



City of Madison

APPLICATION FOR ALTERATION OF EXISTING CONDITIONAL USE

FOR OFFICE USE ONLY

Date: _____

LNDMAC: _____

Parcel #: _____

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

Location of Property/Street Address: 7015 Sligo Dr Ald. District: 9
Zoning District: SE

Existing Conditional Use: Restaurant

Proposed Alteration (Describe): Restaurant - City Barbeque to install
2 BBQ smokers along the SW facade

This application must be accompanied by four (4) sets of construction and plot plans indicating the proposed alteration, if there are no exterior changes to the site or parking lot. Eight (8) sets of construction and parking lot plans are required, if exterior changes are proposed to the site or parking lot. An Adobe Acrobat PDF File of the submitted plans, either on a non-returnable CD or USB flash drive, or emailed to zoning@cityofmadison.com, must also be submitted. The application fee is \$100, in addition to applicable site plan review fees.

Section 28.183(8), states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the standards in subsection 28.183(6)."

Respectfully submitted,

Name Bruce Hollar Address 7530 Westward Way
Madison, WI 53719
Telephone 608-833-7530 Email bhollar@donofrio.cc

ALDER'S RECOMMENDATION:

I HAVE REVIEWED THE PROPOSED IMPROVEMENTS AND
SUPPORT THEM. I AM RECOMMENDING APPROVAL OF THIS
REQUEST. Paul Spiller 9th district alder

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status	_____
Outstanding Orders	_____
Conditions of Approval Met	_____
Compatibility of Proposed Alteration with Concept Approved By Plan Commission	_____
Compatibility of Proposed Alteration with Standards 28.183(6)	_____

Approved according to 28.183(8).	<input type="checkbox"/> Director of Planning & Community & Economic Development/Date
Disapproved - Refer to Plan Commission	<input type="checkbox"/> Director of Planning & Community & Economic Development/Date

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 7015-7019 Sligo Dr. Building D' Madison, WI 53717

Title: City Barbeque Restaurant (Tenant Improvement in existing shell building)

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested April 1 2020

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Keith E. Willis, PE
Street address 6175 Emerald Parkway
Telephone 614-783-8401

Company City Barbeque, LLC
City/State/Zip Dublin, OH 43016
Email kwillis@citybbq.com

Project contact person Keith E. Willis
Street address 6175 Emerald Parkway
Telephone 614-783-8401

Company City Barbeque, LLC
City/State/Zip Dublin, OH 43017
Email kwillis@citybbq.com

Property owner (if not applicant) LiveRest, LLC -John K. Livesy (Livesy Company)

Street address 2248 Deming Way; Suite 200
Telephone 608-516-2394

City/State/Zip Middleton, WI 53562
Email liveseyjk@liveseyco.com

5. Required Submittal Materials

☒ Application Form☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

☐ Development Plans (Refer to checklist on Page 4 for plan details)☐ Filing fee☒ Electronic Submittal*☒ Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaescher on 2/10/20.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Keith E. Willis, PERelationship to property Owner's RepresentativeAuthorizing signature of property owner Ryan Ely / KWDate 2/24/2020

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: \$350 (per §35.24(6) MGO).☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

☒ Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- ☐ Grading Plan (N/A)
- ☐ Proposed Signage (if applicable) (under separate submittal)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*) (N/A)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting) (matching existing)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

Willis, Keith

From: Skidmore, Paul <district9@cityofmadison.com>
Sent: Friday, February 21, 2020 4:10 PM
To: Willis, Keith
Cc: Patton, Timothy
Subject: Re: [D9] City Barbeque UDC Application - 7105 Sligo Dr. Building D Madison

***External Message* - Use caution before opening links or attachments**

Keith,

Thanks for contacting me with this request. Also, thanks for the heads up. Could you please copy me on your UDC submission as well, as I would like to see what you are proposing. Finally, will you be applying for a license to serve beer or wine? If so, please copy Captain Tim Patton of MPD as well.

Thank you. I look forward to hearing from you.

Paul Skidmore, 9th District Alder

City of Madison, Wisconsin

13 Red Maple Trail

Madison, WI 53717

(608) 829 3425

(608) 335 1529 (C)

From: kwillis@citybbq.com

Sent: Friday, February 21, 2020 2:58 PM

To: [Paul Skidmore](#)

Recipient: District 9, Paul E. Skidmore

Name: Keith Willis

Address: 6175 Emerald Parkway, Dublin, OH 43016

Phone: 614-783-8401

Email: kwillis@citybbq.com

Would you like us to contact you? Yes, by email

Message:

Hello Alder Skidmore,

City Barbeque will be submitting a UDC package to the City of Madison on 2/26/20 to qualify for the April 1st UDC meeting.



City Barbeque, LLC
Keith E. Willis, PE
Director of Design & Construction
6175 Emerald Parkway
Dublin, OH 43016

2/24/20

**City of Madison
Planning Division
Janine Glaeser
126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985**

Re: Letter of Intent for Proposed City Barbeque restaurant located at 7015-7019 Sligo Drive, Building D, Madison, Wisconsin 53717

City Barbeque, LLC is proposing to lease 3,900sf of space from LiveRest, LLC – John K. Livesey (Livesey Company) in a dual tenant building at 7015-7019 Sligo Drive, Building D in City of Madison, Wisconsin. City Barbeque is a traditional American Barbeque restaurant concept founded in 1999 in Columbus, OH and is currently headquartered in the Columbus suburb of Dublin, Ohio.

City Barbeque, LLC is a privately-owned company that currently operates 47 similarly fashioned "Barbeque Joints" in the states of Ohio, Indiana, Kentucky, North Carolina, Illinois, Michigan & Georgia. City Barbeque serves freshly prepared smoked brisket, ribs, chicken, turkey, pork, sausage and seasonal whole turkeys. City Barbeque's proteins are accompanied by their made from scratch salads and side dishes that include hush puppies, green beans with brisket, collards with pork, cornbread, macaroni & cheese just to name a few. A menu has been included with this submittal, for your review.

All food items are available for dine-in or carryout. City Barbeque also provides catering services for weddings, graduation parties, corporate and private events. City Barbeque serves beer from local micro-brewers only as a convenience to our dine in customers for onsite consumption. City Barbeque traditionally has alcohol sales that are less than 2% of total sales and is by no means a drinking establishment.

The operating hours will be Monday through Saturday 10:30AM to 10:00 PM and Sunday 11:00 AM to 9:00PM. This specific Barbeque Joint is proposing 74 interior dining seats and 32 seats available on our patio. The patio will be enclosed by a metal rail to control access. City Barbeque will hire approximately 55 to 60 employees for this location with an average of

6-8 employees working at any given time. The peak hours are at the traditional lunch hours of 11:30 AM to 1:30 PM and evening hours from 5:00 PM to 7:00 PM.

Food & paper product deliveries will be received through the rear service door on the south side of the building, two to three times per week based on sales volumes and will occur in the morning between 7:00 AM and 9:00 AM. A national waste removal company will be hired to remove trash from the store's dumpster six times per week, with trash pick-ups occurring between 5:00 AM and 7:00 AM. Trash will be removed from the restaurant through the rear service door on the south side of the building and will be carried or wheeled via cart to the dumpster along a proposed sidewalk shown on the site plan.

Projected sales for this location are estimated at \$40,000 per week. This location will not have a drive-thru but will offer Curb-side pickup.

The following information beginning on page 3 is respectfully submitted as requested in the Urban Design Development Plans Checklist.

Locator Map

The proposed project is located in the northwest quadrant of the S. Gammon and Mineral Point Roads intersection in the City of Madison, Wisconsin. Please see Figure 1 below for the site location.

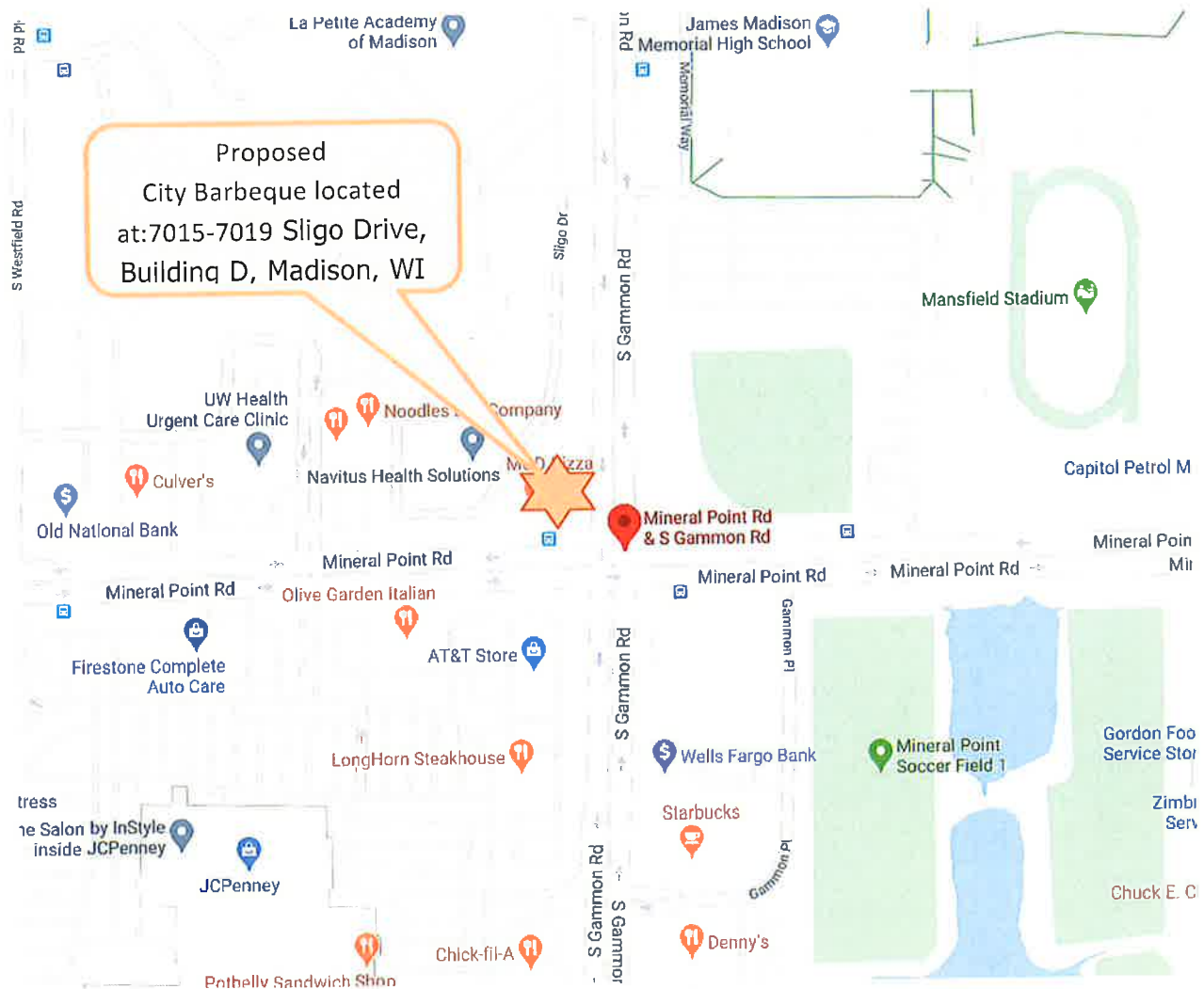


Figure 1: Proposed City BBQ Site Locator Map

Contextual Site Information

The proposed City Barbeque restaurant is located in a portion of the West Place Restaurants Building "D." Building "D" is a 6,800-sf building, MOD Pizza occupies 2,900 sf of the space. The remaining 3,900 sf is proposed to be the City Barbeque restaurant. City Barbeque proposes to modify the south façade of the building, adding an additional 6' section of sidewalk (225 SF) to accommodate two authentic smoker ovens and a kitchen service door. The smokers will be surrounded by a 6' high locked metal fence. Hickory wood logs will be stored in an orderly fashion for use in the smoker ovens. Information regarding the smokers, proposed patio tables and umbrellas are also included in the appendix.



Figure 2: West Place Restaurants Building "D"

Existing Site Photos



Figure 3: Existing south facade building "D"



Figure 4: Southeast facade Building "D"

Example Photos



Figure 5: Existing City BBQ: Exterior Facade Example



Figure 6: Existing City BBQ Exterior Facade Example

Site Plan: The existing and proposed site plan is located in the Appendix Q.


Landscape Plan: The existing and proposed landscape plans are located in the attached Appendix Q.

Exterior Elevations: Existing and proposed elevations located in Appendix Q

Proposed Floor Plan A proposed floor plan is attached; in the Appendix Q for information purposes.

City Barbeque's sole purpose is to "Serve & Create Happiness" by having outstanding food with exceptional customer service and to "Stay True" to traditional American Barbeque heritage and methods. We hope to become a good neighbor, accepted and well liked in the City of Madison.

Respectfully



City
BARBEQUE

Keith E. Willis, PE
Director of Design, Construction & Facilities
City Barbeque, LLC
6175 Emerald Parkway Dublin, OH 43016
614-583-0999 (Office) | 614-783-8401 (Mobile)
kwillis@citybbq.com | www.citybbq.com



URBAN DESIGN COMMISSION

CITY BARBEQUE / WEST PLACE

7015-7019 Sligo Dr. Building D; Madison, WI 53717

APRIL 1, 2020



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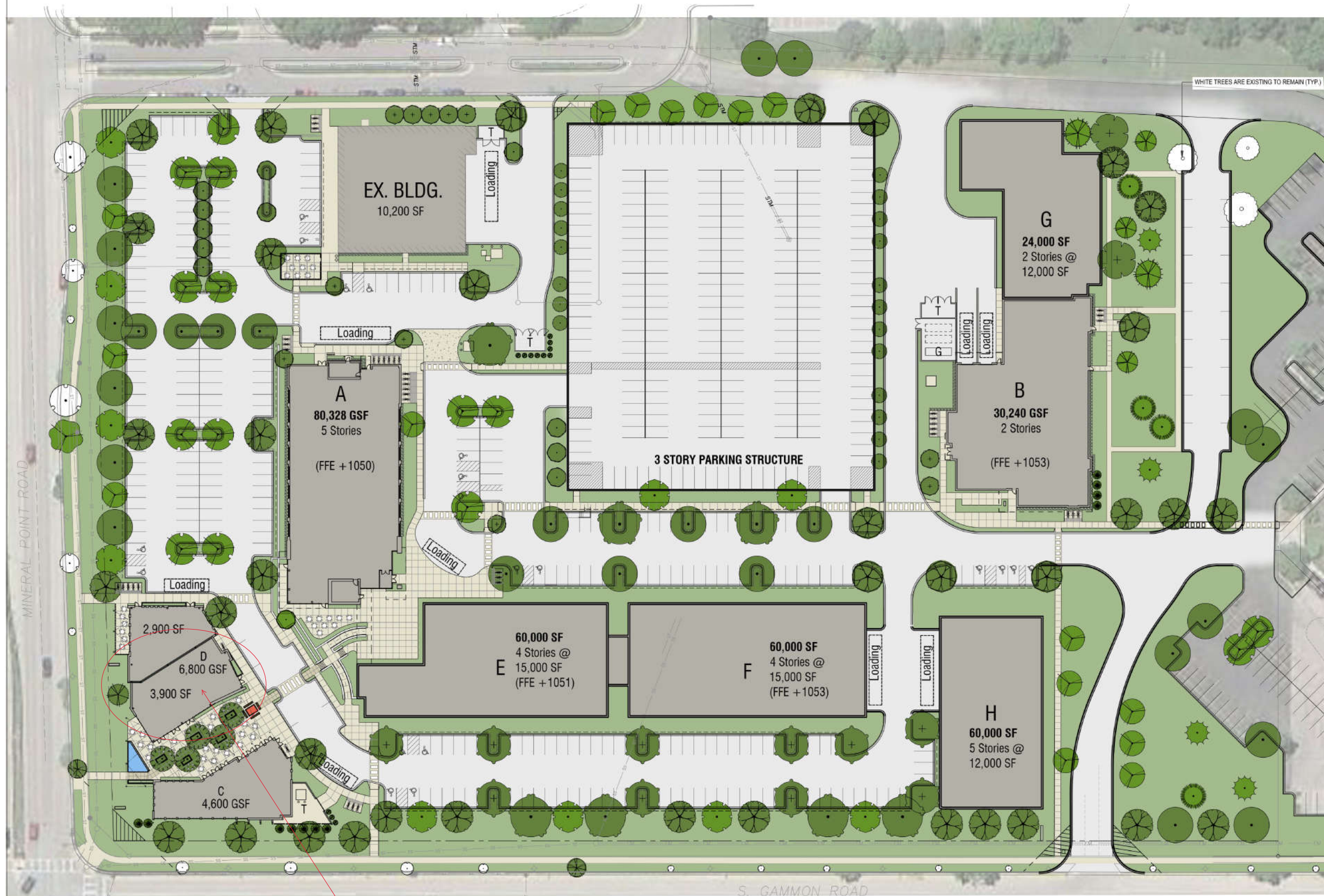
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Notes:

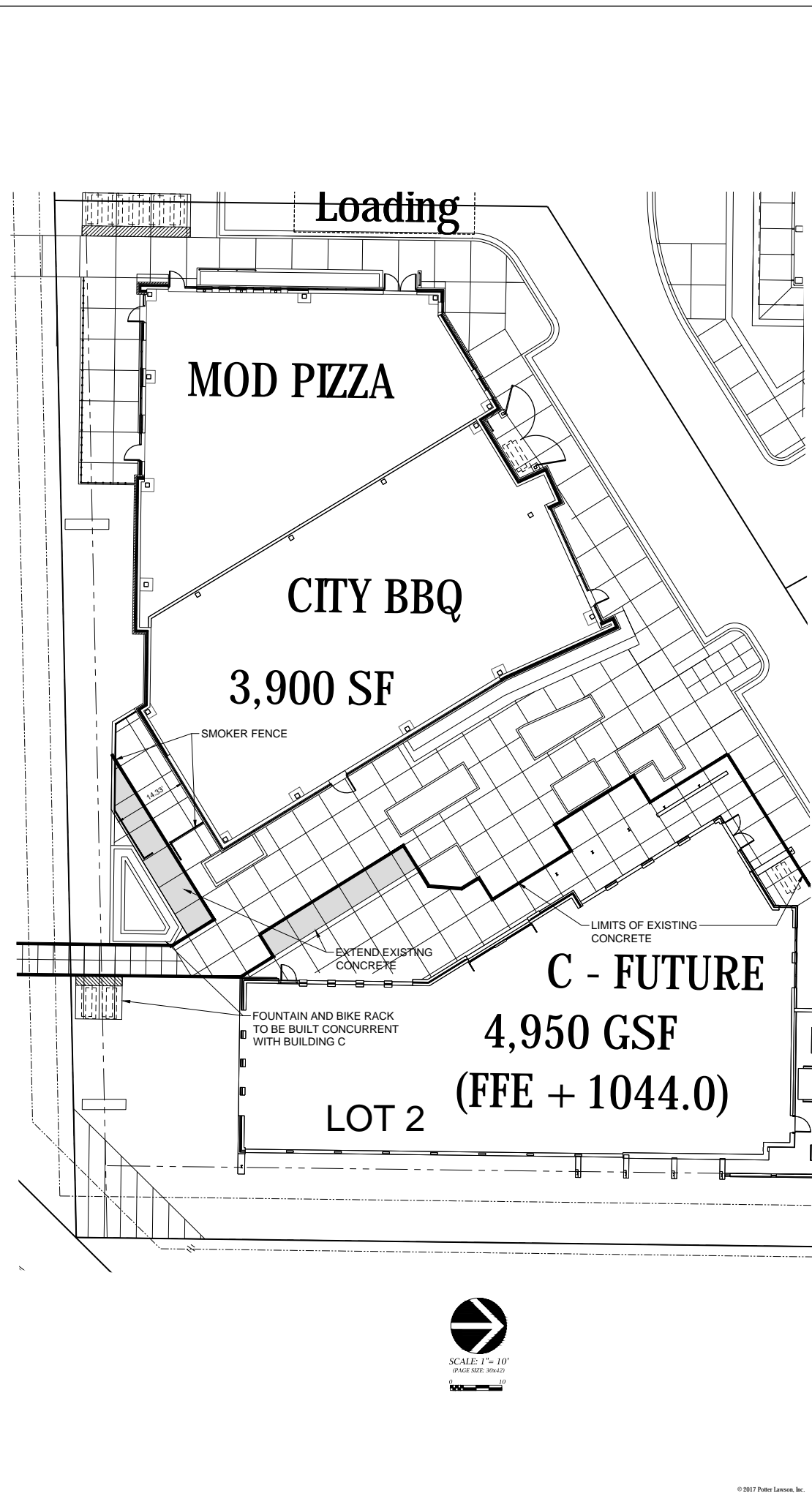


1 CONCEPTUAL MASTER PLAN
SCALE: 1"=30' on 30"x42" SHEET

Proposed City Barbeque
restaurant



**Conceptual
Illustrative Master
Plan**



FN: 17-05-118

Notes:

City BBQ

7015 Sligo Drive
Madison, Wisconsin

[illegible]

Site Plan

C200

LEGEND



SEED MIX 'D':

MINERAL POINT ROAD

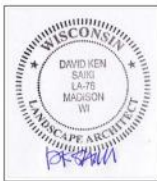
SCALE: 1"=10' on 30"x42" SHEET

L103



saiki
DESIGN

Notes



02/26/2020 UDC Submitta

L103R

NOTES:























1. The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Departments.
2. No visual obstructions between the heights of 30 inches and 10 feet allowed in the vision triangles.
3. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees.
4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
5. All disturbed areas within the public terrace shall be seeded with City of Madison standard "Sun Terrace Mix - Seed Mix B".
6. All at-grade planting to receive the following amount of planting soil medium: 6" for turf, 18" for shrubs/perennials, 24" for trees.
7. All plant beds shall be treated with pre-emergent herbicide after planting and prior to mulching. Apply per manufacturer's specifications.

8. All plant bed shall have 3" shredded hardwood bark mulch unless otherwise noted.
9. All trees in turf areas to receive a 6'-0" diameter shredded hardwood bark mulch ring. For all trees in locations where the width of the planting area is less than 10'-0" wide, then provide a bark mulch rectangle equalling 6'-0" in width and where the length spans from pavement edge to pavement edge.
10. All plant material shall be warranted for 12 months following substantial completion.
11. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 10.0 of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour wait period before a tree removal permit can be issued by Forestry. To notify

12. Contractor shall contact City Forestry Brad Hofmann (bhofmann@cityofmadison.com or 266.4618) at least one week prior to planning to schedule inspecting the nursery stock and review planning specifications with the landscaper.
13. City Forestry will issue a removal permit for 3 trees: two Maples due to declining tree health and one Ash as a preventive ash removal. The size and locations are as follows: 10" Ash - 1st tree on Mineral Point Road / West of South Gammon Road, 13" Norway Maple - 4th tree on Mineral Point Road / West of South Gammon Road, and 12" Norway Maple - 7th tree on Mineral Point Road / West of South Gammon Road. Please contact Brad Hofmann (bhofmann@cityofmadison.com or 266.4618) to obtain the street tree removal permit.
14. **Cafe Zupas Hours of Operation:** 10:30 AM-10:00 PM
Sunday-Thursday, 10:30 AM-11:00 PM Friday-Saturday.

MOD Pizza Hours of Operation: 11:00 AM-9:00 PM
Monday-Thursday, 11:00 AM-10:00 PM Friday-Saturday.

PLANT SCHEDULE L-103

DECIDUOUS TREES			DECIDUOUS SHRUBS			PERENNIALS		
CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME	
AFS	Acer x freemanii 'Sietma' / Sietma Glen Maple		Arms	Aronia melanocarpa 'Morton' TM / Inquis Beauty Black Chokeberry		JCI	Juniperus chinensis 'Towai' / Iowa Juniper	
GTD	Gleditsia triacanthos 'Draves' / Honey Locust		CI	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood		PG	Picea glauca 'Denkmo' / Black Hills Spruce	
OV	Ostrya virginiana / American Hophornbeam		Dlo	Diervilla lonicera / Dwarf Bush Honeysuckle		TB	Thuja occidentalis 'Ball Joint' / Techno Arborvitae	
UP	Ulmus americana 'Princeton' / American Elm		Dis	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle				
			Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac				
EVERGREEN TREES			EVERGREEN SHRUBS			PERENNIALS		
CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME	
JCI	Juniperus chinensis 'Towai' / Iowa Juniper		Jc	Juniperus chinensis 'Kallaps Compact' / Kallaps Compact Pfitzer Juniper		Tmc	Taxus x media 'Clifton' / Dense Yew	
PG	Picea glauca 'Denkmo' / Black Hills Spruce		Tmc	Taxus x media 'Clifton' / Dense Yew		TDQ	Taxus x media 'Densthorpe' / Dense Yew	
TB	Thuja occidentalis 'Ball Joint' / Techno Arborvitae		TDQ	Taxus x media 'Densthorpe' / Dense Yew				
ORNAMENTAL TREES			ORNAMENTAL GRASSES			PERENNIALS		
CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME		CODE	BOTANICAL / COMMON NAME	
AP	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple		lba	Berberis gracilis 'Blonde Ambition' / Blonde Ambition Blue Gram Grass				


hms	<i>Hakonechloa macro</i> 'Al Gold' / Japanese Forest Grass
p-pk	<i>Panicum virgatum</i> 'Shenandoah' / Switch Grass
pk	<i>Pennisetum orientale</i> 'Karley Rose' / Karley Rose Fountain Grass
lc	<i>Schizachyrium scoparium</i> 'Blue Heaven' / Blue Heaven Little Bluestem
sau	<i>Sesleria autumnalis</i> / Autumn Moor Grass
shl	<i>Sporobolus helictiopsis</i> 'Tara' / Prairie Dropseed
CODE	<u>BOTANICAL / COMMON NAME</u>
slb	<i>Amorpha tataricomestrina</i> 'Blue Ice' / Blue Ice Star Flower
blf	<i>Brunnera macrophylla</i> 'Jack Frost' TM / Siberian Bugloss
expi	<i>Echinacea</i> x 'Pole Meadowbrite' / Pole Meadowbrite Purple Coneflower
hpp	<i>Heuchera</i> x 'Pum Pudding' / Coral Bells

GROUND COVERS

NOT
REFER TO SHEET L-100 FOR ALL
OVERSTORY PLANTING
© 2017 Potter Lawson, Inc.

L103

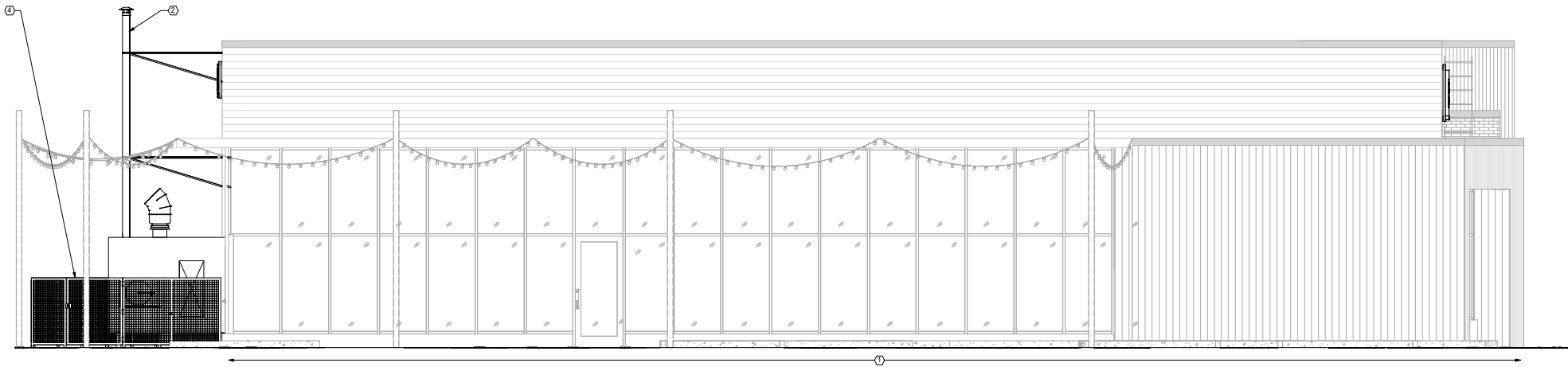
2017.15.03

Date	Issuance/Revisions	Symbol
06/08/2018	Document Package 2	
06/13/2018	Issued for Plan Review	
08/01/2018	Construction Bulletin #01	

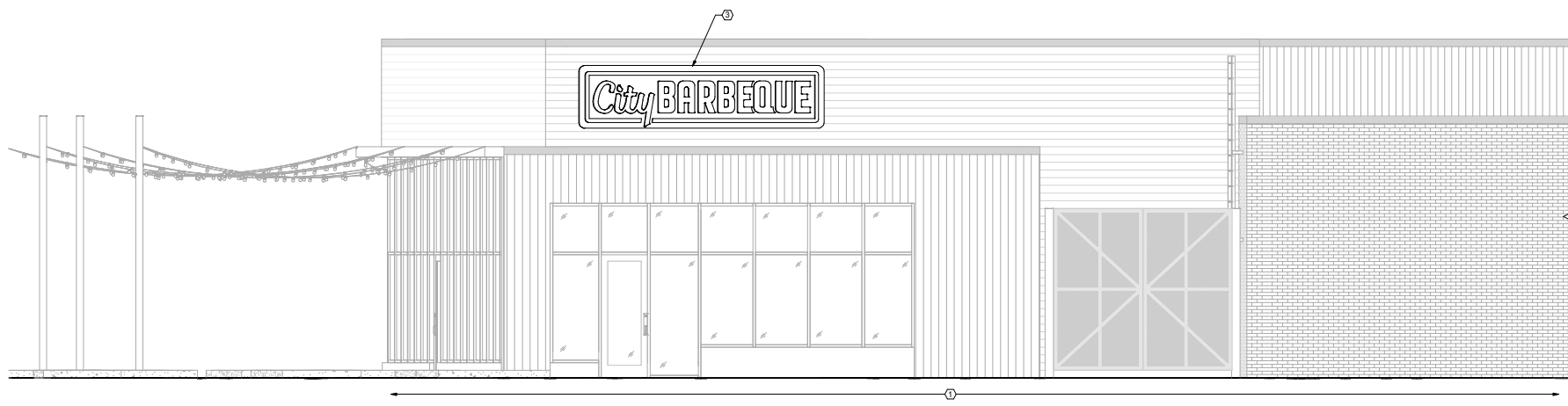
A221 (5)



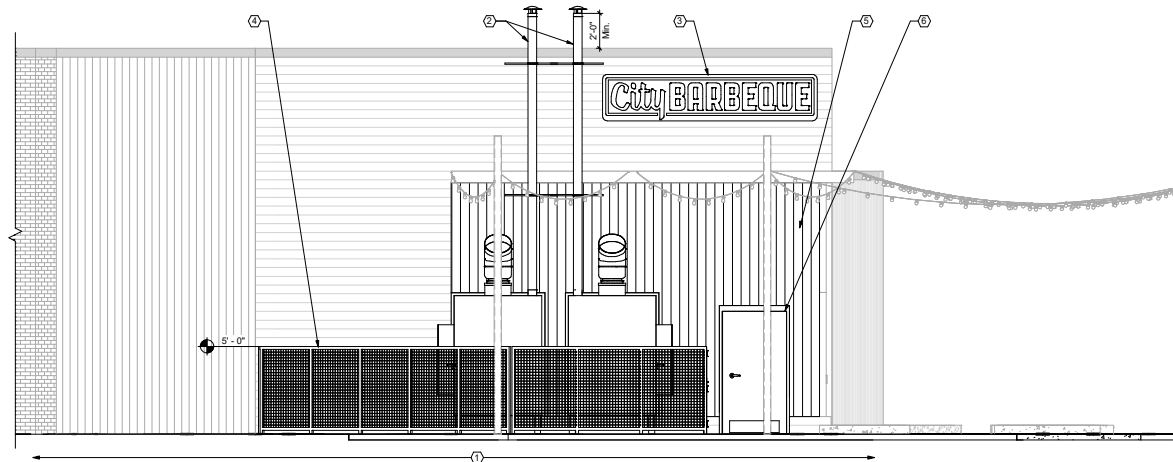
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Elevation
1 South Elevation
Scale: 1/4" = 1'-0"



Elevation
2 East Elevation
Scale: 1/4" = 1'-0"



Elevation
3 West Elevation
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - GENERAL NOTES

1. Do not scale drawings. If dimensions are in question, the contractor is responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

EXTERIOR ELEVATIONS - KEYED NOTES

- 1 Existing building exterior shown half-tone; no work except as noted otherwise
- 2 GC to supply and install stainless steel flues and metal bracing on smoker ovens per manufacturer's instructions; refer to Mechanical Drawings for more information
- 3 Signage under separate permit in a later submission by Signage Contractor/Owner; size shown is for Owner review, allowable sizes are to be confirmed by Signage Contractor; coordinate installation as required; refer to Electrical Drawings
- 4 GC to supply and install shop fabricated steel smoker fence enclosure. Metal screen to match base building exterior enclosure door finish. Refer to sheet A5.2 for details.
- 5 New partition to replace existing storefront. Finish to match base building Longboard wood vertical siding. Refer to Architectural plan and sheet A4.1 for details.
- 6 New 42" hollow metal delivery door

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2145 Florence Ave. - P.O. Box 6505
Cincinnati, OH 45206
(513) 861-6550 (Phone)
(513) 861-2984 (Fax)
http://www.fgschaefer.com

PROJECT STATUS

**Design
Development**

Rental Roberts, License # 1516422
Expiration Date: December 31, 2019

City BARBEQUE
City Barbeque - Madison
City Barbeque, LLC
302 South Gammon Road
Madison, Wisconsin

REVISIONS

#	Description	Date

INITIAL ISSUE DATE

1/8/2020

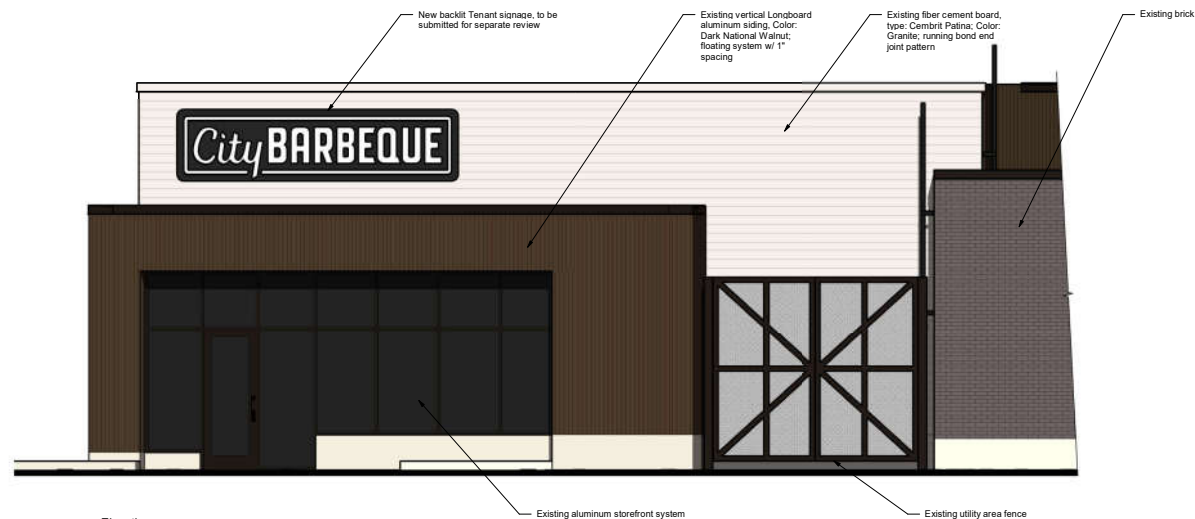
PROJECT NO.

1032.62

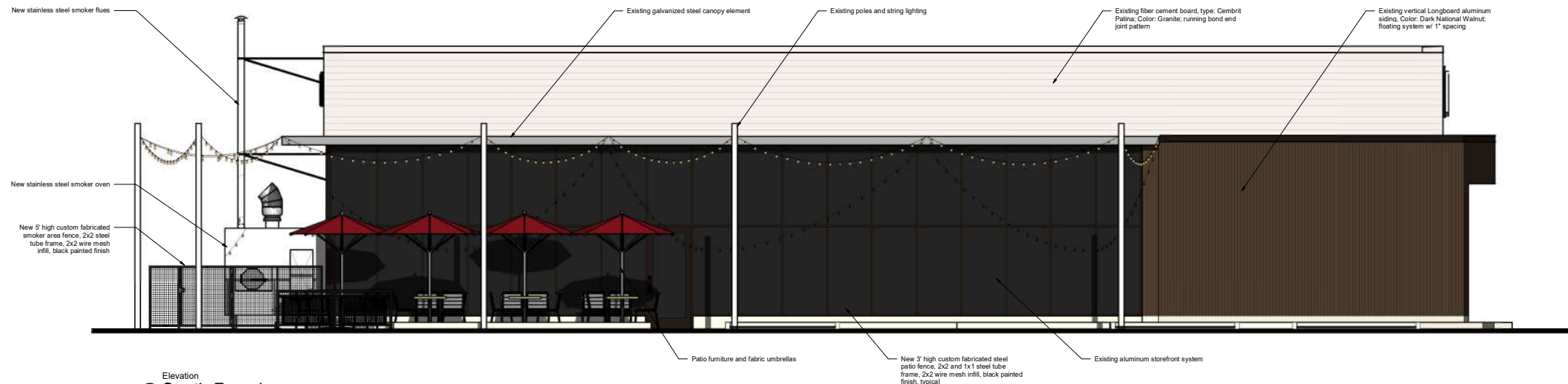
Exterior Elevations

A4

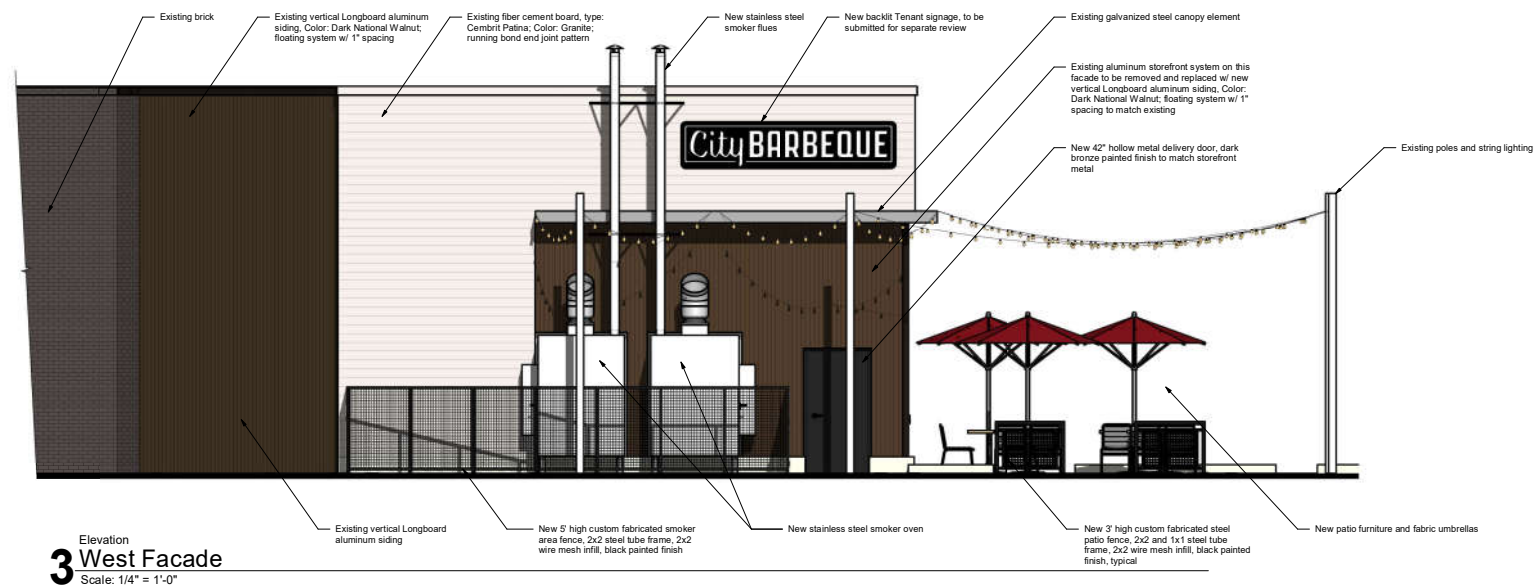
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Elevation
1 East Facade
Scale: 1/4" = 1'-0"



Elevation
2 South Facade
Scale: 1/4" = 1'-0"



Elevation
3 West Facade
Scale: 1/4" = 1'-0"

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PROJECT STATUS
Design Review

City BARBEQUE
City Barbeque - Madison
City Barbeque, LLC
302 South Gammon Road
Madison, Wisconsin

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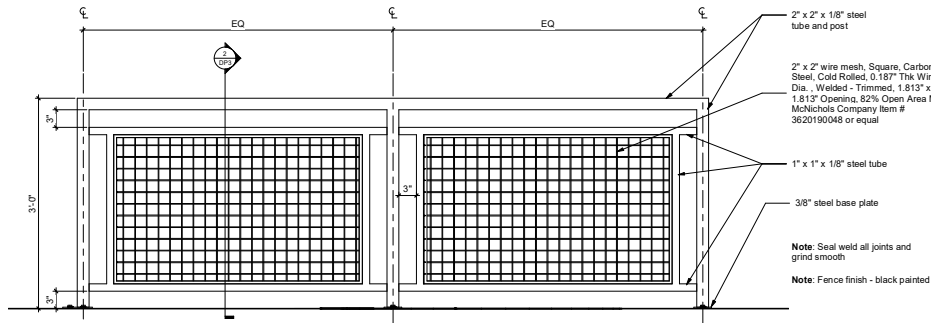
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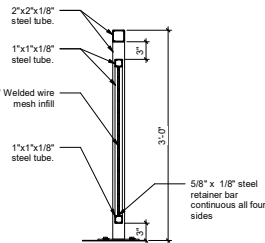
Exterior Elevations

DP2

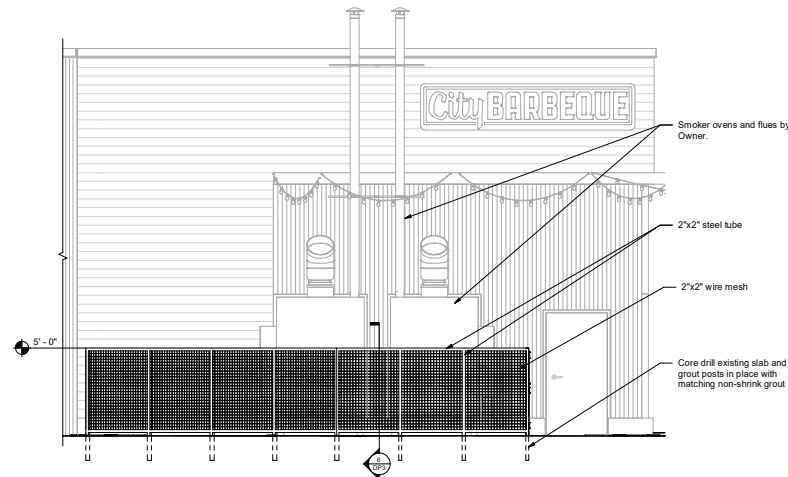
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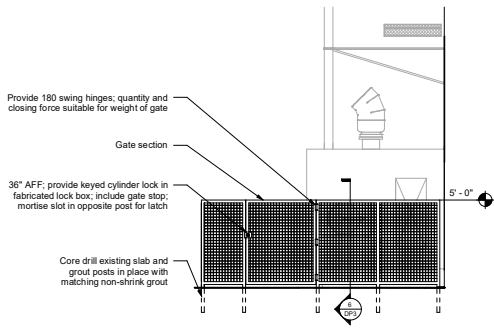
Elevation
1 Patio Fence
Scale: 1" = 1'-0"



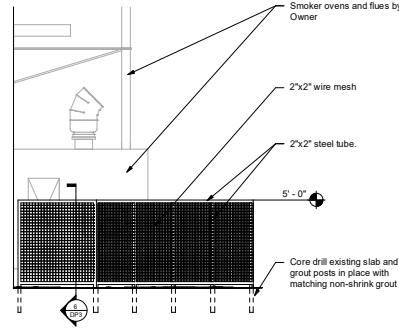
Section
2 Patio Fence
Scale: 1" = 1'-0"



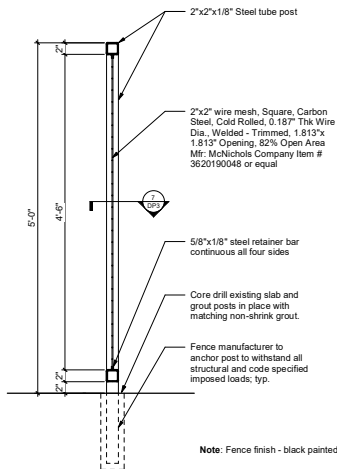
Elevation
3 Smoker Fence - West
Scale: 1/4" = 1'-0"



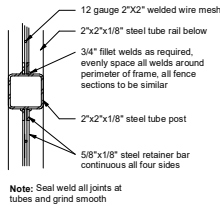
Elevation
4 Smoker Fence - North
Scale: 1/4" = 1'-0"



Elevation
5 Smoker Fence - South
Scale: 1/4" = 1'-0"



Section Detail
6 Smoker Fence
Scale: 1" = 1'-0"



Plan Detail
7 Smoker Fence
Scale: 3" = 1'-0"

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PROJECT STATUS
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NOT FOR
CONSTRUCTION

City Barbeque
City Barbeque - Madison
City Barbeque, LLC
302 South Gammon Road
Madison, Wisconsin

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PROJECT NO.

1032.62

Fence Details

DP3

(8)



Plan Summary
Total Seating: 106 - Inside 74 / Patio 32
Plan Area 3,900 SF
Patio Area TBD
Walk-in Cooler 220 SF



Concept Fit - Floor Plan
Scale: 1/4" = 1'-0"

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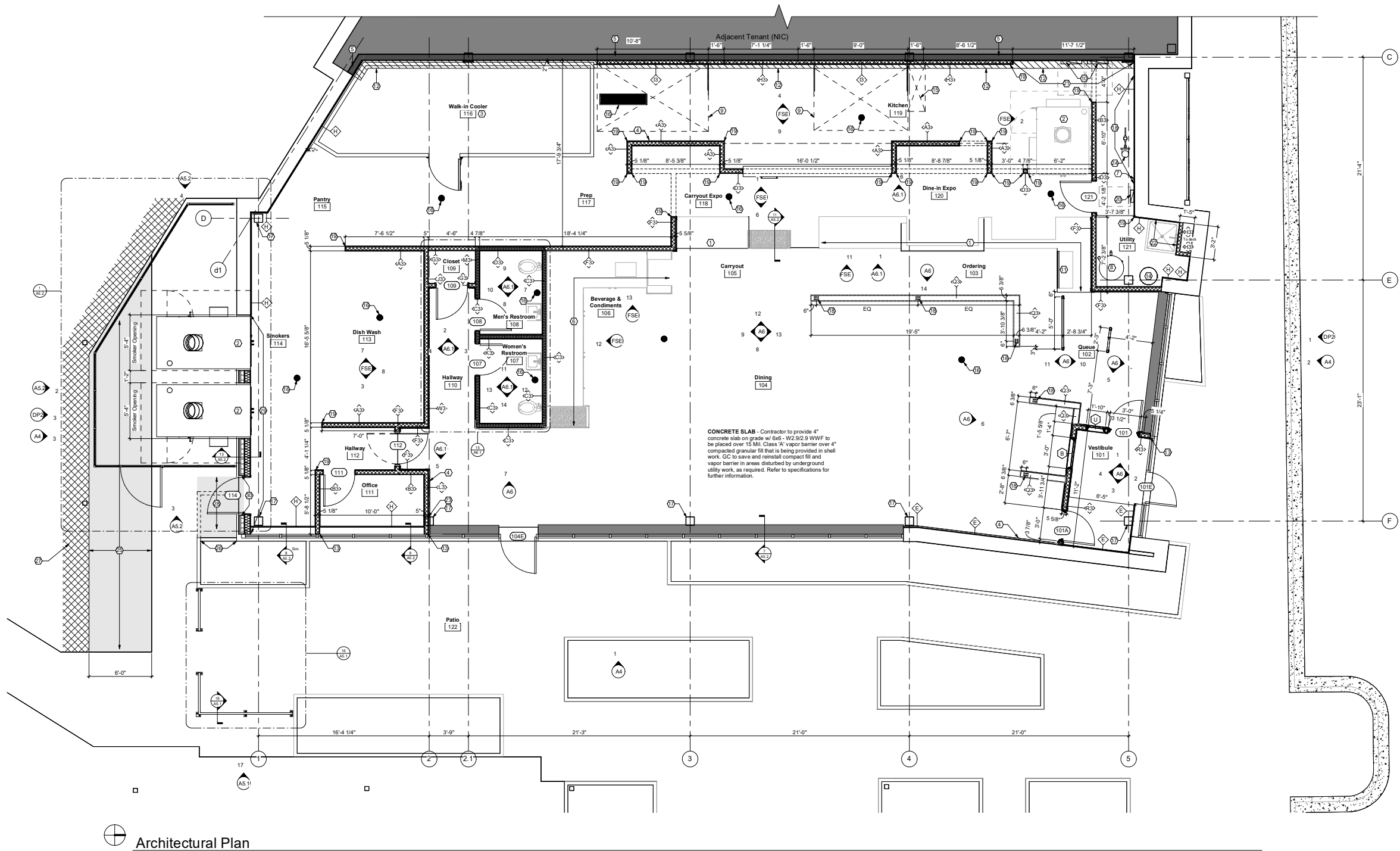
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PROJECT NO.
1032.62

Fit Plan

DP1.1

(9)



 **Architectural Plan**
Scale: 1/4" = 1'-0"

ARCHITECTURAL PLAN - KEYED NOTES

- Custom service countertops and line millwork furnished by FSE supplier (shown halftone); GC shall receive and install all millwork items; FSE millwork shop drawings will be provided to GC by Owner; GC shall furnish and install all electrical devices and connections, refer to Electrical Drawing
- Smoker oven furnished and placed by Owner; GC to install final utility connections; GC shall furnish and install exhaust flues with bracing as indicated; smoker openings are to be provided by Landlord
- Walk-in cooler is furnished by FSE Supplier; GC shall accept delivery of equipment and install cooler box and all its associated components per manufacturer's instructions; GC to furnish and install tile floor and base, refer to floor finish plan
- Portable fire extinguisher furnished and installed by GC; refer to specification for type and size information; verify any special requirements with local Fire Marshal
- Existing rated demising wall; maintain rating
- Custom beverage/condiment station millwork furnished by FSE Supplier (shown halftone); GC shall receive & install millwork; GC to furnish and install lighting fixtures and make all utility connections
- Phone and CATV board furnished and installed by GC; refer to Electrical Drawings
- Hot water heater; refer to Plumbing Drawings
- Kitchen exhaust hood overhead; refer to Mechanical Drawings
- Existing electrical distribution breaker panels; refer to Electrical Drawings for more information
- Beverage ice bin by FSE Contractor; plumbing hookup by GC
- Diagonal hatched area indicates extent of continuous Latcrete 9235 waterproof membrane directly applied to demising wall and slab, install per manufacturer's instructions, refer to Detail 3/A7
- Center partition on existing mullion, cap end w/ prefinished trim
- CO2 tank furnished by Owner
- Dashed lines indicate ANSUL cabinet above; refer to kitchen hood drawings
- Indicates location of new floor drain, refer to Plumbing Drawings for more information
- Existing steel tube column; GC to paint with SW 7069 Iron Ore, satin sheen, typ., refer to Finish Schedule
- Symbol indicates location of lateral wall brace, refer to Partition Types sheet for more information
- Stainless steel corner-guard/endscap supplied and installed by GC; refer to Detail Sheets for more information
- Existing fire alarm system panels and devices, refer to Mechanical Drawings for more information
- GC to supply and install FRP finish directly to existing gypsum board sheathing on this section of wall
- GC to supply and install Durock cement board sheathing to 4'-0" behind FRP at mop sink
- GC to supply and install vinyl rip strip edge bead at edge of gyp board at steel tube column

- Water main, sprinkler riser and water meter assembly, refer to Plumbing Drawings for more information
- Light gray fill area indicates new 4" exterior concrete slab on grade w/ W2.1/W2.1 WWF on 4" compacted granular base, align top of slab with edge of existing, slope top surface away from building, slab to match existing color and finish as close as possible, refer to Specifications for more information
- New section of concrete planter curb to match existing
- GC to relocate existing planting bed and planting materials to area indicated by crosshatch, prep soil and match to match existing bed
- GC to remove portion of existing planter and saw cut portion of existing slab to align with jamb of new exterior door; GC to install new 4" concrete slab over 4" compacted granular fill per specifications, slab to match existing color and finish as close as possible, prior to bid GC is to perform a site inspection to define the scope of this work
- GC to remove existing storefront system in this facade, prior to bid GC to perform a site inspection of existing conditions to determine scope of work; verify with the CM if the components of this system are to be saved for future use
- GC to remove portion of existing concrete knee wall to allow for the installation of the new exterior door

ARCHITECTURAL PLAN - GENERAL NOTES

- Do not scale drawings. If dimensions are in question, the contractor is responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- All shell building elements shown herein are located based on electronic documents provided by Landlord. Prior to commencing work, GC to field verify "as built" conditions and report any discrepancies/conflicts that will affect the GC's work to Owner's CM and/or Architect.

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Architectural Plan

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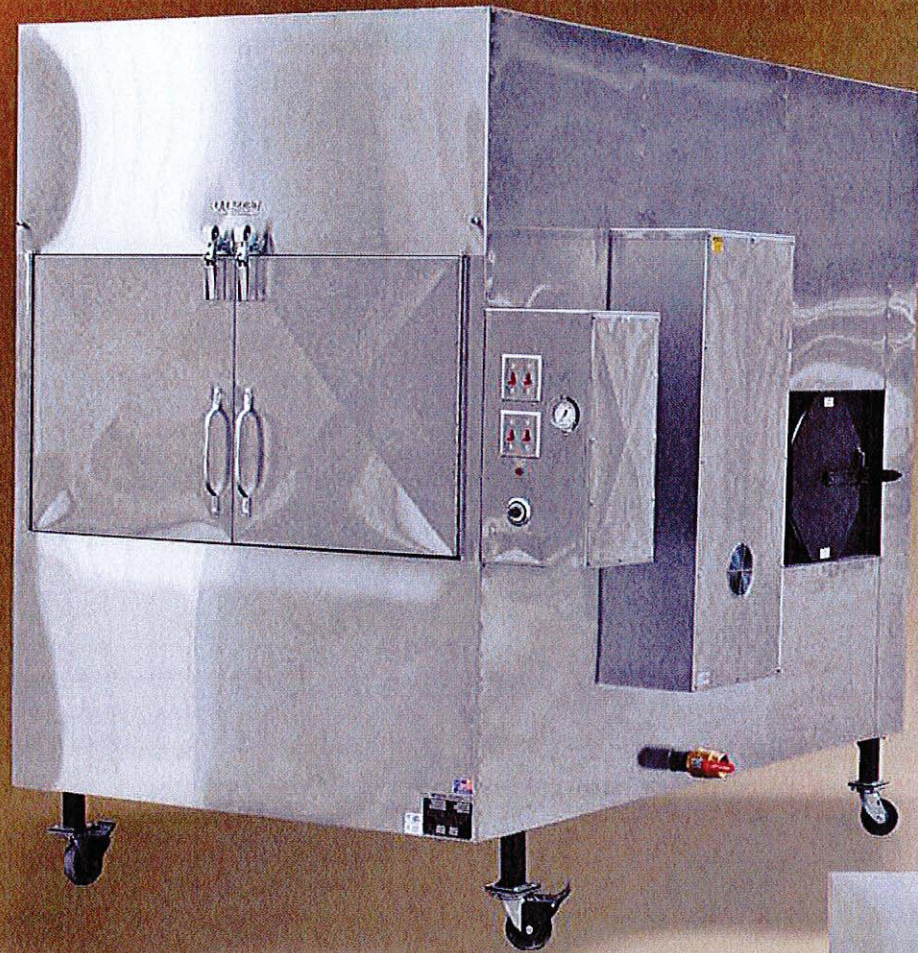
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http://www.fgschaefer.com

MODEL SSJ



Revolving Racks: (30) 12" x 48"
Cooking Surface: 120 Sq. Ft.
or

Revolving Racks: (25) 18" x 48"
Cooking Surface: 150 Sq. Ft.



**OLE HICKORY
PITS™**

WOOD BURNING BARBECUE PITS



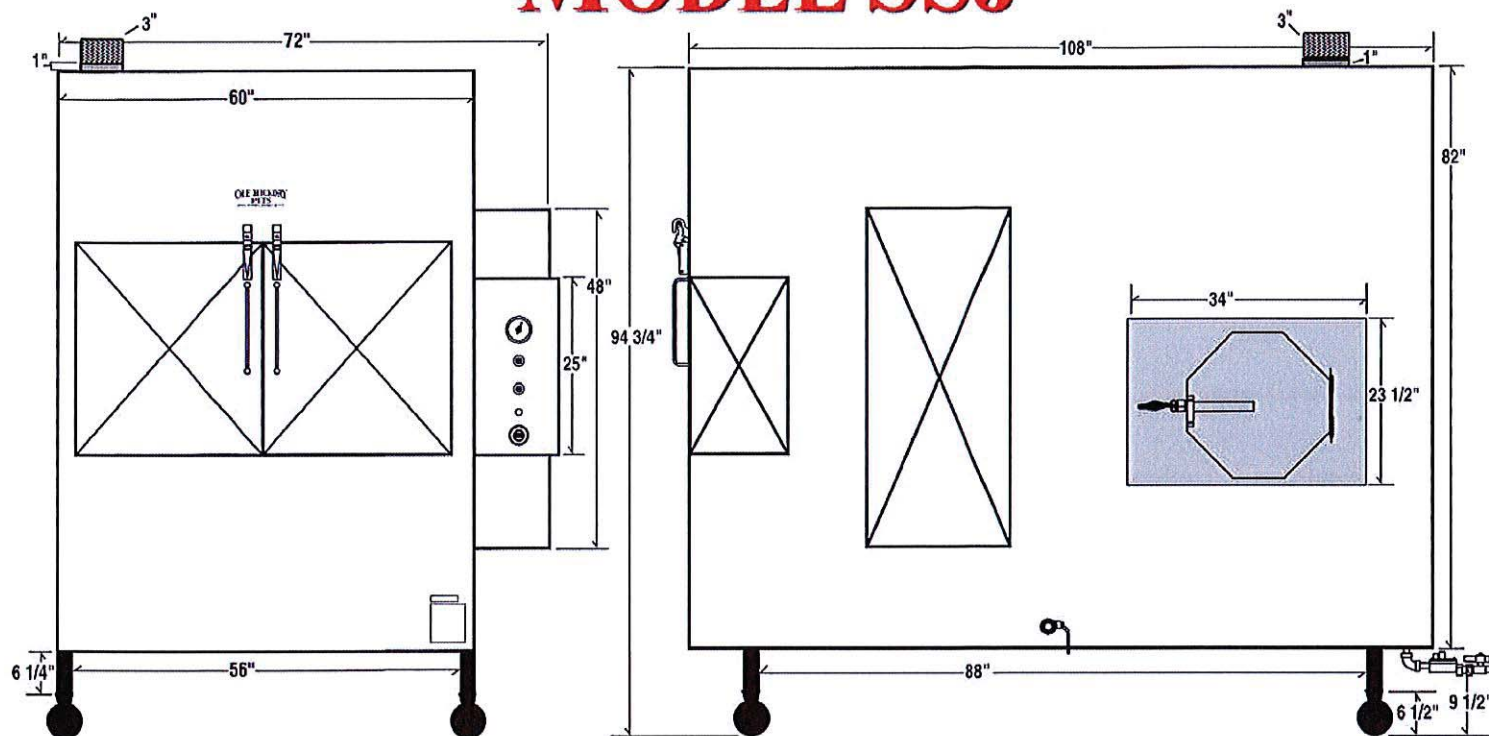
1-800-223-9667

333 North Main Street ~ Cape Girardeau, MO ~ 63701

Email: main@olehickorypits.com

www.olehickorypits.com

MODEL SSSJ



Construction: Heavy duty 12 gauge steel interior side walls (100% welded & inspected seams) tubular steel frame, 22 gauge stainless steel exterior, mineral wool insulation – rated 1200 degrees F. (contains no asbestos or fiberglass)

Electrical: 110 volts, 60 HZ, single phase, 15 amp – AVOID NON-GROUNDED EXTENSION CORDS.

Gas Burner: Two (2) 65,000 BTU burners with electronic ignition. Available for LPG (Propane) or natural gas.

Firebox: Three (3) regular fireplace size logs will last for up to 6 hours of cooking. Air over firebox circulation.

Temperature range: Thermostat control range 100 degrees F. to 325 degrees F.

Upper Limit Control Switch: Extra safety feature (sat at 350 degrees F).

Dial Thermometer: 2 1/2" diameter.

Heavy Duty Foot Switch: Rotisserie advance.

Casters: Four (4) Heavy duty, ETL approved.

Convecture™ System: One (1) 1/4 HP motor with 10" fan blade provides a mix of both heat and smoke for product consistency.

Flue: 6" Diameter.

Grease Drain: 2" Pipe with 2" Ball Valve.

Weight: 3350 lbs, uncrated.

Rotisserie: 30 Racks, 12" X 48", 120 Sq. Ft. total cooking surface or 25 Racks, 18" X 48", 150 Sq. Ft. total cooking surface. Nickel-chrome (stainless available at extra cost) removable for easy cleaning.

Dual Rotisserie Drive: Heavy duty 1/4 HP motor – long lasting double rollerchain drive system utilizing gear reduction.

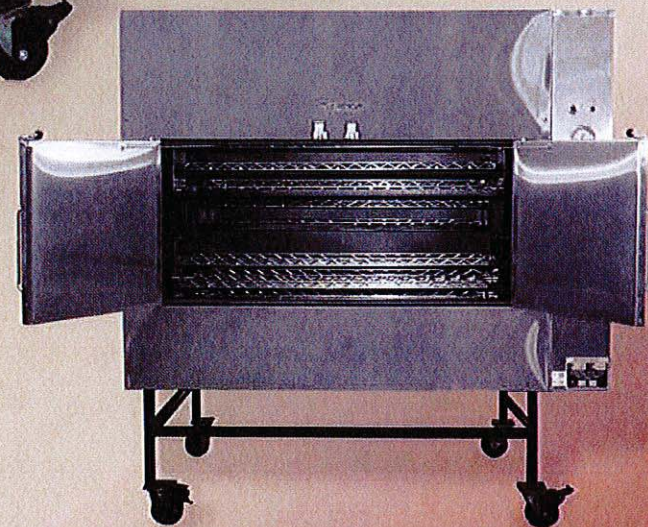
Optional Equipment: Cook and Hold, Competition Switch and other options available.



MODEL EL-EW



Revolving Racks: (15) 12" x 48"
Cooking Surface: 60 Sq. Ft.



**OLE HICKORY
PITS™**

WOOD BURNING BARBECUE PITS



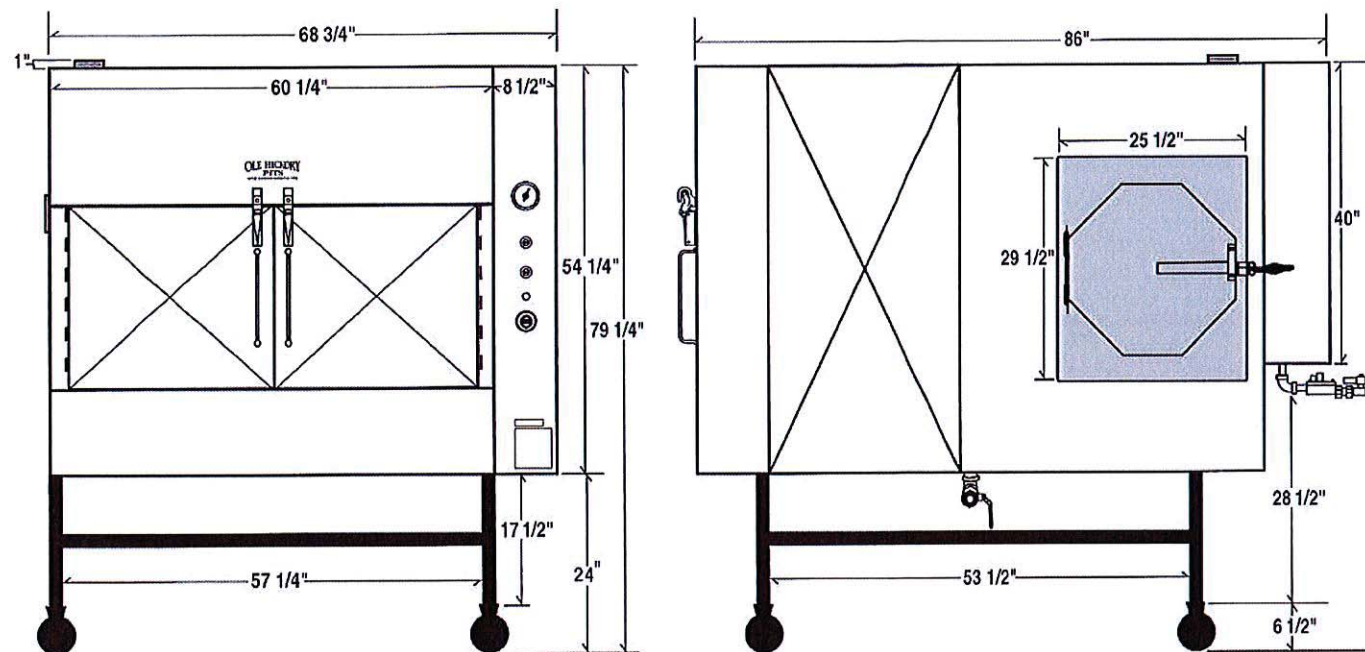
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MODEL EL-EW



Construction: Heavy duty 12 gauge steel interior side walls (100% welded & inspected seams) tubular steel frame, 22 gauge stainless steel exterior, mineral wool insulation – rated 1200 degrees F. (contains no asbestos or fiberglass)

Electrical: 110 volts, 60 HZ, single phase, 15 amp – AVOID NON-GROUNDED EXTENSION CORDS.

Gas Burner: One (1) 65,000 BTU burner with electronic ignition. Available for LPG (Propane) or natural gas.

Firebox: Two (2) regular fireplace size logs will last for up to 6 hours of cooking. Air over firebox circulation.

Temperature range: Thermostat control range 100 degrees F. to 325 degrees F.

Upper Limit Control Switch: Extra safety feature (sat at 350 degrees F).

Dial Thermometer: 2 1/2" diameter.

Heavy Duty Foot Switch: Rotisserie advance.

Casters: Four (4) Heavy duty, ETL approved.

Convecture™ System: Two (2) 1/4 HP motor with 10" fan blade provides a mix of both heat and smoke for product consistency.

Flue: 4" Diameter.

Grease Drain: 2" Pipe with 2" Ball Valve.

Weight: 2400 lbs, uncrated.

Rotisserie: 15 Racks, 12" X 48", 60 Sq. Ft. total cooking surface. Nickel-chrome (stainless available at extra cost) removable for easy cleaning.

Rotisserie Drive: Heavy duty 1/4 HP motor – long lasting chain drive system utilizing gear reduction.

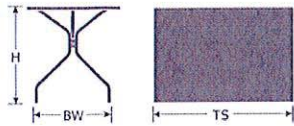
Optional Equipment: Cook and Hold, Competition Switch and other options available.



Ole Hickory Pits ~ 1-800-223-9667 ~ (573) 334-3377 ~ www.olehickorypits.com

REV III 714

DETAILS



H	W	D	TS	Lbs
29.5"	48"	32"	48"x32"	51

Outdoor/Indoor Table

E-coated powder coat finish

Made in Italy

Top: Solid Steel

Base: Tubular Steel Legs

Assembly Required: Yes

Quick Ship Finishes:

20 Glossy Aluminum	22 A/ Iron	41 A/ Bronze

Special Order Ship Finishes:

24 A/ Black	23 A/ White	37 A/ Moss Grey	49+ A/ Mint	50+ A/ Cherry
61+ A/ Blue	68+ A/ Orange	71+ A/ Taupe	82+ A/ Lilac	48+ A/ Navy
86+ A/ Corten	87+ A/ Copper			

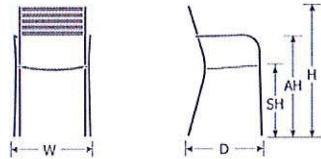
SHIPPING

Master Pack Quantity: 1

FOB: PA 17042



DETAILS



H	W	D	SH	AH	Lbs
33"	20.5"	21"	18"	26"	14

Outdoor/Indoor Stacking Armchair

E-coated powder coat finish

Frame: Square Tube Steel

Seat/Back: Steel & Teak Slats

Stackability: 6

Quick Ship Finishes:

	
22-82 A/ Iron/Teak	41-82 A/ Bronze/Teak

Special Order Ship Finishes:

		
20-82 Alu/Teak	24-82 A/Black /Teak	23-82 A/White / Teak

SHIPPING

Master Pack Quantity:	4
Master Pack Dimensions:	39"x26"x22"
Master Pack Weight:	67 Lbs.
Density:	5.9
Master Cartons/Pallet:	6
Freight Class:	150
FOB:	PA 17042

ocean master MAX / classic



classic	sizes [ft/m]	mast height open, including finial	canopy height	flat to flat (diameter)	point to point (diameter)	table clearance	mast diameter	total height (closed)	folded canopy (diameter)
		a (in/cm)	b (in/cm)	c (in/cm)	d (in/cm)	e (in/cm)	f (in/cm)	g (in/cm)	h (in/cm)
square	8.0' / 2.45m	106 / 269	85 / 216	96 / 244	96 / 244	35 / 89	2.375 / 6.0	106 / 269	15 / 38
	10.0' / 3.0m	109 / 277	86 / 218	120 / 305	120 / 305	42 / 107	2.375 / 6.0	130 / 330	15 / 38
	12.0' / 3.65m	115 / 292	89 / 226	144 / 366	144 / 366	33 / 84	2.875 / 7.3	139 / 353	16 / 41
	14.0' / 4.25m	121 / 307	97 / 246	169 / 429	169 / 429	37 / 94	2.875 / 7.3	159 / 404	20 / 51
	16.0' / 4.9m	127 / 323	99 / 252	192 / 488	192 / 488	36 / 91	2.875 / 7.3	175 / 445	20 / 51
octagon	9.0' / 2.75m	102 / 259	84 / 213	101 / 257	109 / 277	41 / 104	2.375 / 6.0	102 / 259	16 / 41
	11.0' / 3.4m	108 / 274	85 / 216	124 / 315	134 / 340	37 / 94	2.375 / 6.0	108 / 274	16 / 41
	13.0' / 4.0m	105 / 267	83 / 211	142 / 361	154 / 391	46 / 117	2.875 / 7.3	132 / 335	16 / 41
	15.0' / 4.5m	112 / 285	87 / 221	167 / 424	181 / 460	45 / 114	2.875 / 7.3	139 / 353	22 / 56
	17.0' / 5.2m	118 / 300	90 / 229	189 / 480	204 / 518	45 / 114	2.875 / 7.3	151 / 384	24 / 61
rectangle	8.0' x 12.0' / 2.45m x 3.65m	105 / 267	89 / 226	96 / 244	145 / 368	35 / 89	2.375 / 6.0	125 / 317	15 / 38
	10.0' x 14.0' / 3m x 4.25m	115 / 292	88 / 224	121 / 307	172 / 437	42 / 107	2.875 / 7.3	150 / 381	20 / 51
	12.0' x 16.0' / 3.65m x 4.9m	124 / 315	101 / 257	143 / 363	194 / 493	42 / 107	2.875 / 7.3	166 / 422	17 / 43

finish options

standard

polished aluminum

powder coat

textured bright white

sea shell white

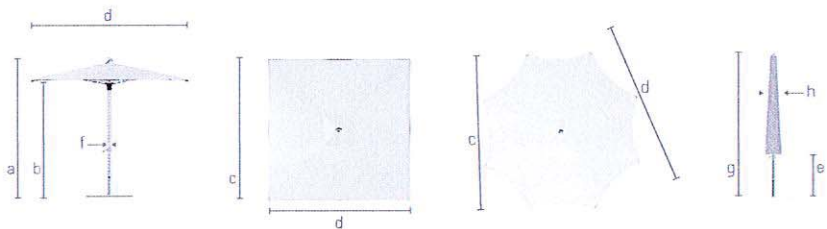
espresso

ash grey

hammered bronze

jet black

Dimension Tolerances +2"
Dimensions shown correspond to indicated lift system
Options are subject to change without notice
Some options are only available in certain sizes and shapes



vent and pocket options



single vent



double vent*



contrasting pockets



contrasting pockets and vent

panel options



single solid color



alternating panels



alternating panel & alternating valance



alternating panel and matching valance

profile options



market



fishtail*



valance straight



valance scalloped

canopy options



binding



accent border

lifting system options



auto-loc marine lift*



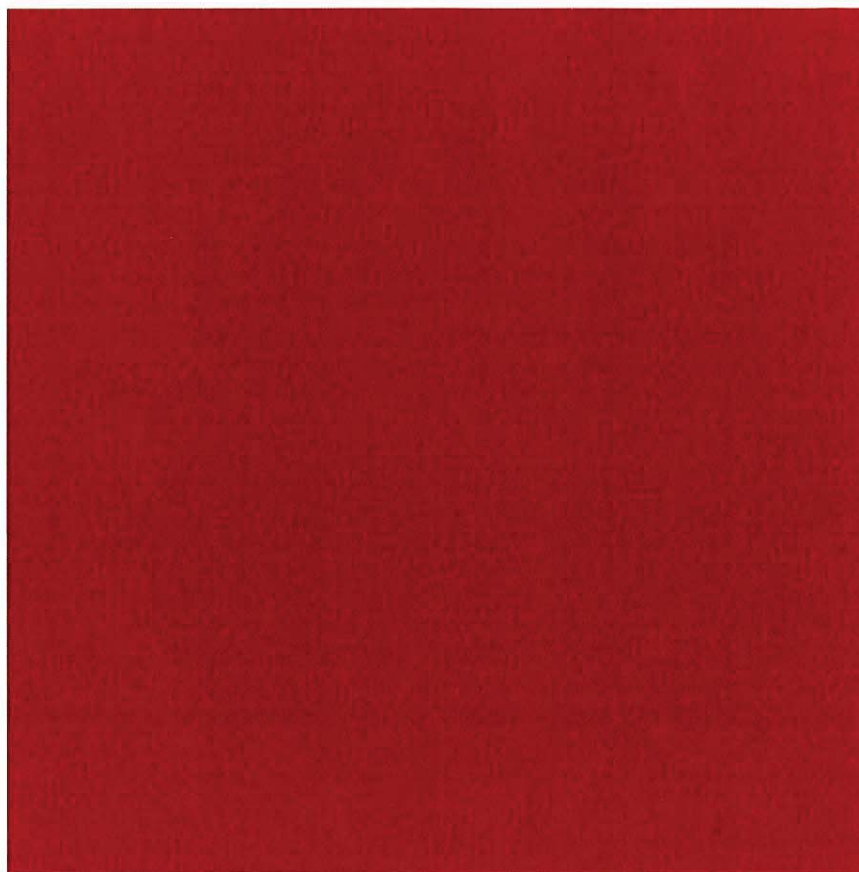
crank system

finial option



MAX acorn aluminum

* double wind vent & fishtail profile only available on octagon shapes
* auto-loc marine lift only available on select sizes
note: parasol may not close above table with auto-loc lift.

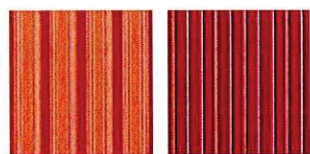


Canvas Jockey Red

5403-0000

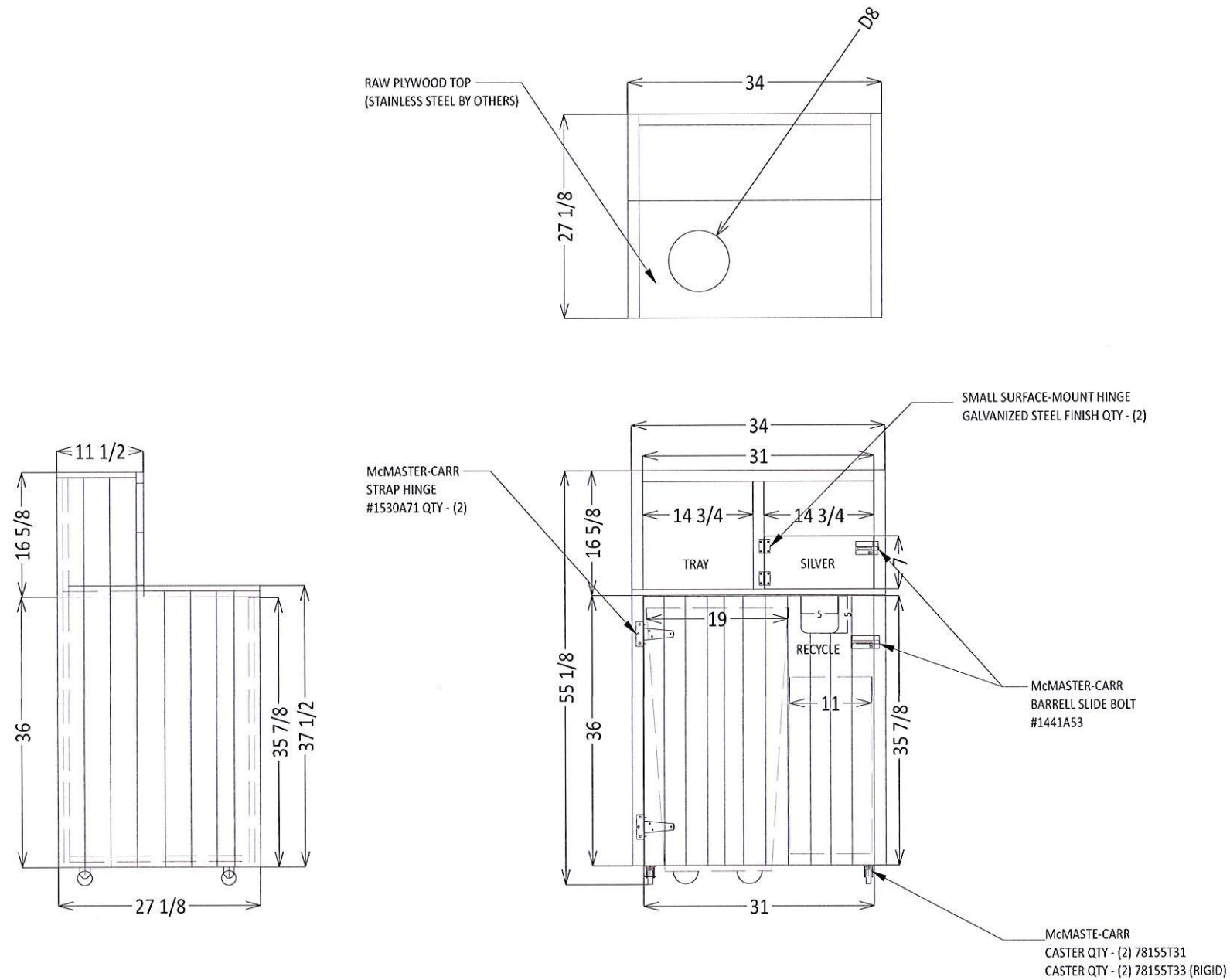
2016-2017 Sunbrella Upholstery Collection

Upholstery and Drapery



Shade





Trash Unit

Scale: 5/8" = 1'

NOTES:

- 1) MATERIAL - 3/4 PLYWOOD , POPLAR
- 2) ALL VISIBLE SURFACES TO BE FINISHED IN POPLAR AND STAINED DARK
- 3) USE GALVANIZED FLAT HEAD WOOD SCREWS AS REQ'D ON HARDWARE

FDI Cabinetry LLC

691 N. Miami Ave.

Phone: 513-353-4500 Fax: 513-353-4589

☐ Approved

☐ Rejected (As Noted)

Name: City BBQ

Address:

City:

Job #:

State:

G.C.: F.G. Schaefer

Date: 5/18/16

Rev Date:

DWG. By: CEC

Sheet #

Sheet 1