



# City of Madison

## Proposed Conditional Use

Location  
2609 East Washington Avenue

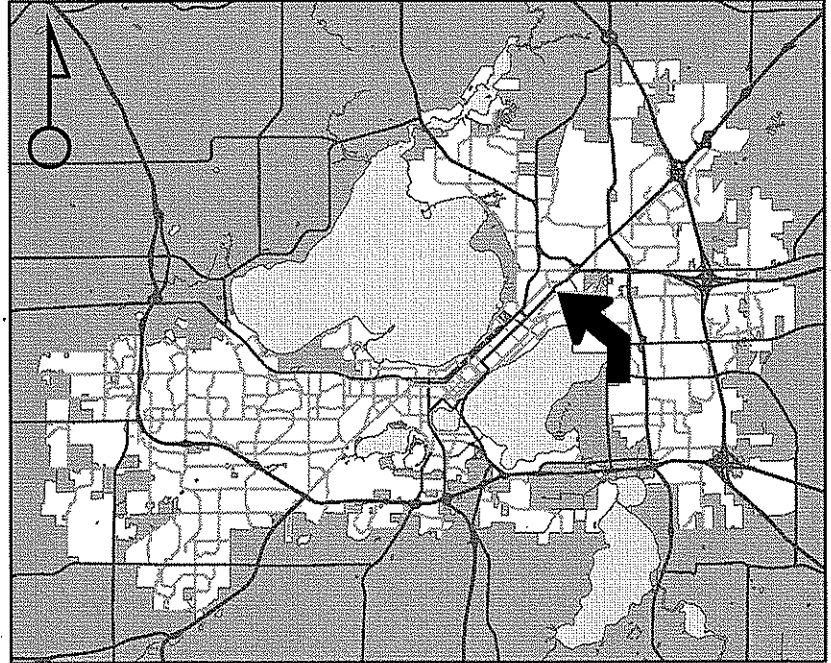
Project Name  
The Malt House Patio

Applicant  
William Rogers –  
Brewers Showcase, Inc

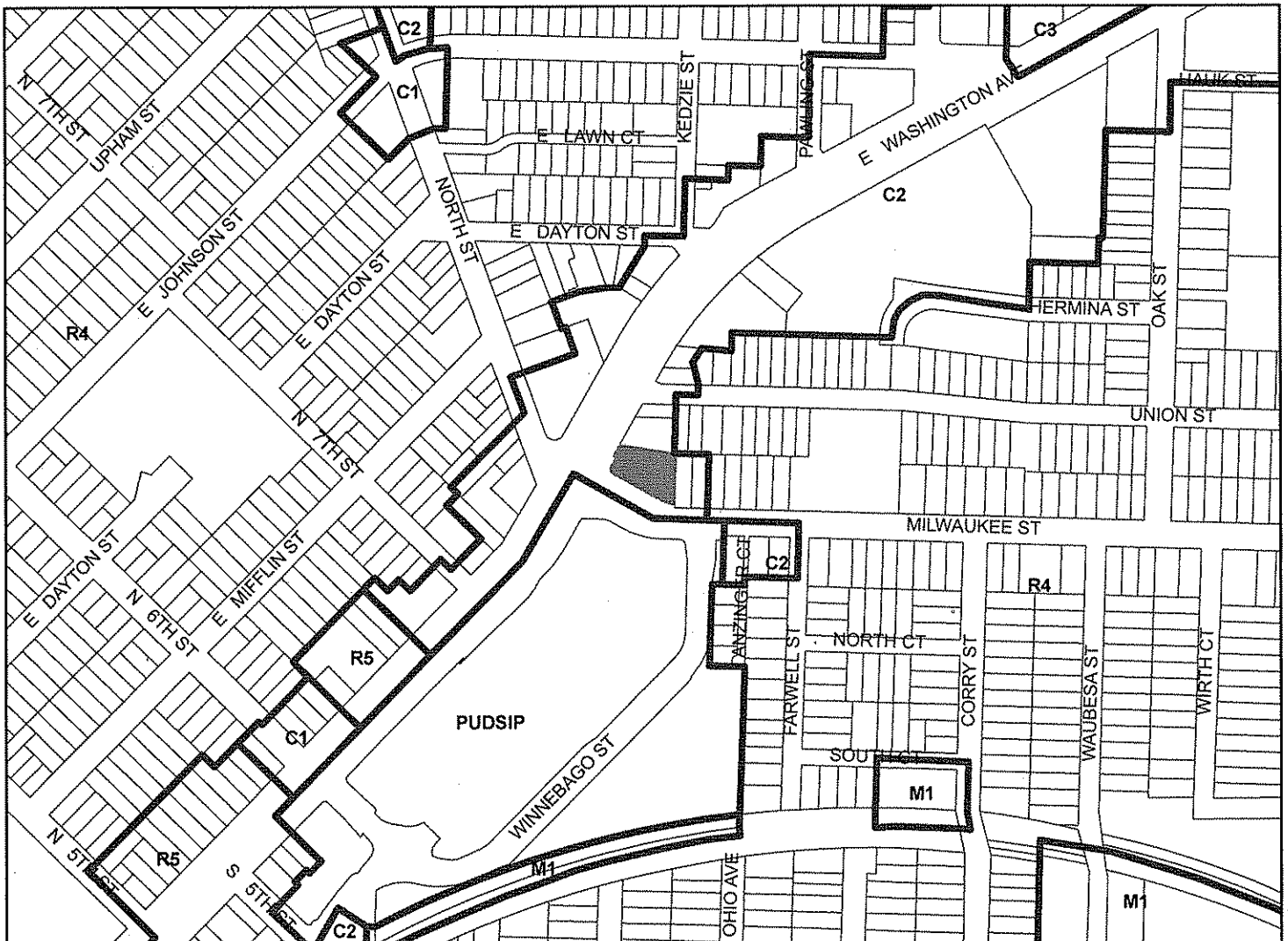
Existing Use  
Tavern

Proposed Use  
Outdoor Eating Area for the  
Malt House Tavern

Public Hearing Date  
Plan Commission  
15 June 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 June 2009

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# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550.00 Receipt No. 100057
Date Received	5/6/09
Received By	JLK
Parcel No.	0710 061 3017 5
Aldermanic District	15 Larry Palm
GQ	CU; UDD #05; ALC Hold
Zoning District	C2 remediation site
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	Waiver 4/2
Ngrhd. Assn Not.	Waiver
Date Sign Issued	5/6/09

1. **Project Address:** 2609 E. Washington Ave **Project Area in Acres:** \_\_\_\_\_

**Project Title (if any):** The Malt House Patio Seating Plan

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: William Rogers Company: Brewer's Showcase Inc  
Street Address: 2609 E. Washington Ave City/State: Madison WI Zip: 53704  
Telephone: (608) 204-6258 Fax: (608) 204-6259 Email: bill6beers@gmail.com

Project Contact Person: Bill Rogers Company: Brewer's Showcase Inc.  
Street Address: 2609 E. Washington Ave City/State: Madison WI Zip: 53704  
Telephone: (608) 209-2196 Fax: ( ) Email: bill6beers@gmail.com

Property Owner (if not applicant): McGrath & Associates  
Street Address: 102 N. Hamilton City/State: Madison WI Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: outdoor seating patio for Malt House patrons

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

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](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 the: COMPREHENSIVE PLAN Plan, which recommends: COMMUNITY MIXED USE 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:

*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 FIRCHOW Date 4/7/2009 | Zoning Staff PAT ANDERSON Date 4/7/2009

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

Printed Name William Rogers Date 5/4/09

Signature [Handwritten Signature] Relation to Property Owner Tenant

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



Tuesday, May 05, 2009

Letter Of Intent

I am applying for a conditional use permit for an outdoor seating area at the tavern doing business as The Malt House, 2609 E. Washington Ave.

This outdoor seating area will be on an existing concrete slab on my leased property. No changes or permanent attachments to the slab will be needed. The patio seating will consist of 3 picnic tables, four additional chairs with small side tables, and several potted plants, all surrounded by movable anodized aluminum fencing anchored by attachment to moveable steel plates.

The property is being used solely by Brewer's Showcase Inc. as a tavern, The Malt House. The Malt House employs seven people currently. Hiring additional staff is anticipated upon completion of this project. The current building capacity of 90 persons will remain the same. The city assessor's office lists the lot size as 16,180 sq. ft.

The patio project will commence upon Planning Commission approval, and is expected to be completed within a fortnight.

The patio will be open all hours of the business.

Thank you for your consideration.

Sincerely,

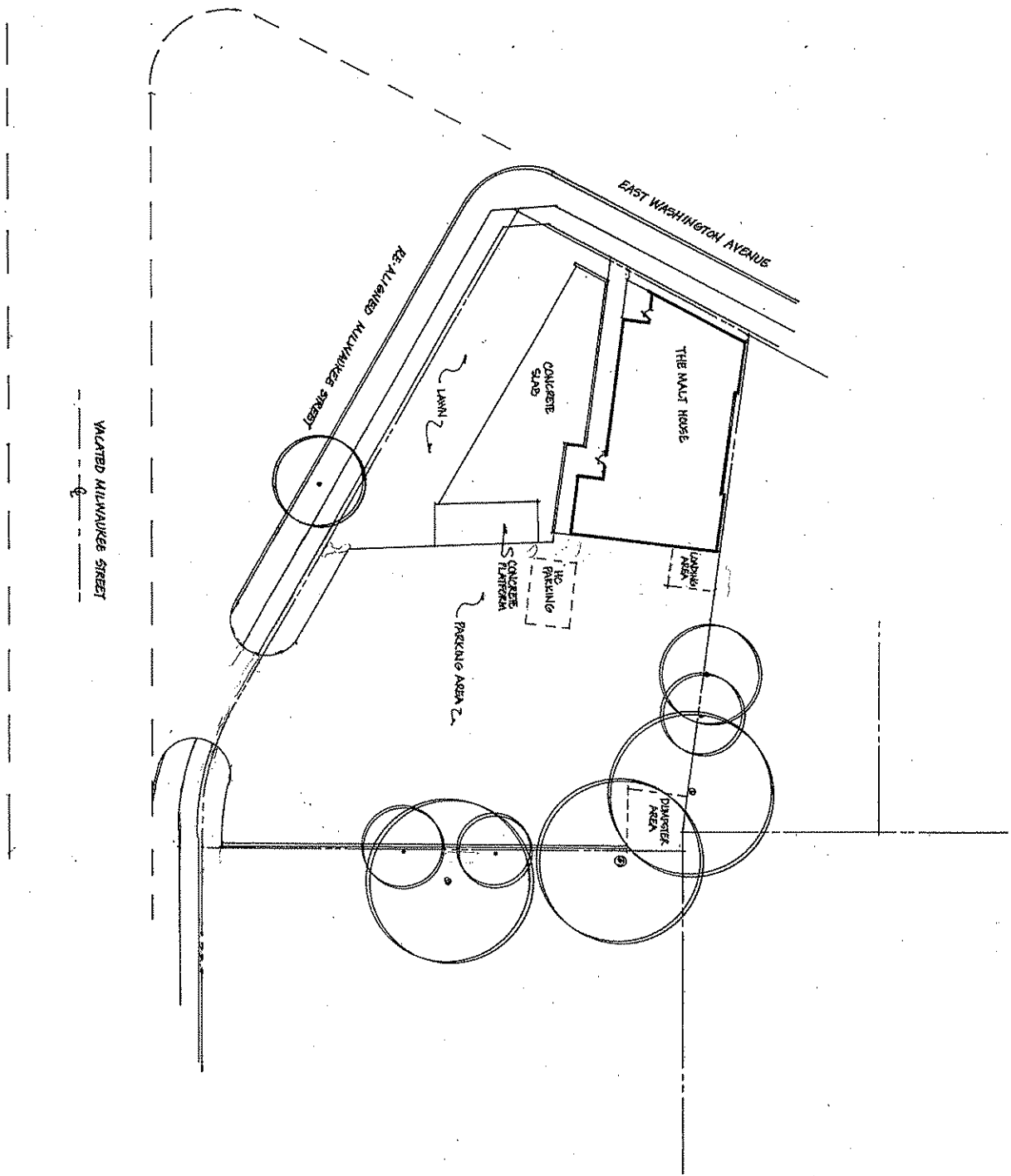
William Rogers

Owner,

The Malt House

2609 E. Washington Ave.

Madison, WI 53704



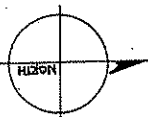
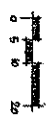
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MAY 6, 2009

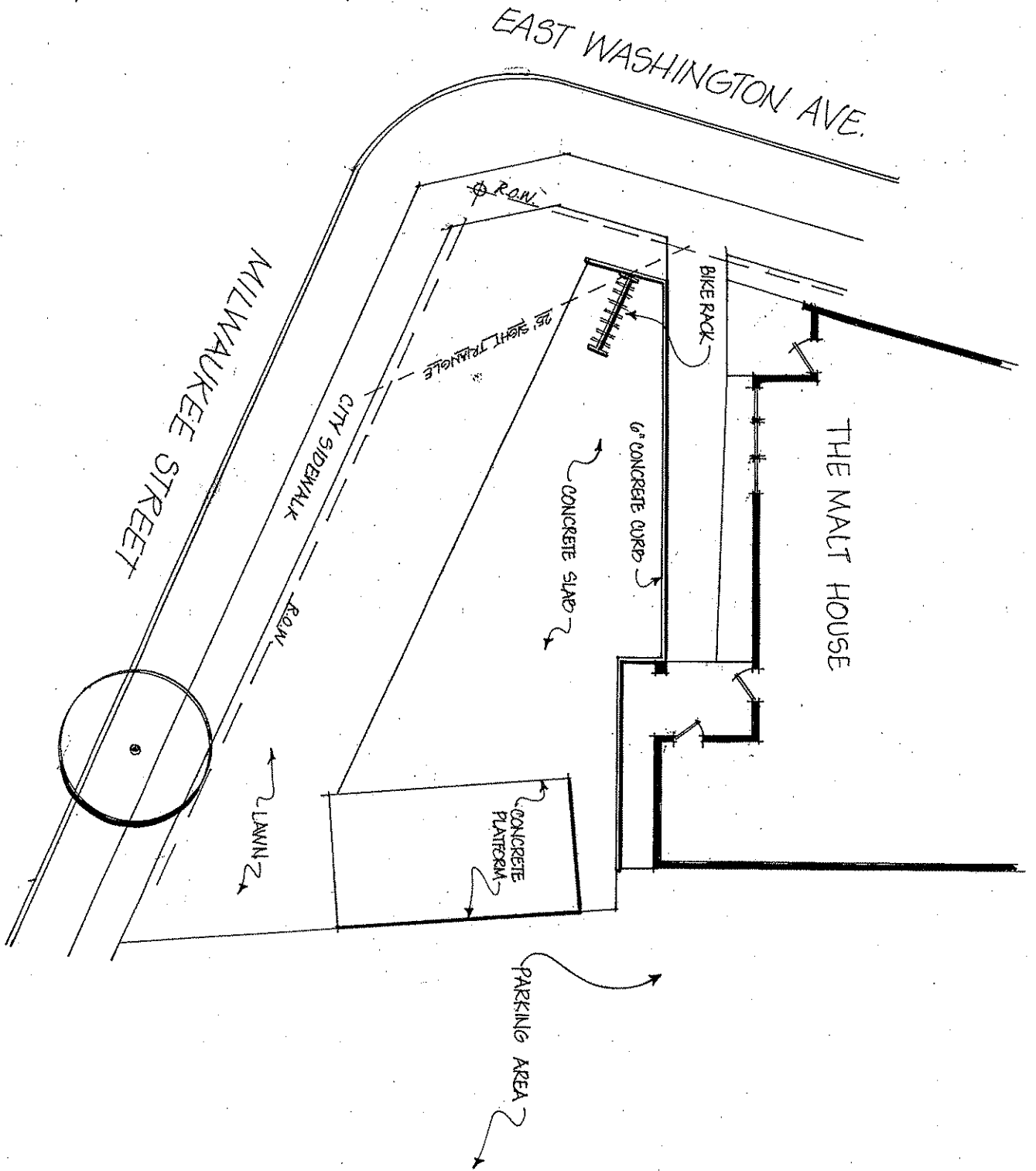
**SITE  
CONTEXT  
PLAN**

**THE MALT HOUSE**  
**OUTDOOR SEATING AREA**  
 2009 EAST WASHINGTON AVE.  
 MADISON, WI

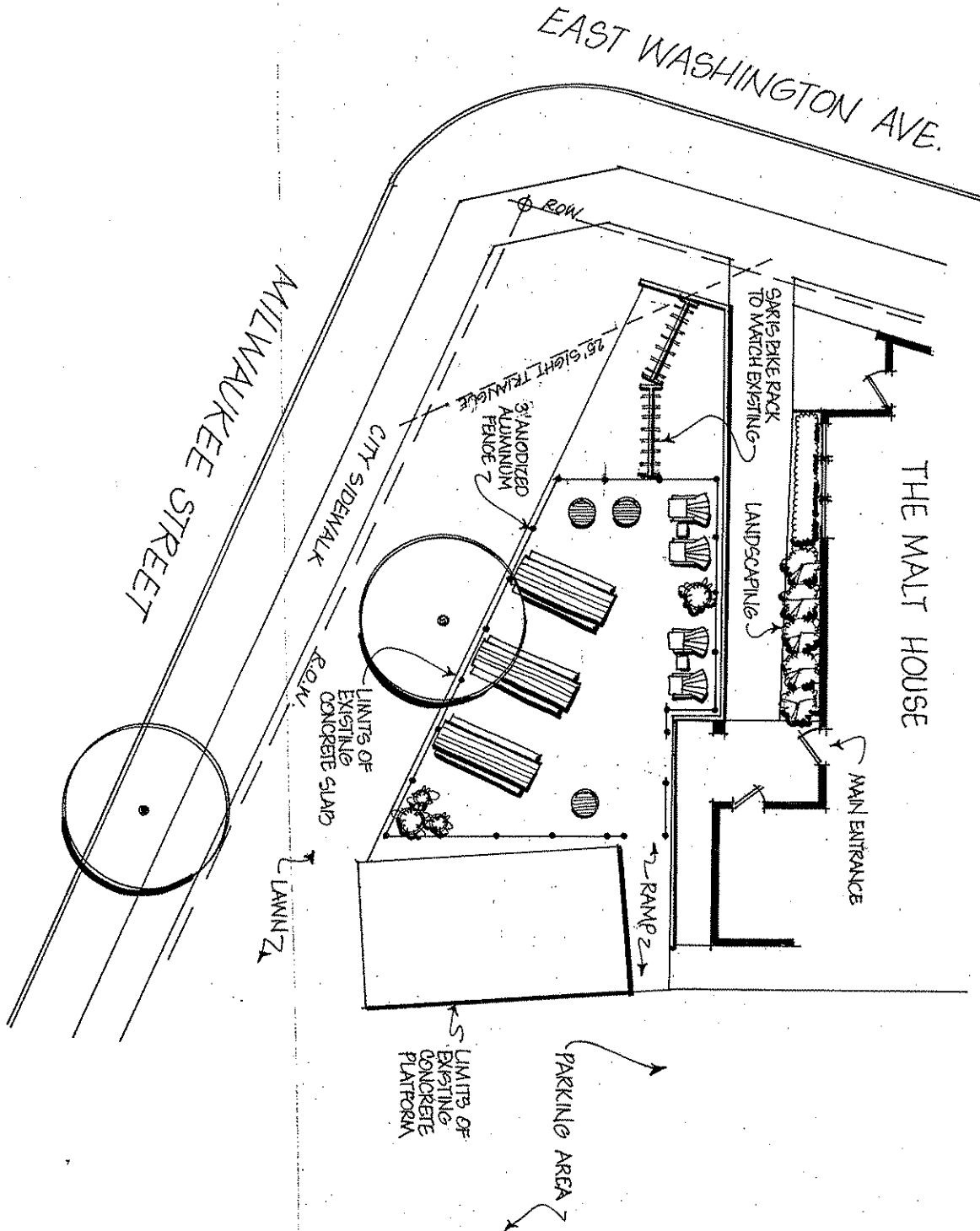
SHEET 1



SCALE:  
 1" = 20'-0"



<p>SCALE: 1" = 8'-0"</p>			<p>SHEET 2</p>	<p><b>THE MALT HOUSE</b>          OUTDOOR SEATING AREA          2609 EAST WASHINGTON AVE.          MADISON, WI</p>	<p>EXISTING          CONDITIONS          PLAN</p>	<p>MAY 6, 2009</p>
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<p>SCALE: 1" = 8'-0"</p> 		<p>SHEET 3</p>	<h1>THE MALT HOUSE</h1> <p>OUTDOOR SEATING AREA</p> <p>2609 EAST WASHINGTON AVE. MADISON, WI</p>	<p>MASTER PLAN</p>	<p>MAY 6, 2009</p>
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