



Location
240 West Gilman Street

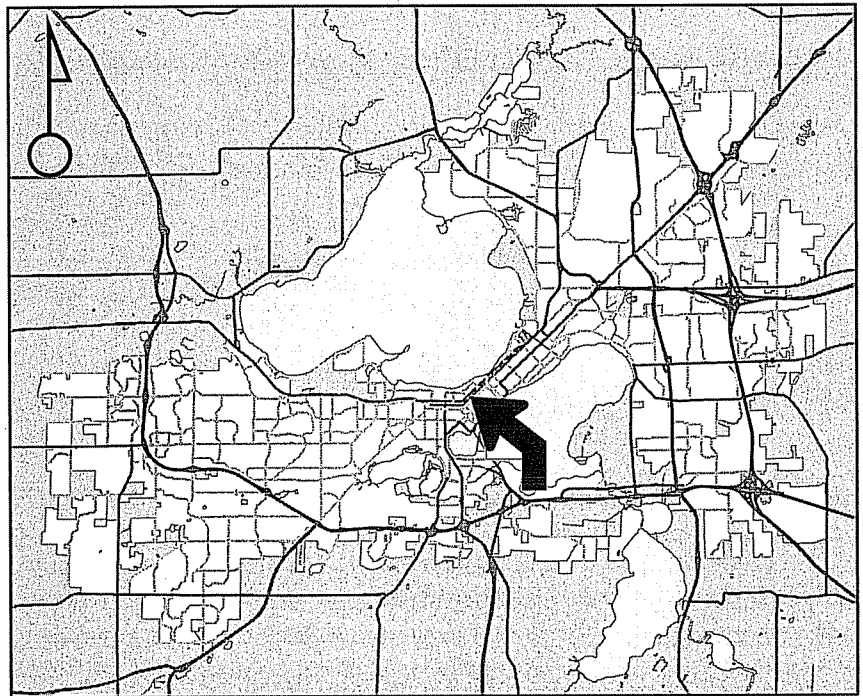
Project Name
Samba Brazilian Grill

Applicant
Jongyeon Lee - Samba, LLC/
Melissa Destree - Destree Design Architects

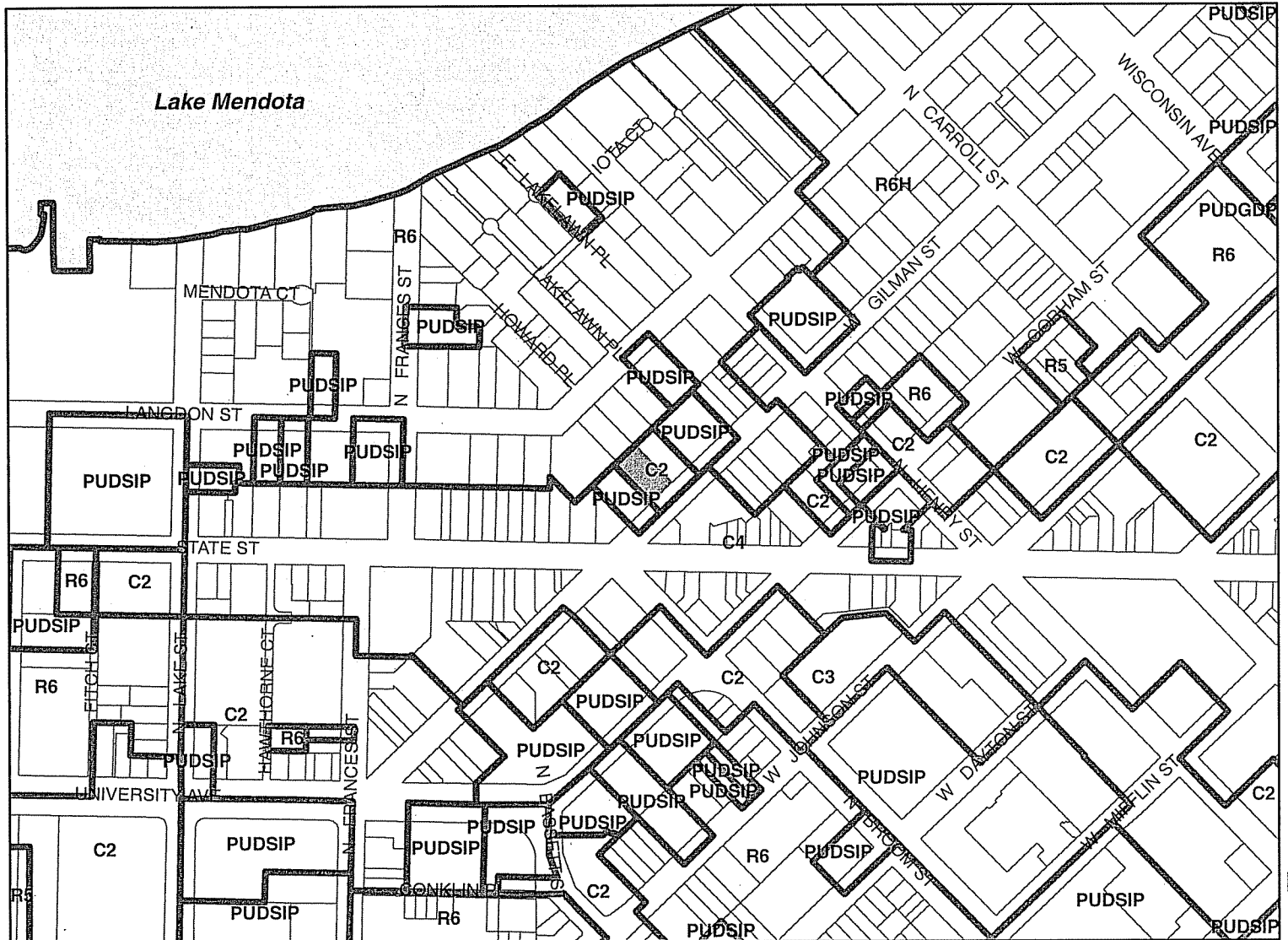
Existing Use
Commercial Space for Future Restaurant

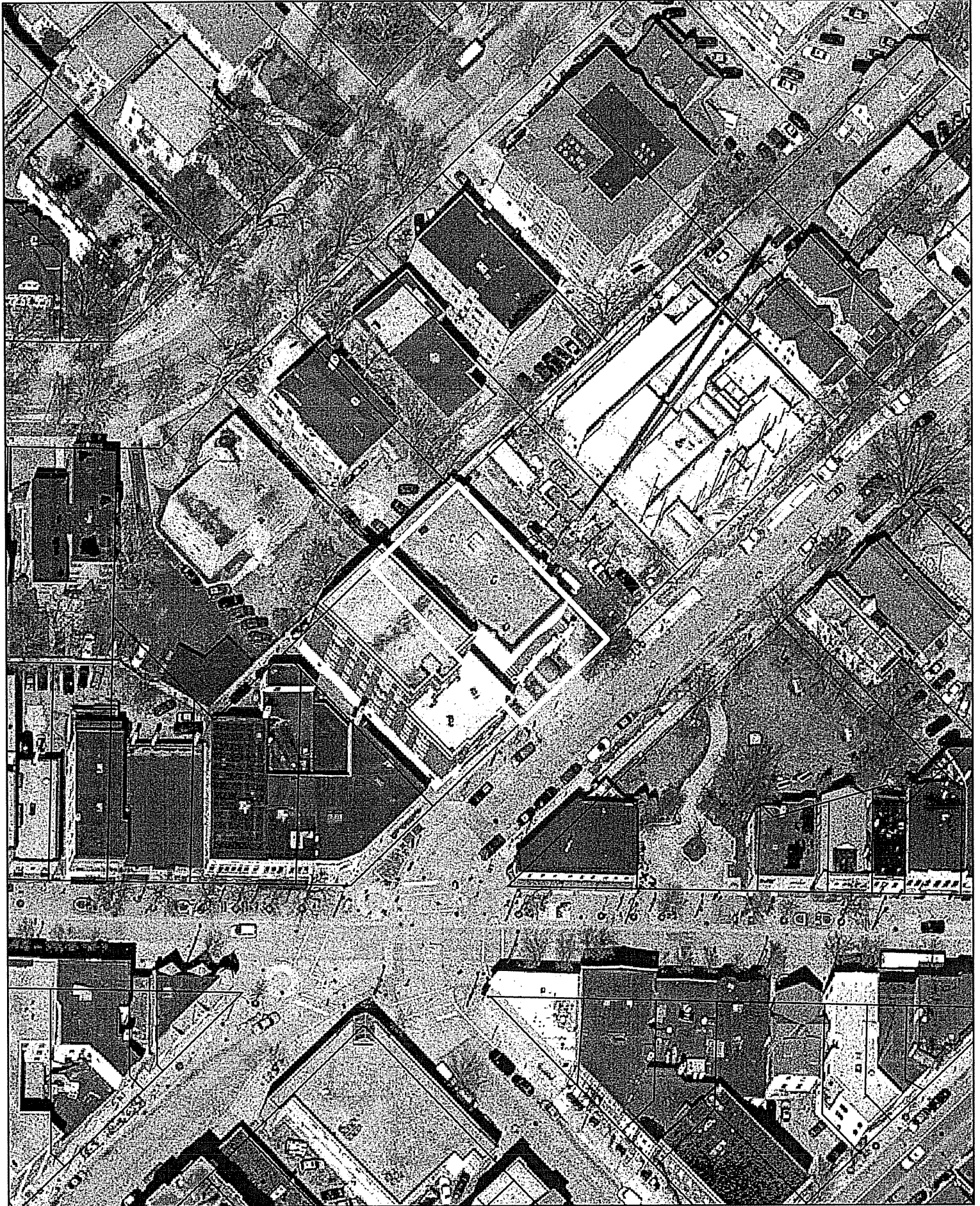
Proposed Use
Outdoor Eating Area for Restaurant

Public Hearing Date
Plan Commission
20 August 2007



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







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 zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>550</u>	Receipt No. <u>83555</u>
Date Received <u>7-18-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-144-2026-4</u>	
Aldermanic District <u>8, Eli Judge</u>	
GQ <u>ok!</u>	
Zoning District <u>C2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Ngrbrd. Assn Not. <input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Date Sign Issued <u>7-18-07</u>	

1. Project Address: 240 W. Gilman St. Project Area in Acres: .4
Project Title (if any): Samba Brazilian Grill

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 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: Jongyeon Lee Company: Samba LLC
Street Address: 402 W Gorham St City/State: Madison, WI Zip: 53703
Telephone: (608) 257-0400 Fax: (608) 257-0450 Email: JONGYEAN@YAHOO.COM

Project Contact Person: Melissa Destree Company: Destree Design Architects
Street Address: 222 W. WASHINGTON AVE City/State: Madison, WI Zip: 53703
Telephone: (608) 268-1499 Fax: (608) 268-1499 Email: MELISSA@DESTREEARCHITECTS.COM

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: _____

Request for outdoor dining area.

Development Schedule: Commencement Aug 21st Completion Sept 7th

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- 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 buildings, **photos** of the interior and exterior 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 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. 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.

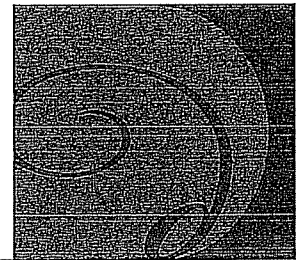
6. Applicant Declarations:

- 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 the: Comprehensive Long Range Plan, which recommends: Commercial C-2 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:
Eli Judge 6-15-07, Neighborhood Association 6-29-07
 - 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 Counter and Planning Unit staff; note staff persons and date.
Planner Kevin Firdow Date 6-19-07 | Zoning Staff Maria Tveden Date 6-19-07

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Jong Yeon Lee Date 7-17-07
Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Handwritten Signature] Date 7-17-07



Letter of Intent

Date: July 9, 2007

Project: Samba Brazilian Grill (Main Floor & Mezzanine)
Cabana Room at Samba (Ground Floor)
Location: 240 W. Gilman Street, Madison, WI
Parcel Size: .4 Acres
Building Footprint: 6762 sf
Building Gross Squarefoot: 14,955 sf
Outdoor Dining Area: 705 sf - Table and Chair Seating = 42


Owner: Samba LLC – Jongyeon Lee
Architect: Destree Design Architects, Inc.
Land Surveyor: Burse Surveying and Engineering, Inc.
Contractor: Wyldewood Construction, Inc.
Landscaping: Watts Landscaping
General Manager: Joe Tachovsky

This submittal is to request an outdoor dining area for the Cabana Room at Samba and the Samba Brazilian Grill. The dining area will be located on the site at ground level between the building and the parking area.

- The two restaurants are scheduled to be open September 2007.
- Outdoor Dining Hours of Operation: Open 11am – Midnight
- No Amplified Music at Outdoor Dining Area
- Additional lighting will be landscape lighting and two low wattage decorative exterior wall sconces to match the front facade lighting
- Outdoor dining area is screened by landscaping and historically appropriate fencing.

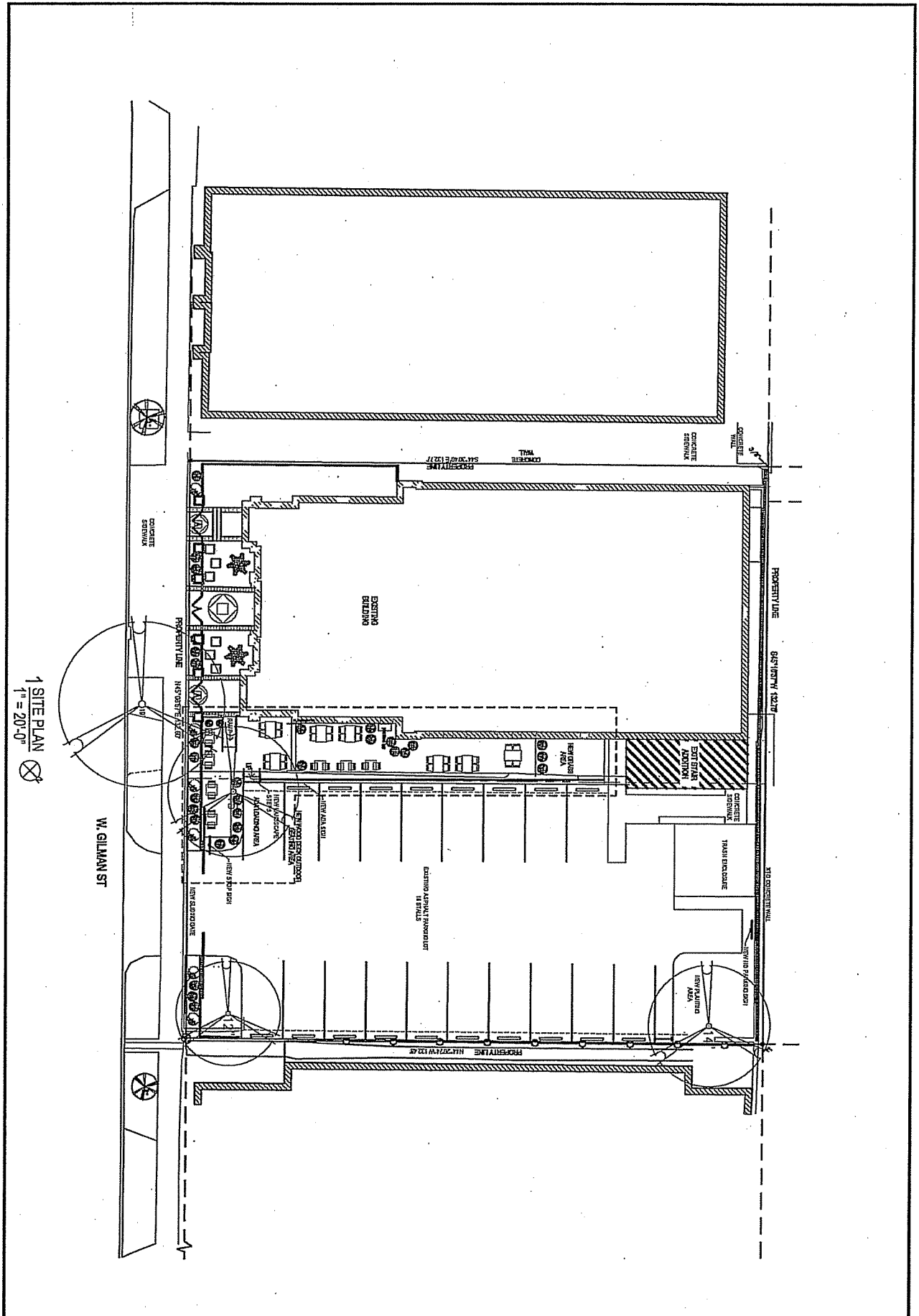
We look forward to your feedback and input.

Sincerely,



Melissa Destree, AIA
Destree Design Architects, Inc.

cc: Jongyeon Lee, Samba LLC



1" = 20'-0"
 1 SITE PLAN

W. GILMAN ST

PROPERTY LINE 945 WEST 132ND

110 CONCRETE WALL

PROPERTY LINE 114 271 W 132ND

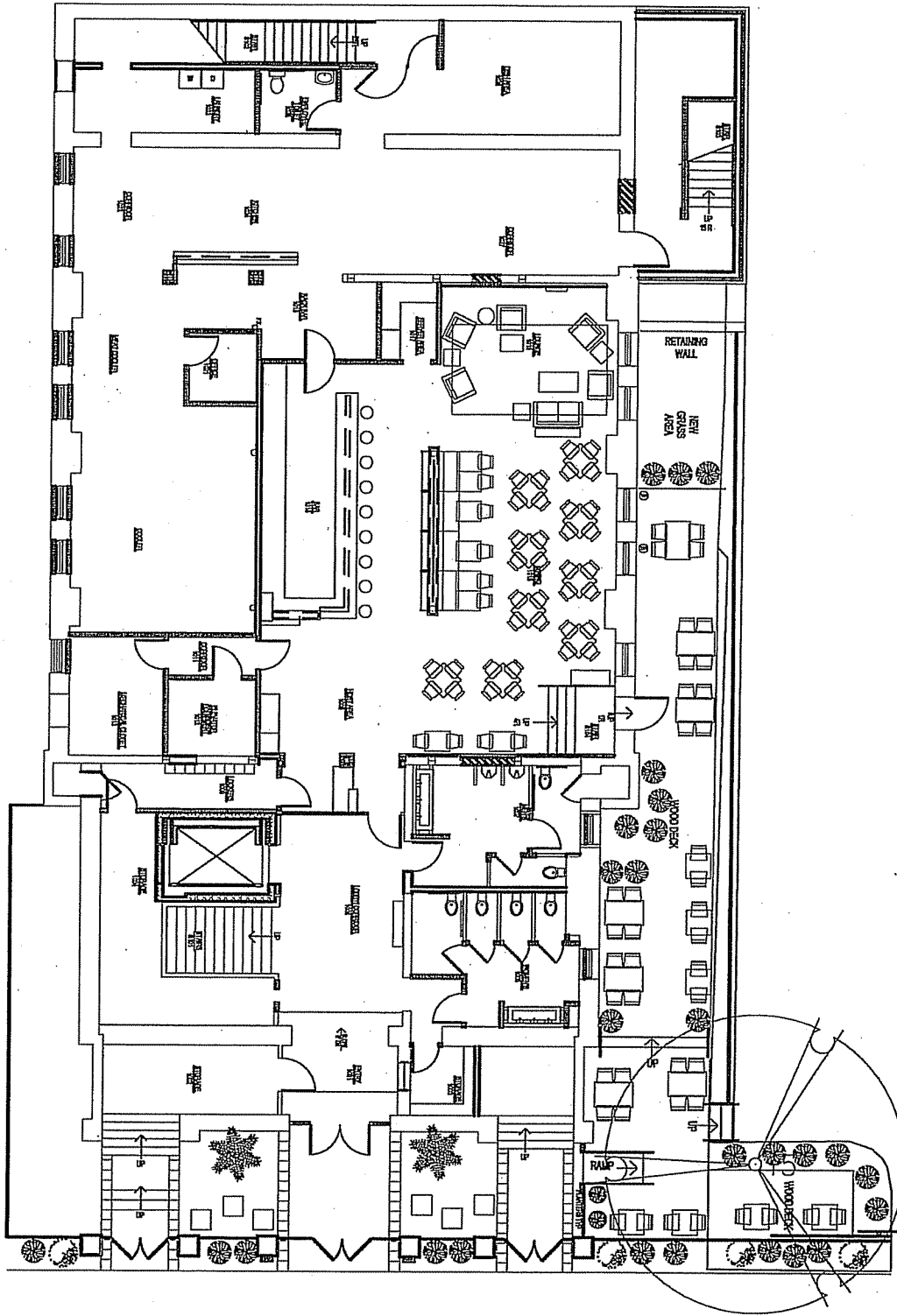
C1.0	SHEET
	PROJECT
	NUMBER 05200
	DATE 07/07
REVISIONS	

SAMBA
OUTDOOR SEATING AREA
 240 WEST GILMAN STREET
 MADISON, WI 53703

222 West Washington Ave. Suite 310 Madison, WI 53703
 ph: 608.258.1499 fax: 608.258.1498
www.destreearchitects.com

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1 FIRST FLOOR PLAN & OUTDOOR SEATING AREA
3/8/92 = 1-0*

A1.0

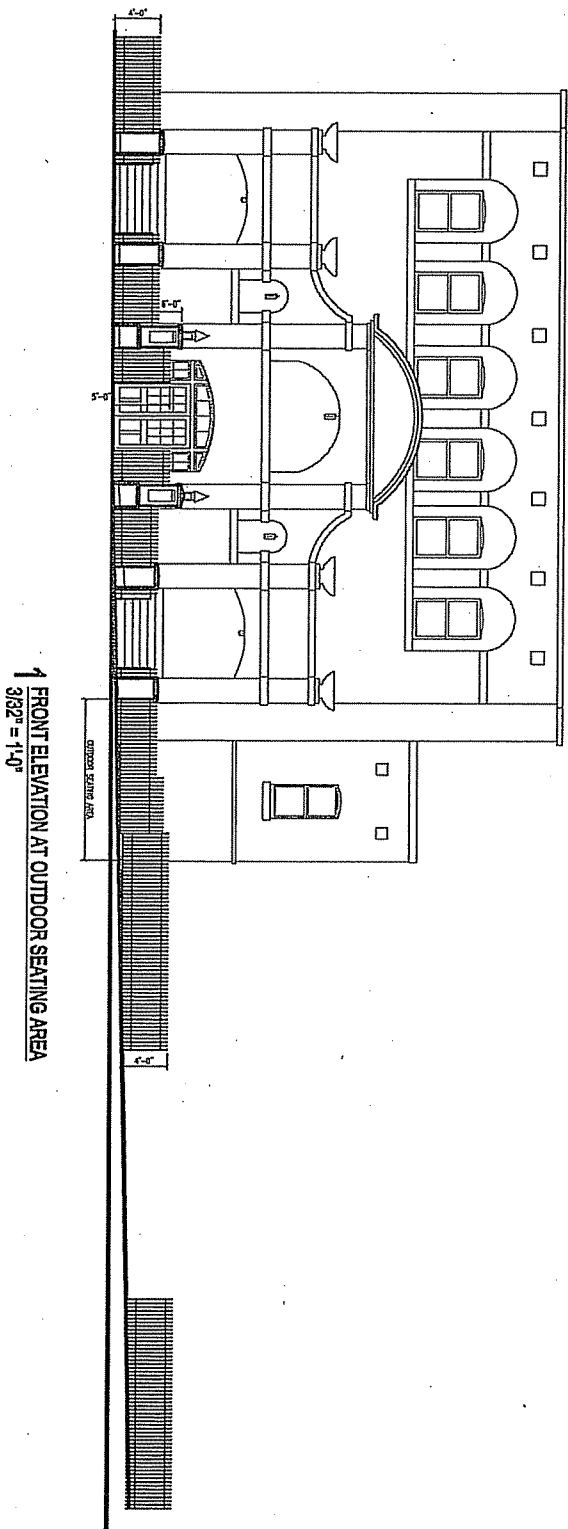
PROJECT	
NUMBER	0820
DATE	7/07
REV.	
SHEET	

SAMBA
OUTDOOR SEATING AREA
240 WEST GILMAN STREET
MADISON, WI 53703

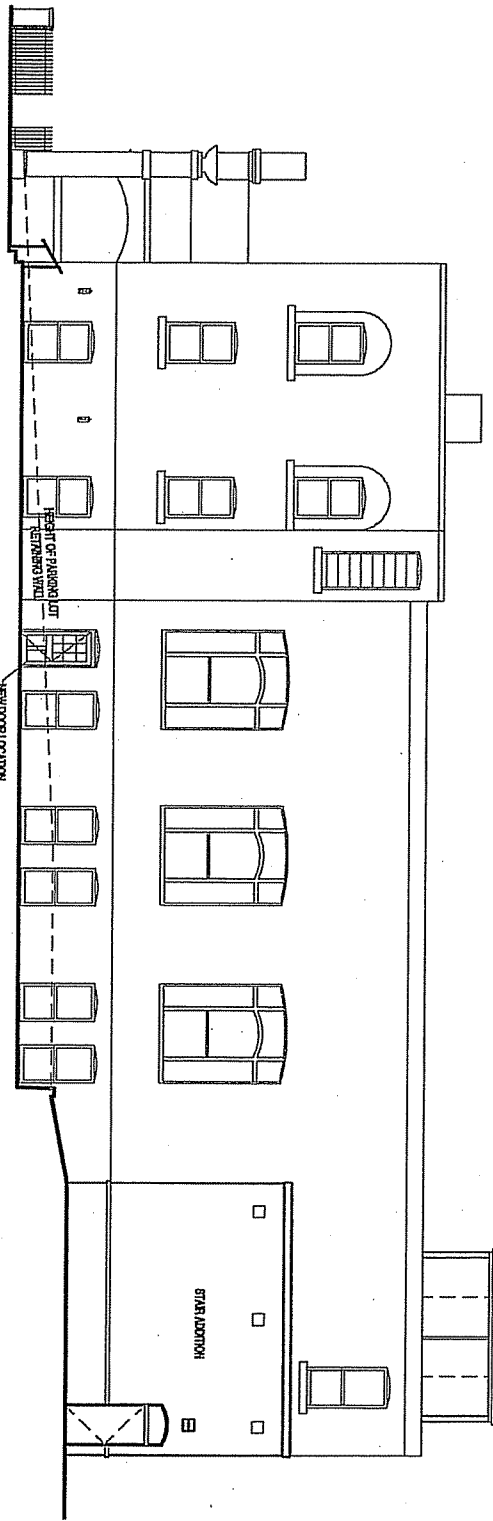
222 West Washington Ave. Suite 310 Madison, WI 53703
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↑ FRONT ELEVATION AT OUTDOOR SEATING AREA
3/32" = 1'-0"



2 SIDE ELEVATION AT OUTDOOR SEATING AREA
3/32" = 1'-0"

A2.0

PROJECT:	
NUMBER:	0240
DATE:	7/07
REV:	
SHEET:	

SAMBA
OUTDOOR SEATING AREA
240 WEST GILMAN STREET
MADISON, WI 53703

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