



Location  
322 West Johnson Street

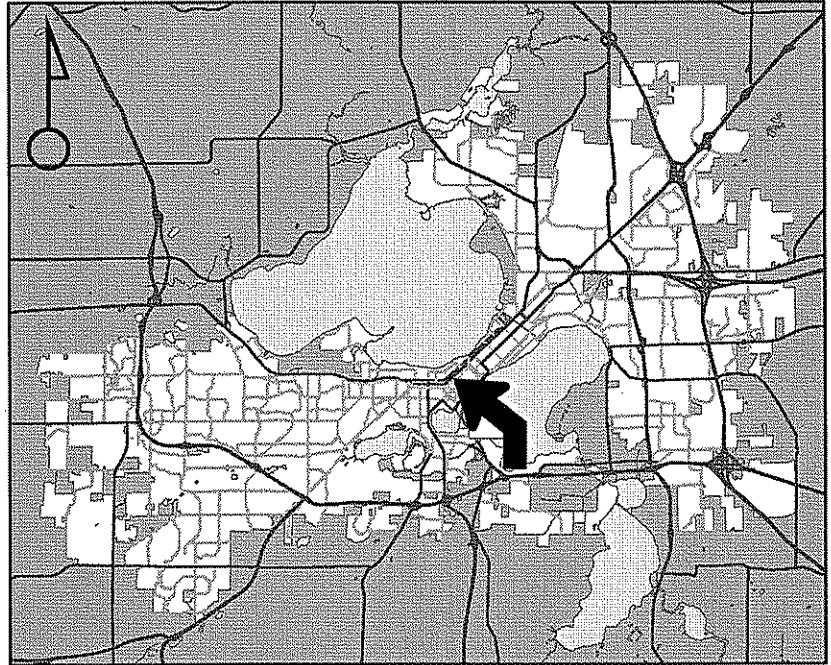
Project Name  
322 West Johnson Street

Applicant  
Fred Mohs - MOHS, BRAND & MCCAUGHEY/  
Arlan Kay - Architecture Network, Inc

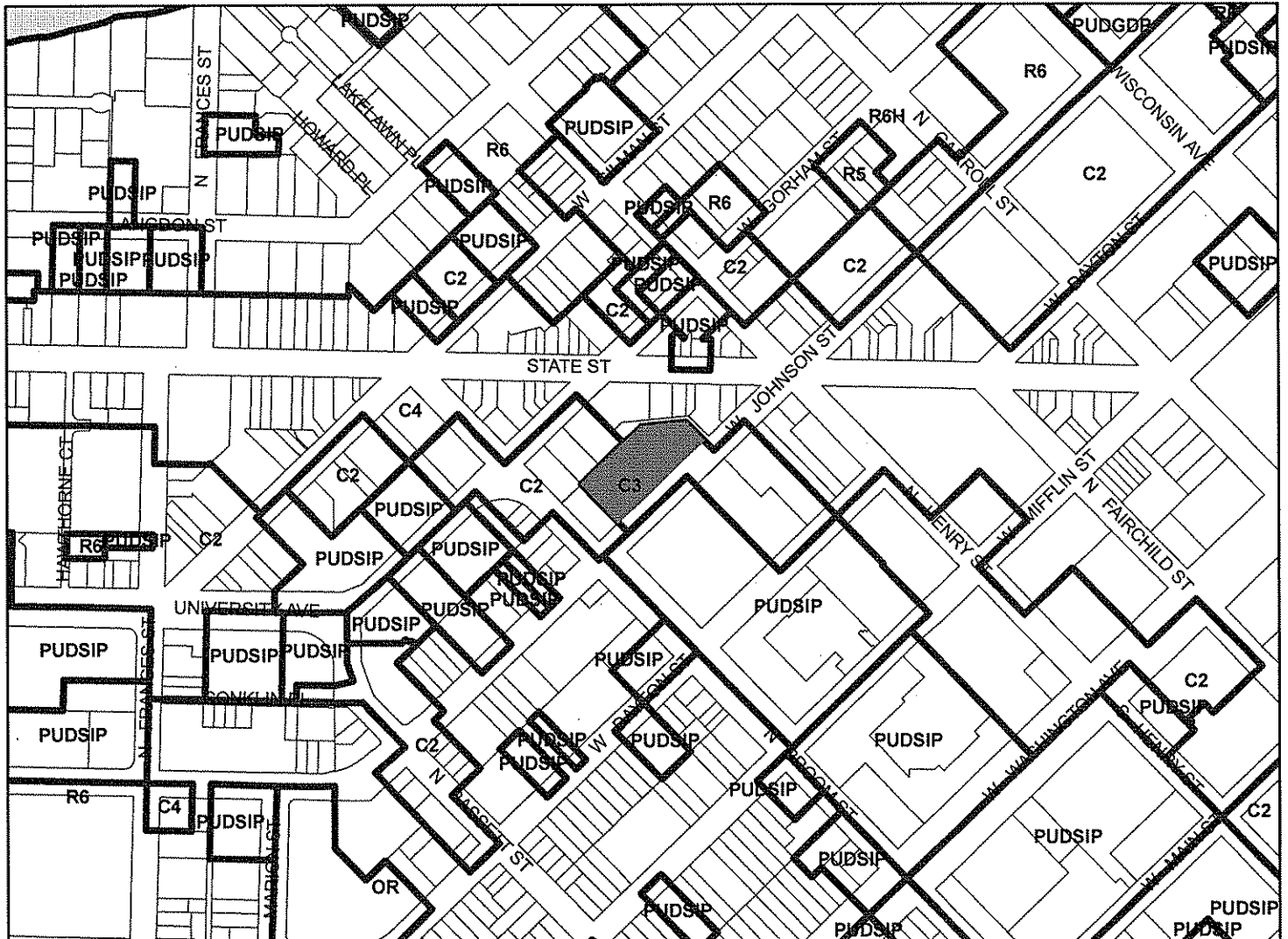
Existing Use  
Former Restuarant and Bar

Proposed Use  
Outdoor Eating Area for Logans  
Restaurant and Bar

Public Hearing Date  
Plan Commission  
18 May 2009



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 99100  
 Date Received 4/1/09  
 Received By APF  
 Parcel No. 0709-231-0314-0  
 Aldermanic District 4-Varveer  
 GQ CV  
 Zoning District C3  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets  Zoning Text \_\_\_\_\_  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued 4/1/09

**1. Project Address:** 322 West Johnson Street **Project Area in Acres:** \_\_\_\_\_  
**Project Title (if any):** 322 West Johnson Street

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Fred Mohs Company: MOHS, BRAND, & MCCAUGHEY  
 Street Address: 2 E MIFFLIN ST STE 901 City/State: Madison WI Zip: 537036  
 Telephone: (608) 256-1978 Fax: ( ) Email: fred@mmwp-law.com

Project Contact Person: Arlan Kay, Jason Ekstrom Company: Architecture Network Inc  
 Street Address: 116 E. Dayton St City/State: Madison WI Zip: 53703  
 Telephone: (608) 251.7515 Fax: (608) 251.7566 Email: Arlan\_archnet@tds.net

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolition of an existing wood deck.  
Construct a new outdoor dining area located in the existing parking lot with a capacity of 100.  
The new patio shall be constructed of 48" tall brick perimeter wall w/ 18" steel fencing above.

Development Schedule: Commencement Spring 2009 Completion Fall 2009

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

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

**Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:*  
Ald. Michael Verveer and Capitol Neighborhoods

*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 Counter and Planning Unit staff; note staff persons and date.

Planner Heather Stouder Date 31 March 09 | Zoning Staff PATRICK ANDERSON Date 3/31/09

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Arlan Kay AIA Architecture Network Date 31 March 2009

Signature *Arlan Kay* Relation to Property Owner Agent

Authorizing Signature of Property Owner *Patrick Anderson* Date 31 March 2009



architecture  
network, inc.

116 E. Dayton St.  
Madison, WI 53703

608.251.7515  
608.251.7566 FAX

31 March 2009

City of Madison Plan Commission  
215 Martin Luther King Jr., Blvd  
Madison, WI 53701

RE CONDITIONAL USE APPLICATION FOR OUTDOOR DINING  
322 W JOHNSON STREET

It is the intent of the new tenants to redevelop the space formerly occupied by the Angelic Brewery and convert it into a restaurant that will include an outdoor dining area adjacent to the existing building.

Joe and Jack Bendetti will operate the new restaurant and bar, Logans. The operating hours of the facility will be open for lunch and close at city ordinance for bar time. The outdoor dining for 100 people and will operate as weather permits and be open when the facility is open. The application has been reviewed and approved by the ALRC.

Logans will have up to 60 part and full time employees.

While no parking is required in the downtown district, thirteen total parking spaces will be provided which includes two handicapped spaces and two dedicated bicycle parking spaces.

The restaurant will occupy most of the first floor. The balance of the first floor is used by long time downtown business, Terry's Car Care, with the second floor used for storage and support of the auto repair shop.

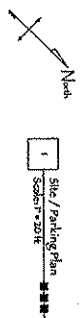
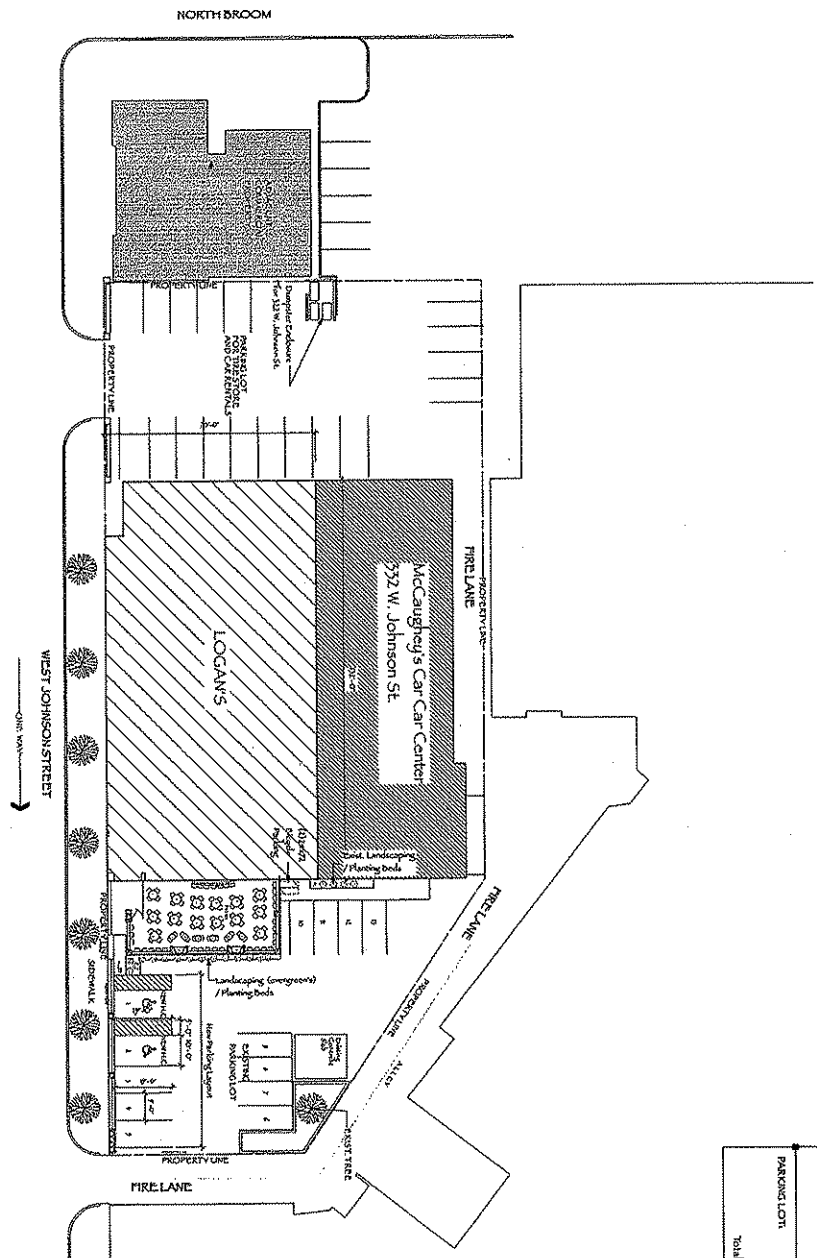
The restaurant is planned to open in August 2009.

If you have any questions, please do not hesitate to call.

Arlan Kay, AIA  
Architect

PROJECT DATA

LEGAL DESCRIPTION	Parcel 0929-20-019-0
CORNER DATA	LA 516 224.67 X 115'
Land Use Zone	C3 Service Two (see 1141 use table)
Construction	5b No Fire Sprinklers
FLOOR AREA	Total Gross Floor Area 6900 Sq. Ft. Total Interior Floor Area 7000 Sq. Ft.
PARKING LOT	1 Parking Stall 211 C Parking Stalls Total 11 Parking Stalls



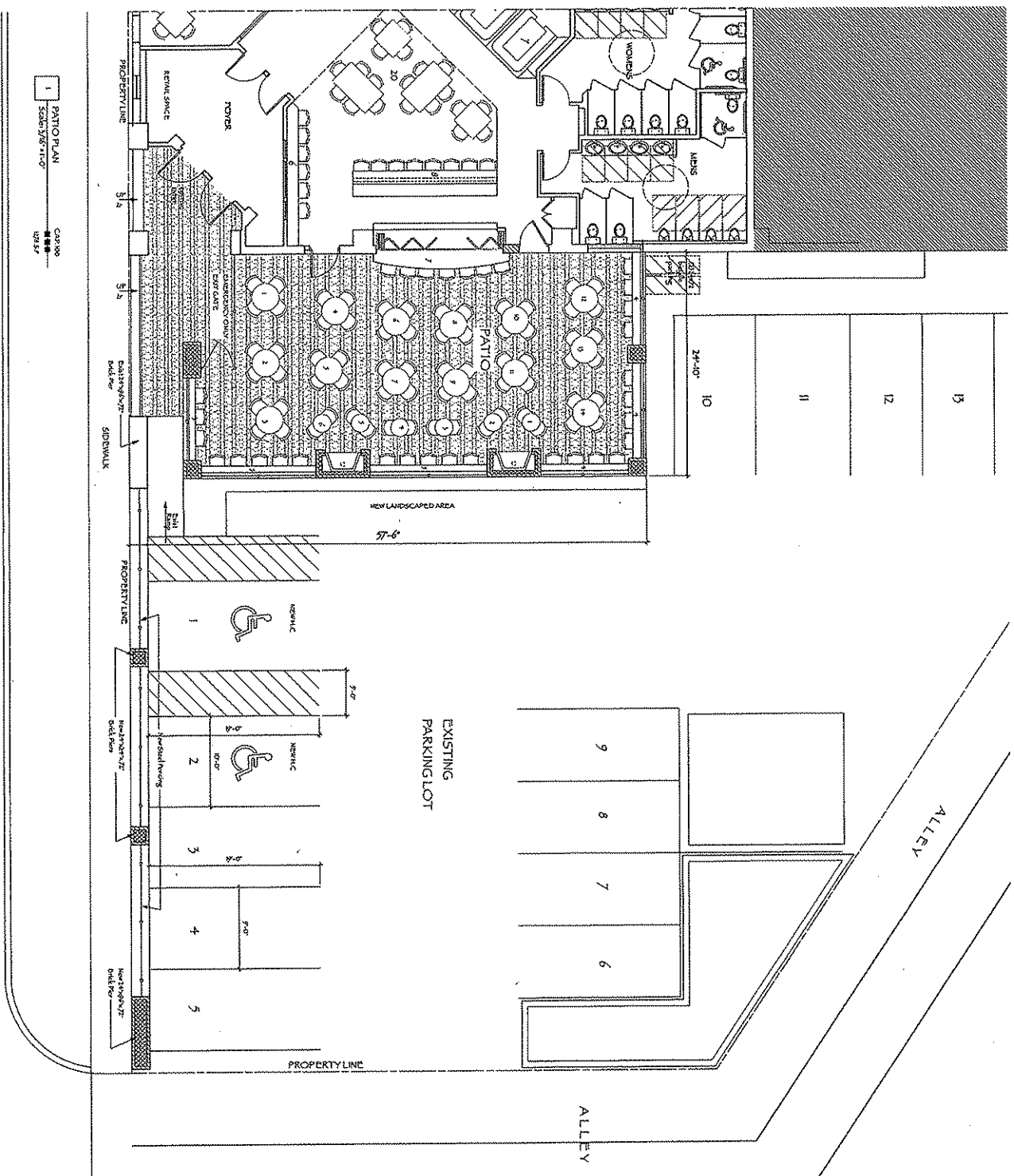
FOR  
 PROPOSED RE-ENTRY  
 706  
 LGGAN'S  
 MADISON

121 EAST DIGNON STREET  
 MADISON, WISCONSIN 53703  
 608.271.1000  
 WWW.ARCHITECTURENETWORK.COM

DATE: 10/10/2009  
 SCALE: AS SHOWN  
 PROJECT: Kegan  
 DRAWN BY: J.E. BROWN  
 CHECKED BY: J.E. BROWN

SP-1.0





1 PATIO PLAN  
 Scale: 1/8" = 1'-0"  
 DATE: 07/27

- ◇ CONSTRUCTION SET
  - ◇ PLANS/REVIEW SET
  - ◇ BID SET
  - ◇ NOT FOR CONSTRUCTION
  - ◇ NOT FOR CONSTRUCTION
  - ◇ NOT FOR CONSTRUCTION
  - ◇ NOT FOR CONSTRUCTION
  - ◇ NOT FOR CONSTRUCTION
- PROPOSED RESTAURANT  
 FOR  
**LOQANT'S**  
**MADISON**

DATE: 07/27

NO.	DATE	DESCRIPTION
1	07/27/07	CONSTRUCTION SET
2	07/27/07	PLANS/REVIEW SET
3	07/27/07	BID SET
4	07/27/07	NOT FOR CONSTRUCTION
5	07/27/07	NOT FOR CONSTRUCTION
6	07/27/07	NOT FOR CONSTRUCTION
7	07/27/07	NOT FOR CONSTRUCTION
8	07/27/07	NOT FOR CONSTRUCTION
9	07/27/07	NOT FOR CONSTRUCTION
10	07/27/07	NOT FOR CONSTRUCTION
11	07/27/07	NOT FOR CONSTRUCTION
12	07/27/07	NOT FOR CONSTRUCTION
13	07/27/07	NOT FOR CONSTRUCTION
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15	07/27/07	NOT FOR CONSTRUCTION

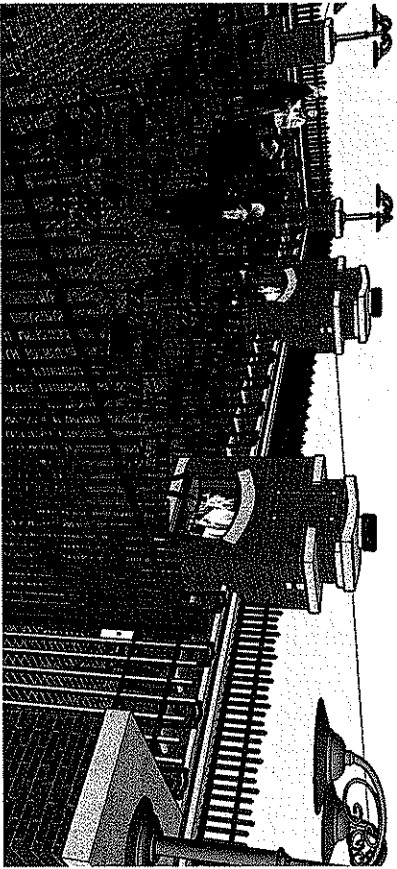
PROJECT: LOQANT'S RESTAURANT  
 CLIENT: LOQANT'S RESTAURANT  
 ARCHITECT: ARCHITECTURE NETWORK, INC.

PROPOSED PATIO PLAN





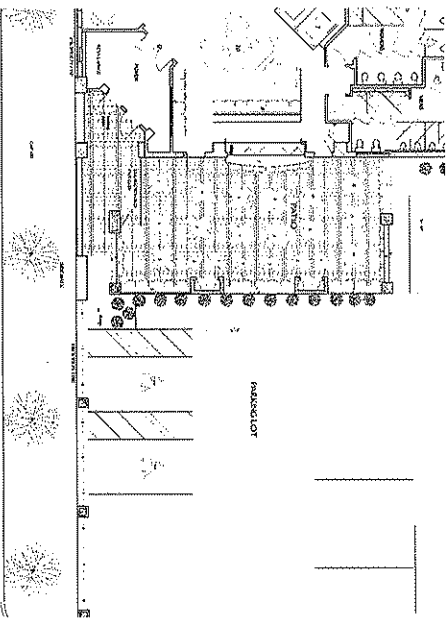
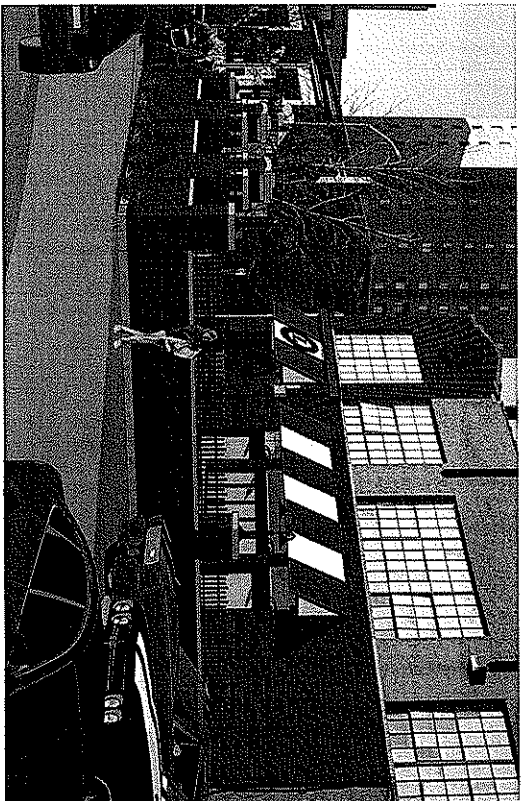




PATIO IMAGE 1



PATIO IMAGE 2



PATIO / PARKING LOT  
KEY PLAN

# LOGAN'S

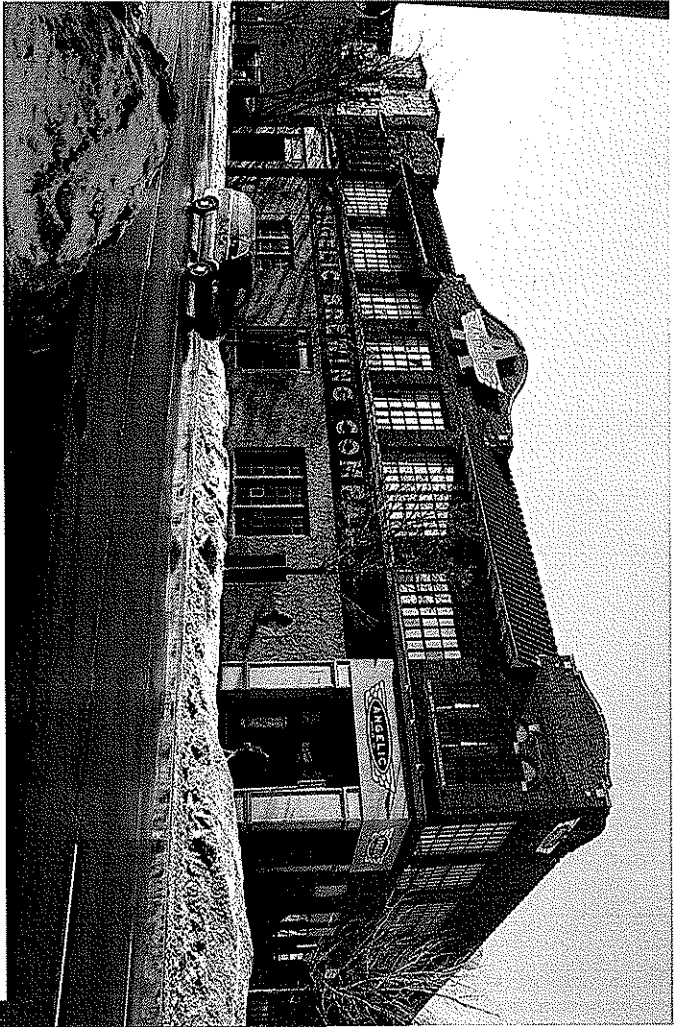
RESTAURANT

333 • W. JOHNSON STREET • MADISON, WI

architecture  
network, inc.

116 East Dayton Street  
Madison, WI 53703  
www.architecture-network.net

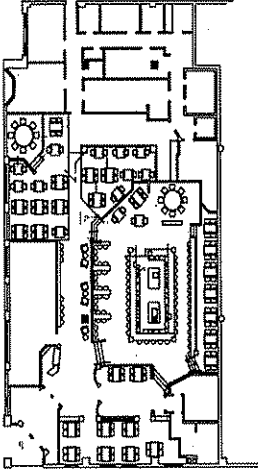
85794  
16.7.MARCH 2013



EXISTING FRONT ELEVATION  
WEST JOHNSON STREET



EXISTING SIDE ELEVATION  
PARKING LOT



EXISTING FLOOR PLAN

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NSP14  
16 JANUARY 2009

**LOGAN'S**

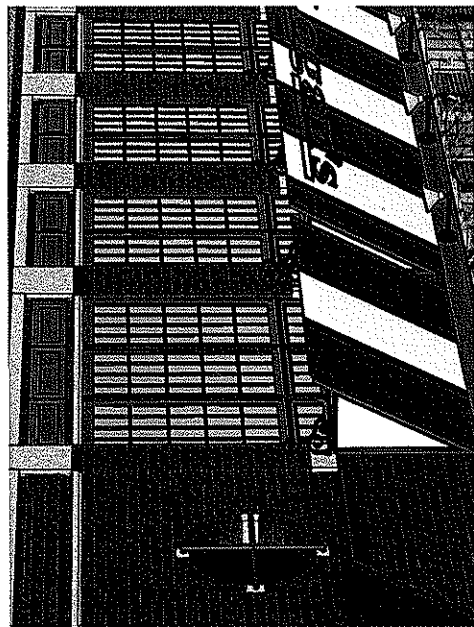
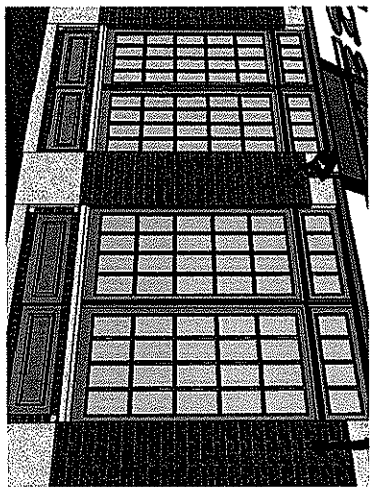
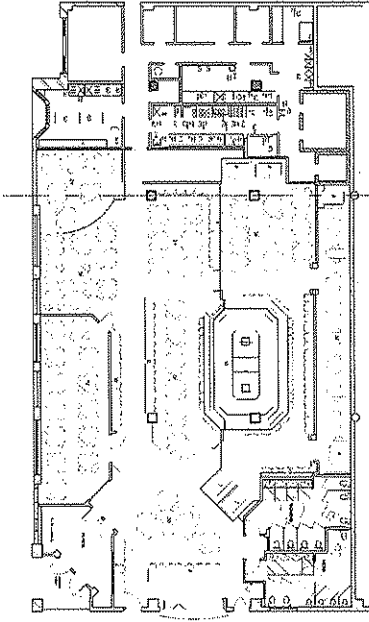
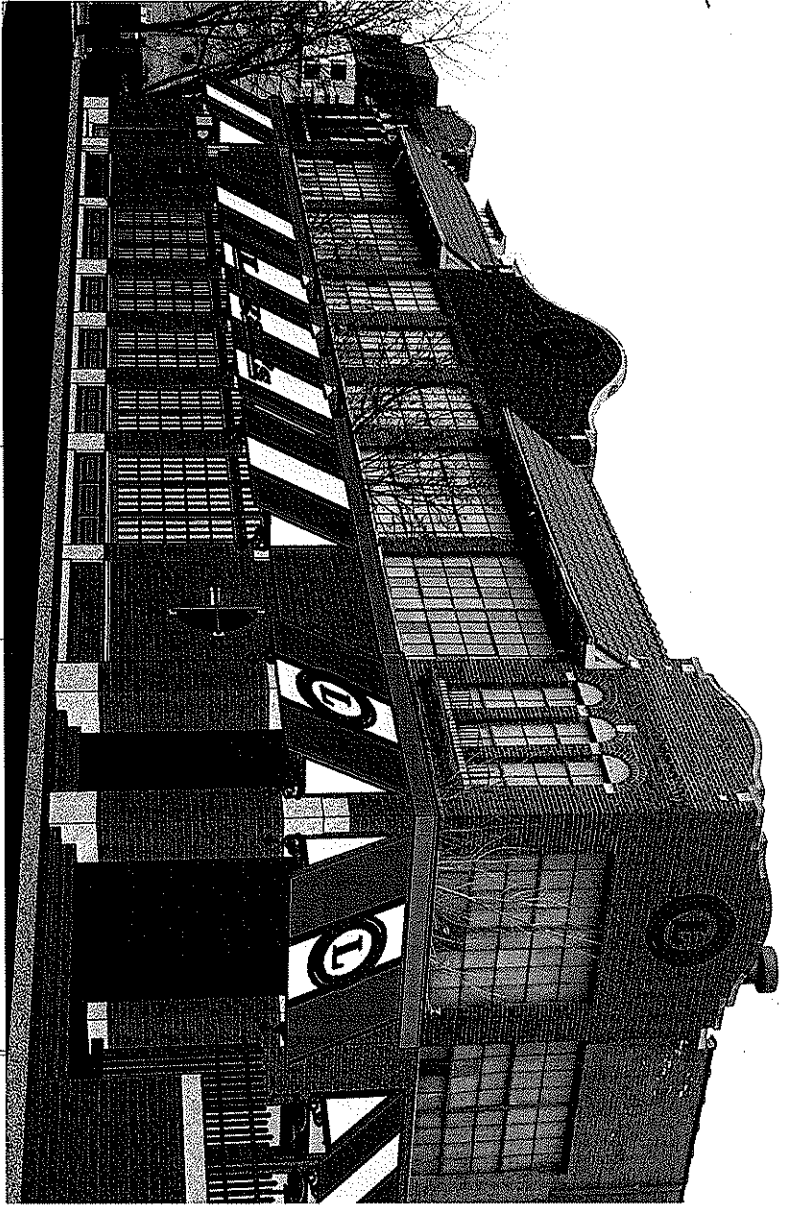
*RESTAURANT*

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1.618.803.3189



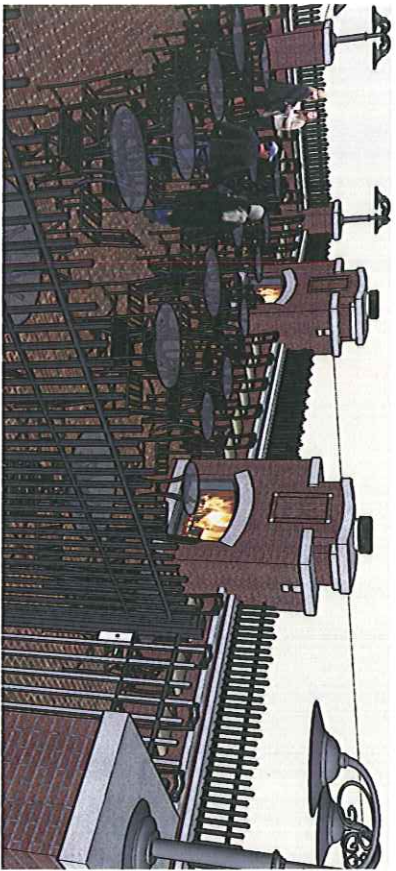
# LOGAN'S

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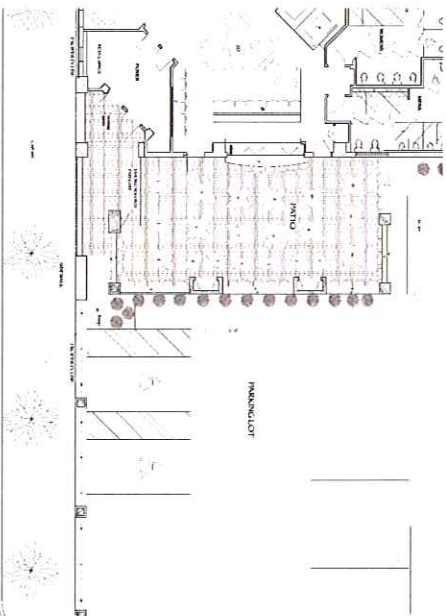
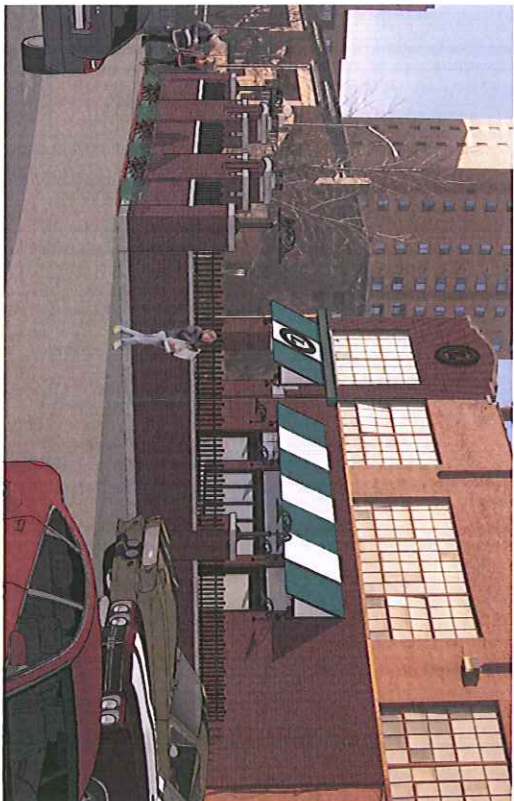




PATIO IMAGE 1



PATIO IMAGE 2



PATIO / PARKING LOT  
KEY PLAN

# LOGAN'S

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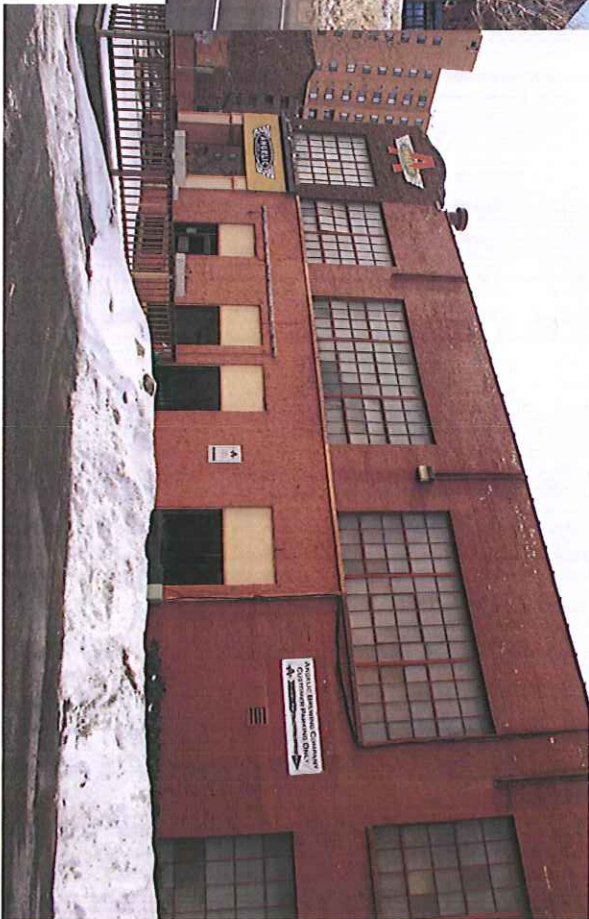
116 East Dargatzis Street  
Madison, WI 53703  
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RP291  
1.6.2009 2009

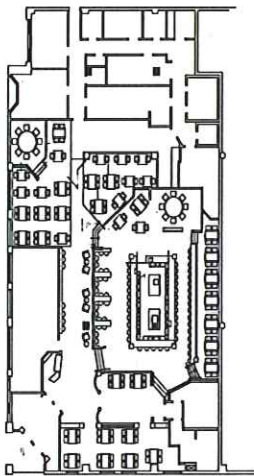




EXISTING FRONT ELEVATION  
WEST JOHNSON STREET



EXISTING SIDE ELEVATION  
PARKING LOT



EXISTING FLOOR PLAN

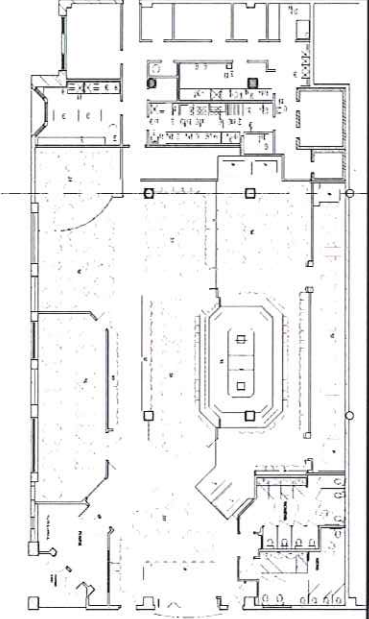
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Madison, VT 5793  
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14 THRU 2999

# LOGAN'S

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 14 FEBRU 2009

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