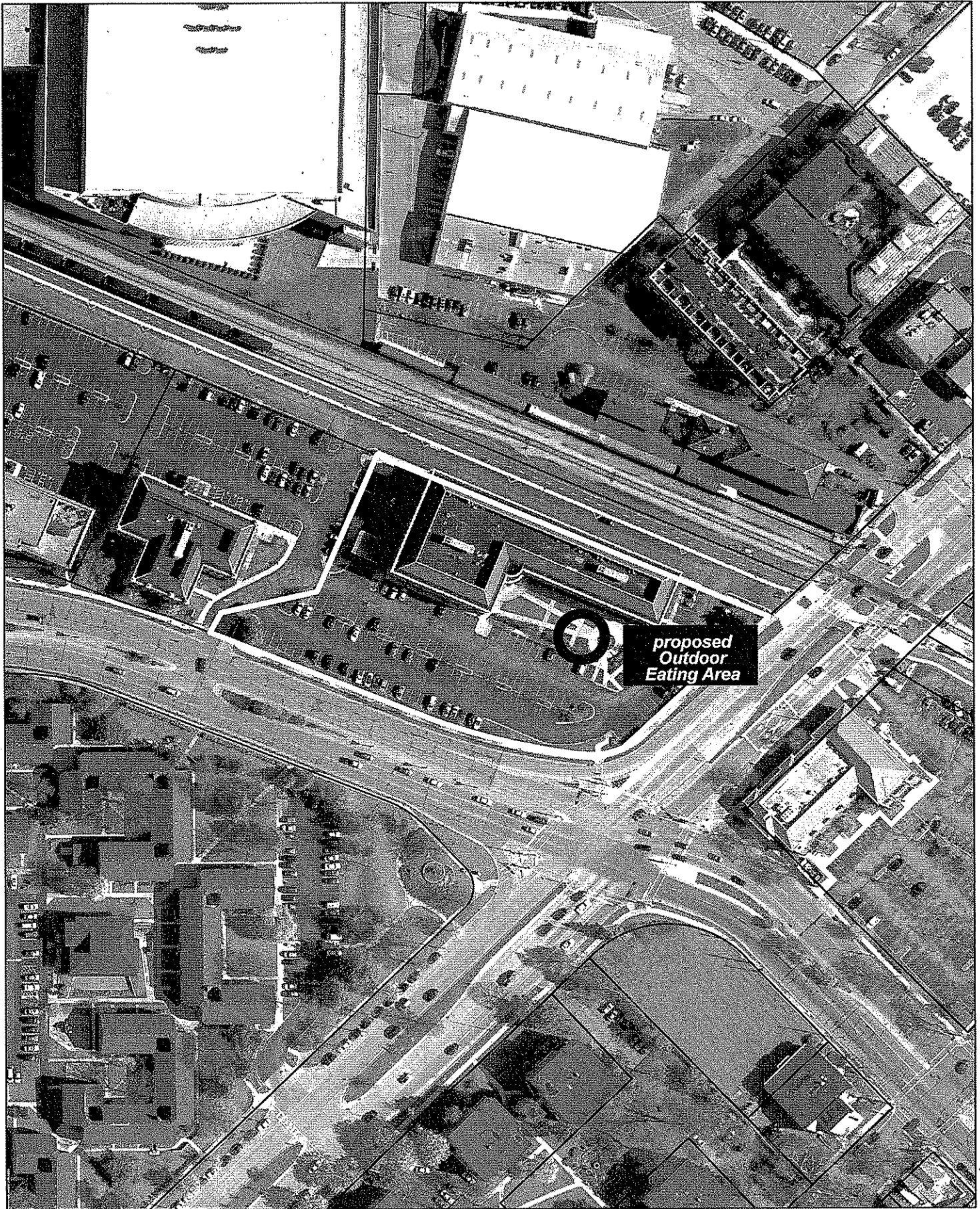


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 September 2010





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550.<sup>00</sup></u> Receipt No. <u>112950</u>
Date Received	<u>8/19/10</u>
Received By	<u>PRA.</u>
Parcel No.	<u>0709-232-3004-2</u>
Aldermanic District	<u>4 MIKE VERVEER</u>
GQ	<u>SIP</u>
Zoning District	<u>PUPSIP</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input 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 type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 660 West Washington Project Area in Acres: \_\_\_\_\_

Project Title (if any): \_\_\_\_\_

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>PUD ALTERATION</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID KAUL Company: THE ALEXANDER COMPANY  
Street Address: 145 E. BADGER ROAD City/State: MADISON WI Zip: 53713  
Telephone: (608) 268-8128 Fax: (608) 258 5599 Email: DNK@ALEXANDERCOMPANY.COM

Project Contact Person: DAVID KAUL Company: ALEXANDER CO.  
Street Address: SAME City/State: SAME Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): CITY STATION ASSOCIATES LIMITED PARTNERSHIP  
Street Address: 145 E. BADGER RD City/State: MADISON WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: THIS APPLICATION IS FOR ADDING AN OUTDOOR SEATING AREA AND OTHER MINOR CHANGES TO THE SITE PLAN OF AN EXISTING BUILDING

Development Schedule: Commencement UPON APPROVAL Completion 6 WEEKS 5

**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:** \$ 330 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: \_\_\_\_\_ *Plan, which recommends:* \_\_\_\_\_ *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:

\_\_\_\_\_

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

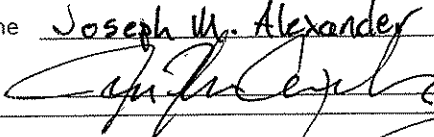
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

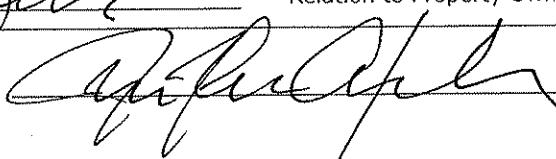
Planning Staff: KEVIN FIRCHOW Date: 8/17/10 Zoning Staff: MATT TUCKER Date: 8/17/10

- 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 Joseph W. Alexander Date 8/18/10

Signature  Relation to Property Owner Managing Partner

Authorizing Signature of Property Owner  Date 8/18/10

8-18-2010  
Plan Commission Letter of Intent  
PUD Alteration for outdoor eating area  
660 West Washington Avenue  
Madison, Wisconsin

The Alexander Company intends to lease space to a major restaurant tenant (Panera Bread) in available space at 660 West Washington Avenue. The restaurant operator would like to use a portion of the existing plaza area at the front of the building for outdoor dining.

The dining area will contain up to 40 seats. The hours of operation will be between 6:00 a.m. and 11:00 p.m. No alcohol will be served.

The area will be lit from existing on site lighting. No additional lighting is planned at this time.

The area will be defined by a slightly raised planting bed, contained within a concrete curb. This will match the existing planter details found elsewhere on the site. New concrete slabs will be poured between existing concrete walks to provide a continuous slab within the planter.

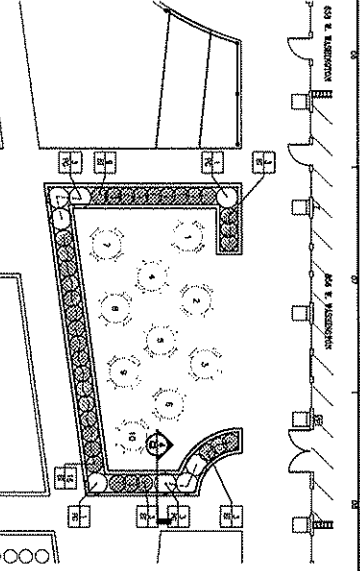
An existing "wave" bicycle rack will be removed and replaced with 3 Saris bicycle racks that meet the city standards. The bike rack will be relocated to accommodate the new seating area. One small ornamental tree will be removed for the new bike rack location.

The architect for this project is the Alexander Company  
The Landscape architect is JJR

The project will be completed in the fall of 2010

Contact Person:  
David Kaul  
The Alexander Company  
145 East Badger Road  
Madison WI 53713  
608-268-8128  
dnk@alexandercompany.com





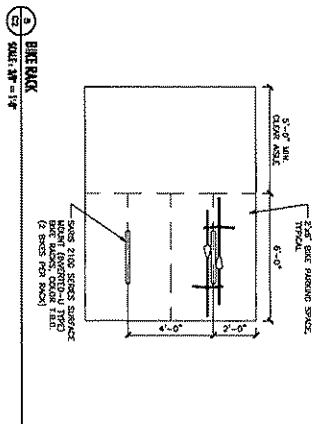
Material / Equipment Name	Quantity	Unit	Notes
1.000	1	EA	Existing Light Fixture
2.000	2	EA	New Concrete Sidewalk
3.000	3	EA	New 4" Concrete Sidewalk
4.000	4	EA	New 4" Concrete Sidewalk
5.000	5	EA	New 4" Concrete Sidewalk
6.000	6	EA	New 4" Concrete Sidewalk
7.000	7	EA	New 4" Concrete Sidewalk
8.000	8	EA	New 4" Concrete Sidewalk
9.000	9	EA	New 4" Concrete Sidewalk
10.000	10	EA	New 4" Concrete Sidewalk

**PLAZA DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**PLAZA LANDSCAPE & FURNITURE PLAN**  
SCALE: 1/8" = 1'-0"



**PLANTER DETAIL**  
SCALE: 1/8" = 1'-0"



**PLAZA IMPROVEMENTS PLAN**  
SCALE: 1/8" = 1'-0"

**BIKE RACK**  
SCALE: 1/8" = 1'-0"



**PRELIMINARY**  
FOR INFORMATION PURPOSES  
NOT FOR CONSTRUCTION

DATE: 08/11/2011  
PROJECT # 001-000

PANERA  
CITY STATION  
655 W WASHINGTON AVE  
MANASSAS, VA

**C2**  
PLAZA SITE PLAN

