



City of Madison

Proposed Conditional Use

Location

408 West Gorham Street

Project Name

Brickhouse BBQ

Applicant

Jongyeon Lee - 408 L.G. Properties/
Melissa Destree - Destree Design Architects

Existing Use

Commercial Uses

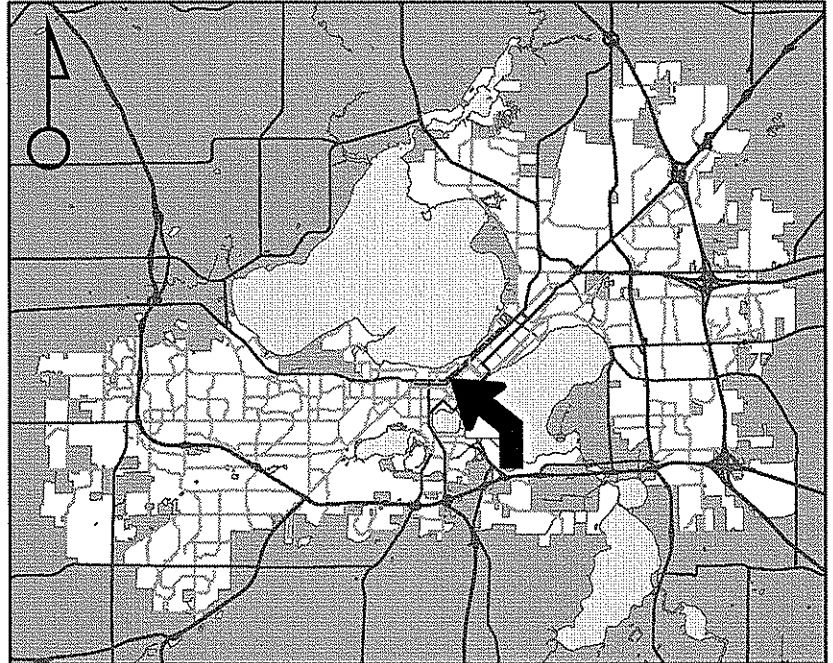
Proposed Use

Outdoor Eating Area for Brickhouse
BBQ restaurant

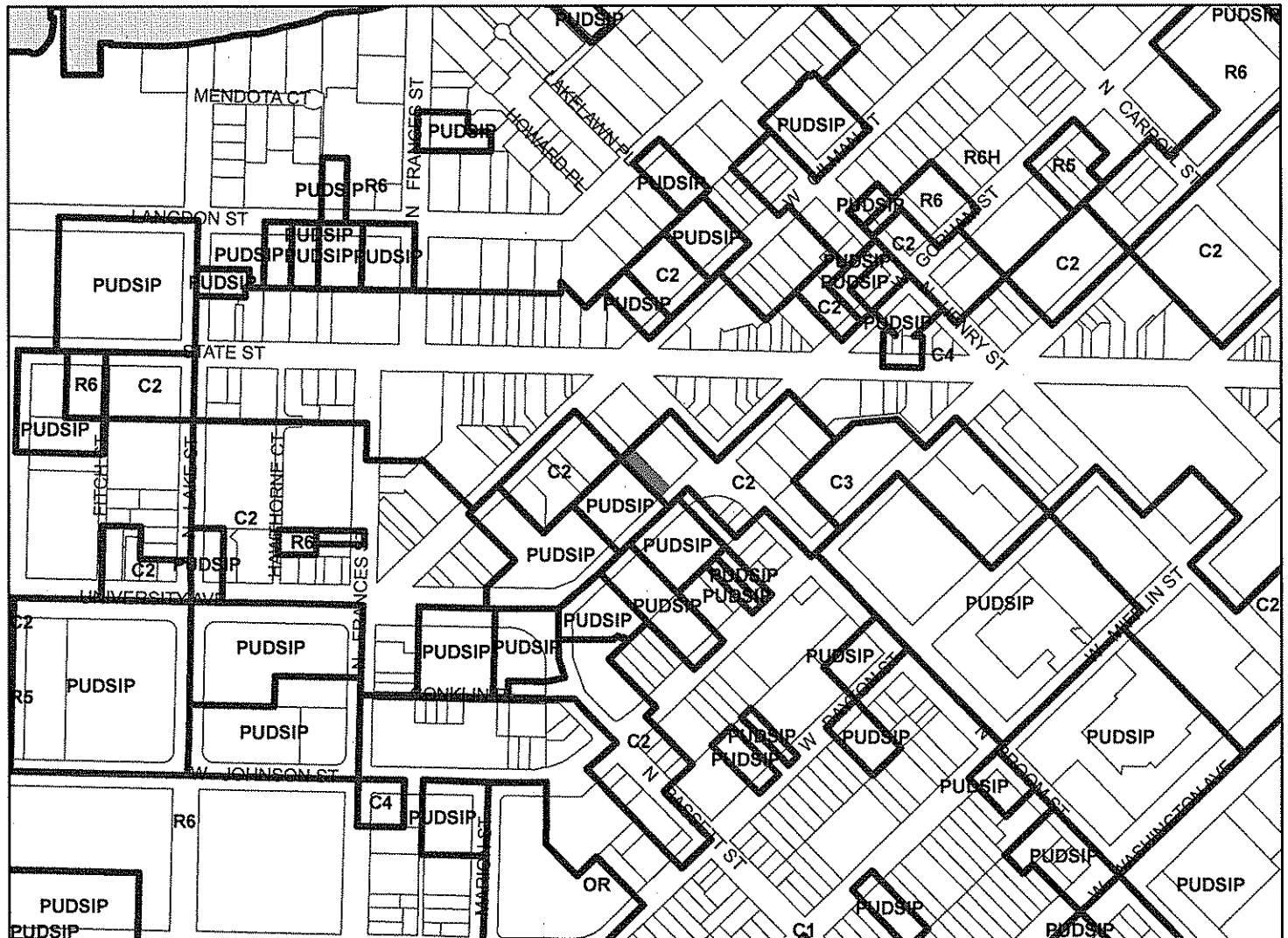
Public Hearing Date

Plan Commission

18 May 2009



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



Scale : 1" = 400'

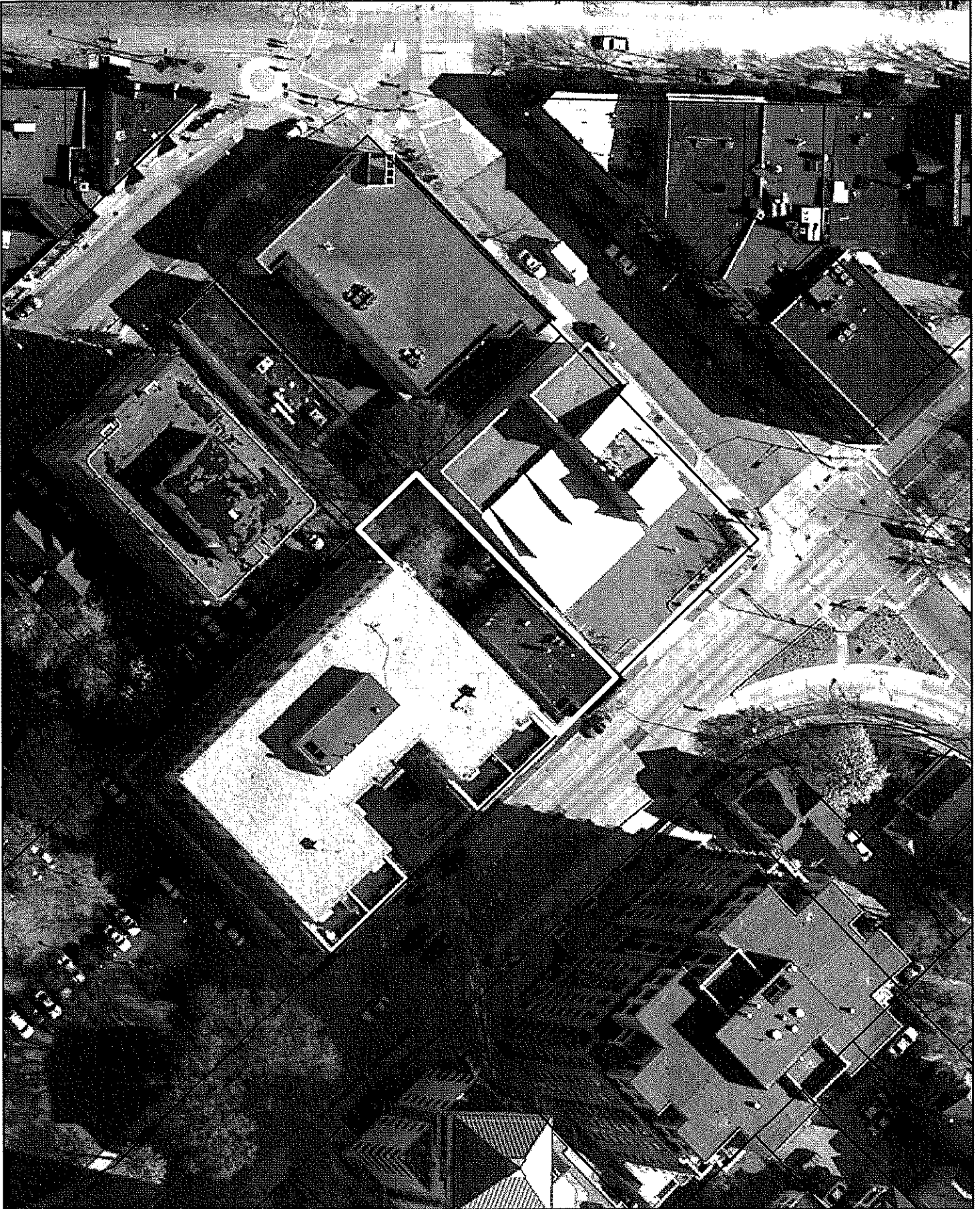
City of Madison, Planning Division : RPJ : Date : 04 May 2009

11



City of Madison

408 West Gorham Street



Date of Aerial Photography : April 2007 11

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
- 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 \$150 Receipt No. 99099
Date Received 4/1/09
Received By NPF
Parcel No. 0709-232-0128.3
Aldermanic District 4-Vervier
GQ Exempt. CV
Zoning District C2 DD31
For Complete Submittal
Application / Letter of Intent /
IDUP / Legal Descript. /
Plan Sets / Zoning Text /
Alder Notification / Waiver /
Ngbrhd. Assn Not. / Waiver /
Date Sign Issued 4/1/09

1. **Project Address:** 408 W. GORHAM ST **Project Area in Acres:** .12

Project Title (if any): BRICKHOUSE BBQ

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: JONGYEAN LEE Company: 408 L.G. PROPERTIES
Street Address: 402 N. 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) 264-1498 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 AN
OUTDOOR SEATING AREA.

Development Schedule: Commencement _____ Completion _____

CONTINUE → 11

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 ½ 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. 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:

MIKE VERNEER 3-30-09

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 FIRCHAM Date 3/31/2009 Zoning Staff PAT ANDERSON Date 3/31/2009

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

Printed Name MELISSA DESTREE Date 3/31/09

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 4-1-09

Letter of Intent

Date: March 31, 2009

Project: Brickhouse BBQ
Location: 408 W. Gorham Street, Madison, WI
Parcel Size: .12 Acres
Building Footprint: 3,252 sf
First Floor Outdoor Dining Area: 546 sf - Table and Chair Seating = 14
Roof Terrace Dining Area: 780 sf - Table and Chair Seating = 40

Owner: 408 L.G. Properties, LLC – Jongyeon Lee
Architect: Destree Design Architects, Inc.
Land Surveyor: Quam Engineering, LLC
Contractor: Steven Construction Corp.
Landscaping: Watts Landscaping
General Manager: Joe Tachovsky

This submittal is to request outdoor dining areas on the first floor and the third floor at the Brickhouse BBQ. The first floor dining area will be located at the back of the building and at the same elevation as the first floor. The third floor dining area will be located at the front of the building overlooking Gorham Street. Patrons will access both outdoor seating areas through the building.

- The restaurant is scheduled to be open September 2009
- Outdoor Dining Hours of Operation: Open 11am – Midnight
- No Amplified Music at Outdoor Dining Area
- Additional lighting at both seating areas will be low voltage landscape lighting
- The back of the property is screened by a 6 foot high solid cedar fence

We look forward to your feed-back and input.

Sincerely,

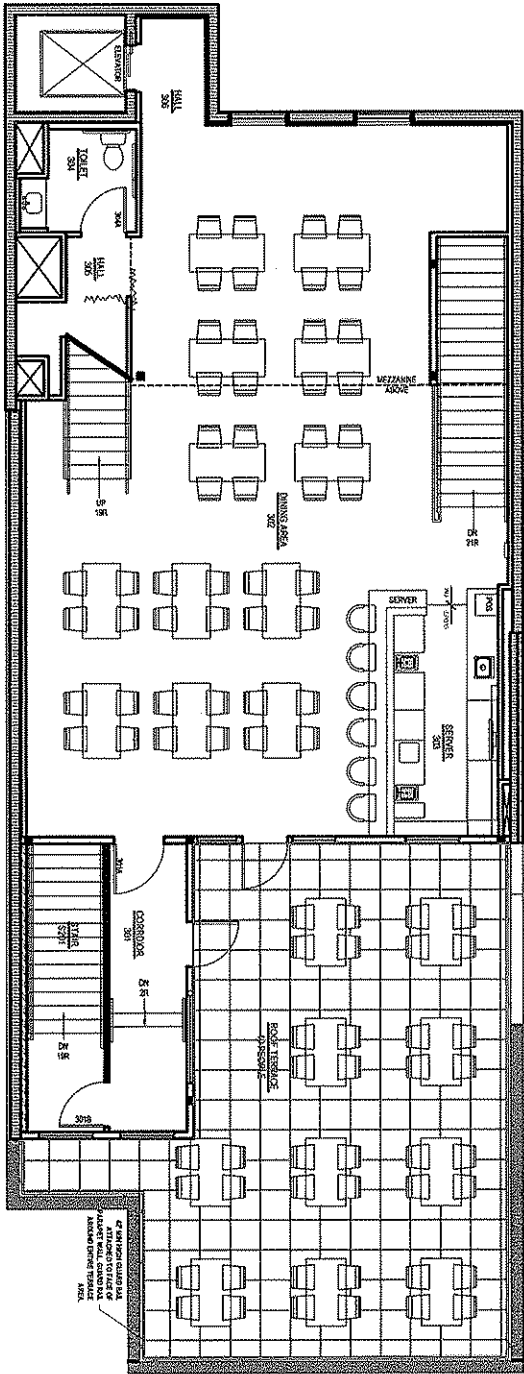


Melissa Destree, AIA
Destree Design Architects, Inc.

cc: Jongyeon Lee, 408 L.G. Properties, LLC

1/4" = 1'-0"

THIRD FLOOR PLAN



- LEGEND**
- EXISTING MASONRY WALL TO REMAIN
 - NEW BRICK WALL, ROBINSON BRICK COMPANY, OLD CHANESSTOWN, MO.
 - NEW CHU WALL, COUNTY MATERIALS, HERITAGE COLLECTION, COTTAGE BLVD

BRICKHOUSE BBQ
CONSTRUCTION DRAWINGS
 408 WEST GORHAM
 MADISON, WI 53703

A1.0

ISSUANCES:	
DATE	04.1.18
PROJECT:	
NUMBER:	00772.00
DATE:	03.31.18
REV:	

222 West Washington Ave.
 Suite 910
 Madison, WI 53703
 Tel: 608.268.1498
 Fax: 608.268.1498
 www.deshnerdesign.com

DESIGNER
ARCHITECTS