



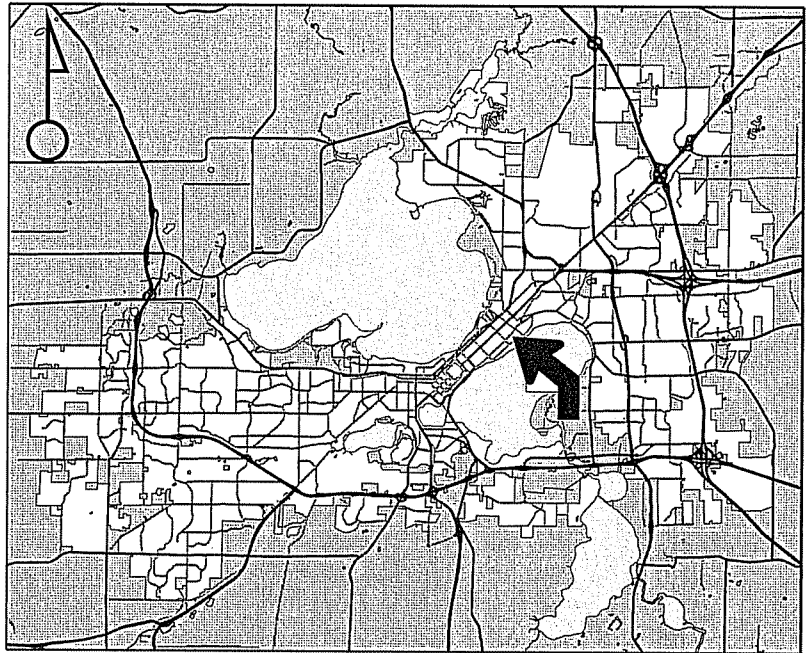
Location
1402 Williamson Street

Applicant
Steve Silverberg – FPB Enterprises/
Jim Glueck – Glueck Architects

Existing Use
Retail building

Proposed Use
Establish outdoor eating area
and operate wholesale/retail
bakery with 8 or more employees

Public Hearing Date
Plan Commission
20 August 2012

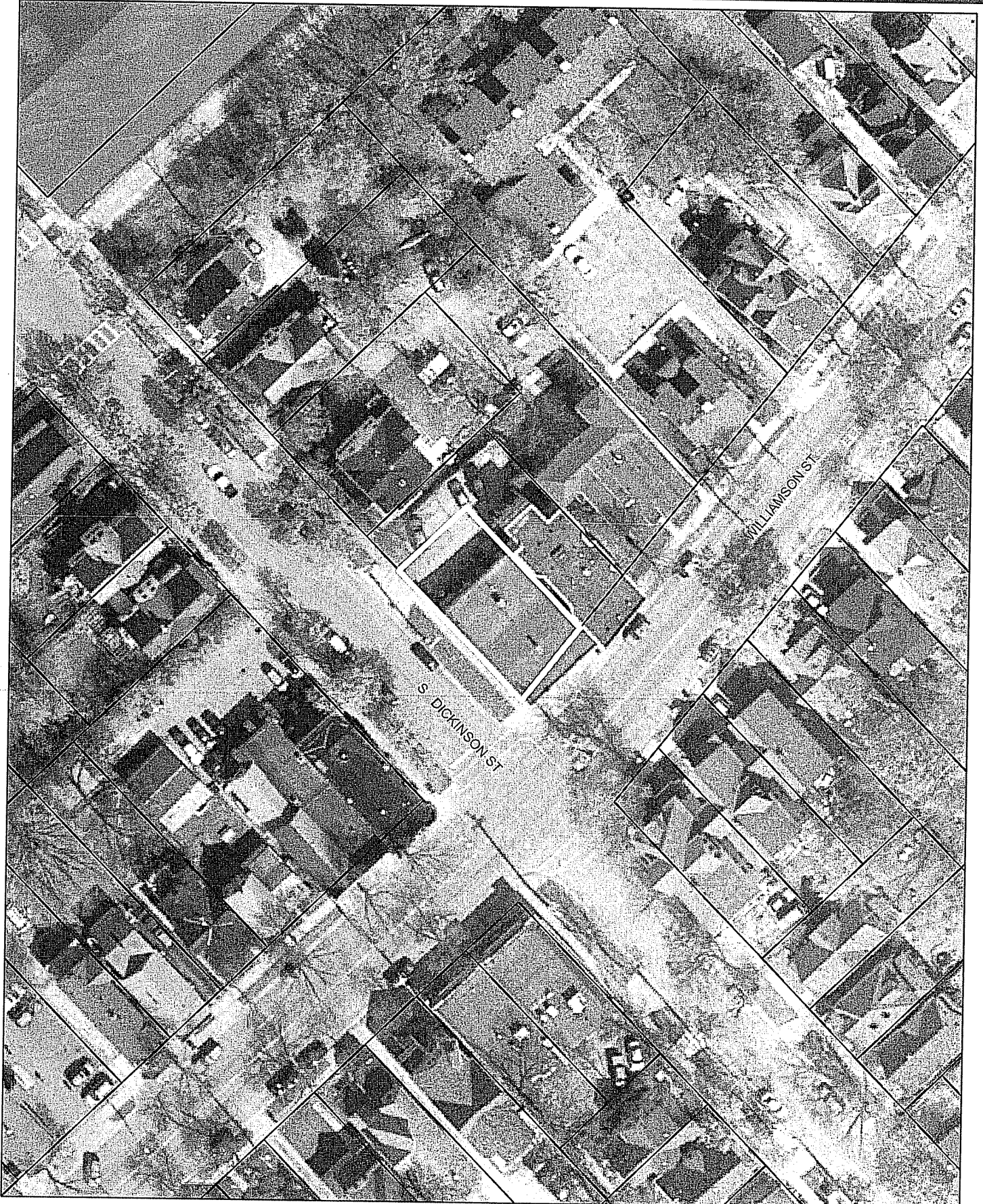


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 August 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.

JR OFFICE USE ONLY:	
Amt. Paid	\$ 650 Receipt No. 133665
Date Received	7/18/12
Received By	JLK
Parcel No.	0710-072-1404-3
Aldermanic District	6-Marsha Runnve
GQ	Hist TL
Zoning District	C2-Hist TL
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text NA <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	7/18/12

1. Project Address: 1402 WILLIAMSON STREET Project Area in Acres: 0.083

Project Title (if any): BATCH BAKEHOUSE

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.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<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: IAN GURFIELD Company: BATCH BAKEHOUSE INC.

Street Address: 1511 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703

Telephone: (608) 257-1652 Fax: () Email: IGURFIELD@GMAIL.COM

Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS

Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703

Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net

Property Owner (if not applicant): STEVE SILVERBERG / FPB ENTERPRISES LLC

Street Address: 448 W. WASHINGTON AVE #102 City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONVERSION OF EXISTING RETAIL STORE TO USE AS WHOLESALE/RETAIL/PRODUCTION ARTISANAL BAKERY

Development Schedule: Commencement OCT 2012 Completion DEC 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: \$ 550** 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:

- N/A 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.
- N/A **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-SCHUNK-ATWOOD NEIGHBORHOOD Plan, which recommends: COMMERCIAL OR MIXED COMMERCIAL/RESIDENTIAL USES 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:
MARSHA RUMMEL, MARQUETTE NEIGH. ASSOC. JUNE 15, 2012

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: (BY MATT TUCKER) Date: JUN 13, 2012 Zoning Staff: MATT TUCKER Date: JUN 13, 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 JIM GLUECK Date 7/17/12
 Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 7/17/2012

July 18, 2012

Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI. 53701

RE: Letter of Intent – Conditional Use
1402 Williamson Street
Madison, Wisconsin

Our proposed project entails the use of the existing commercial building at this address as a bakery, with both wholesale and retail functions. We also are proposing to have outdoor seating. To make this possible, we are requesting a Conditional Use. Zoning is C-2. The property is located in the Third Lake Ridge Historic District, which is within Aldermanic District 6. The alderperson is Marsha Rummel. Current use is a retail bicycle shop.

We have spoken with the alder and with neighbors and plan to continue to keep them informed as the project develops.

The project will begin construction in October 2012 and will be ready for occupancy in December 2012.

Lot is 3608 square feet.
Building has a 2640 square foot footprint.

Proposed Usage:

Bakery (production)

Retail sales

Seating area: interior, 12 persons; exterior, 8 persons

8 employees (FTE)

Hours of operation:

Production from 9 pm to 11 am

Retail from 7 am to 6 pm Tue thru Fri, from 7 am to 3 pm Sat and Sun

Parking:

0 spaces total 1 loading area, existing (see site plan)

2 surface spaces for bikes

Development Team:

Owner/Proprietor:

Ian Gurfield
Batch Bakehouse Inc.
1511 Williamson Street
Madison, WI. 53703
257-1652

Building Owner:

Steve Silverberg
FPB Enterprises LLC
c/o Housing Resource Group
448 West Washington Avenue
Madison, WI. 53703
258-8289

Architect:

Jim Glueck
Glueck Architects LLC
116 North Few Street
Madison, WI 53703
251-2551, 251-2550 FAX

General Contractor:

Not Selected

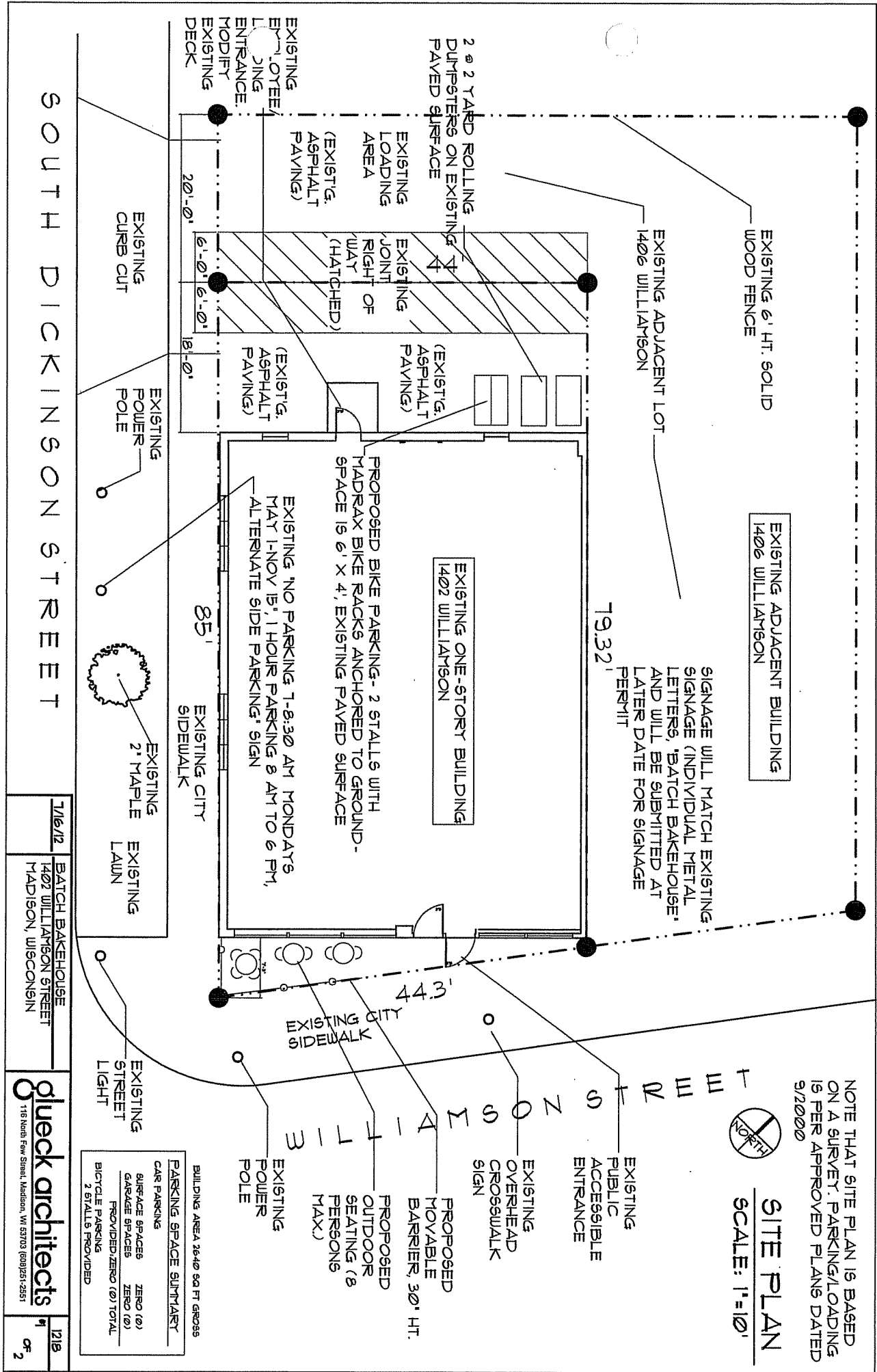
LEGAL DESCRIPTION

Original Plat, also known as Farwell's Replat, Block 227, SW 44 feet of SE 65 feet of Lot 1.

Tax Parcel Number 0710-0721-4043

Exhibit A

See attached drawings, including site plan and building plan.



SITE PLAN
SCALE: 1"=10'

NOTE THAT SITE PLAN IS BASED ON A SURVEY. PARKING/LOADING IS PER APPROVED PLANS DATED 9/2000

SOUTH DICKINSON STREET

7/6/12
BATCH BAKEHOUSE
1402 WILLIAMSON STREET
MADISON, WISCONSIN

duck architects
116 North First Street, Madison, WI 53703 (608)251-2557

12/8
OF 2

BUILDING AREA 2640 SQ. FT. GROSS

PARKING SPACE SUMMARY	
CAR PARKING	
SURFACE SPACES	ZERO (0)
GAZEBO SPACES	ZERO (0)
PROVIDED/ZERO (0) TOTAL	
BICYCLE PARKING	
2 BTTALS PROVIDED	

EXISTING CITY SIDEWALK
44.3'

EXISTING STREET LIGHT

EXISTING LAUN
EXISTING 2" MAPLE

EXISTING POWER POLE

EXISTING CURB CUT

EXISTING DECK
MODIFY EXISTING
ENTRANCE
L.OYEE
EXISTING

EXISTING POWER POLE

PROPOSED OUTDOOR SEATING (8 PERSONS MAX.)

PROPOSED MOVABLE BARRIER, 30' HT.

EXISTING OVERHEAD CROSSEWALK SIGN

EXISTING PUBLIC ACCESSIBLE ENTRANCE

EXISTING CITY SIDEWALK

EXISTING 'NO PARKING 1-8:30 AM MONDAYS, MAY 1-NOV 15', 1 HOUR PARKING 8 AM TO 6 PM, ALTERNATE SIDE PARKING' SIGN

EXISTING 'NO PARKING 1-8:30 AM MONDAYS, MAY 1-NOV 15', 1 HOUR PARKING 8 AM TO 6 PM, ALTERNATE SIDE PARKING' SIGN

PROPOSED BIKE PARKING - 2 STALLS WITH MADRAX BIKE RACKS ANCHORED TO GROUND - SPACE IS 6' X 4', EXISTING PAVED SURFACE

EXISTING ONE-STORY BUILDING
1402 WILLIAMSON

19.32'

SIGNAGE WILL MATCH EXISTING SIGNAGE (INDIVIDUAL METAL LETTERS, 'BATCH BAKEHOUSE' AND WILL BE SUBMITTED AT LATER DATE FOR SIGNAGE PERMIT

EXISTING ADJACENT BUILDING
1406 WILLIAMSON

EXISTING 6' HT. SOLID WOOD FENCE

EXISTING ADJACENT LOT
1406 WILLIAMSON

2 @ 2 YARD ROLLING DUMPSTERS ON EXISTING PAVED SURFACE

EXISTING LOADING AREA (EXISTING ASPHALT PAVING)

EXISTING JOINT RIGHT OF WAY (HATCHED)

(EXISTING ASPHALT PAVING)

(EXISTING ASPHALT PAVING)

20'-0"

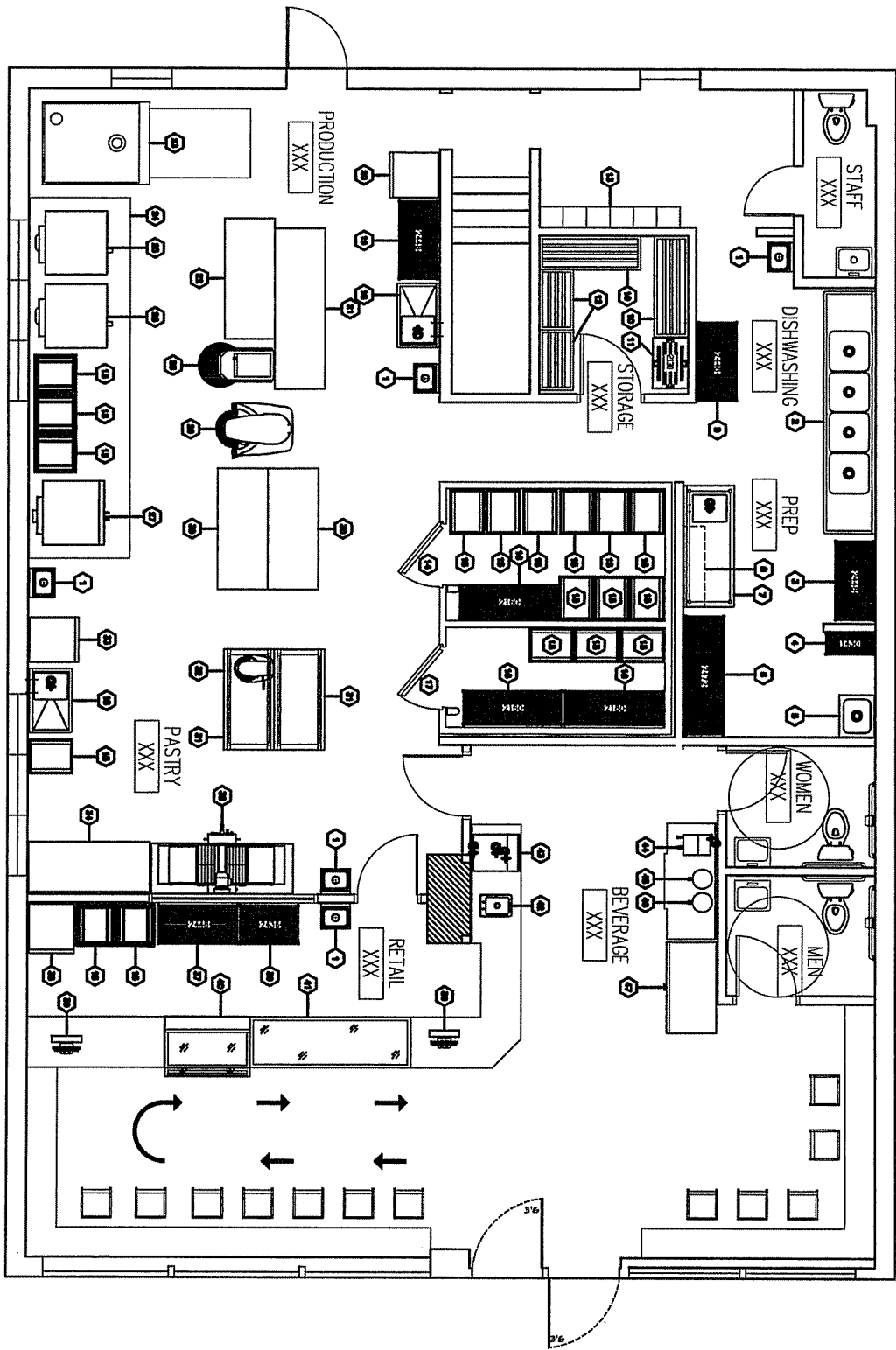
6'-0"

6'-0"

18'-0"

85'

EXISTING CITY SIDEWALK



FLOOR PLAN CONCEPT

SCALE: 3/16"=1'-0"

