



Location
 3698 Kinsman Boulevard

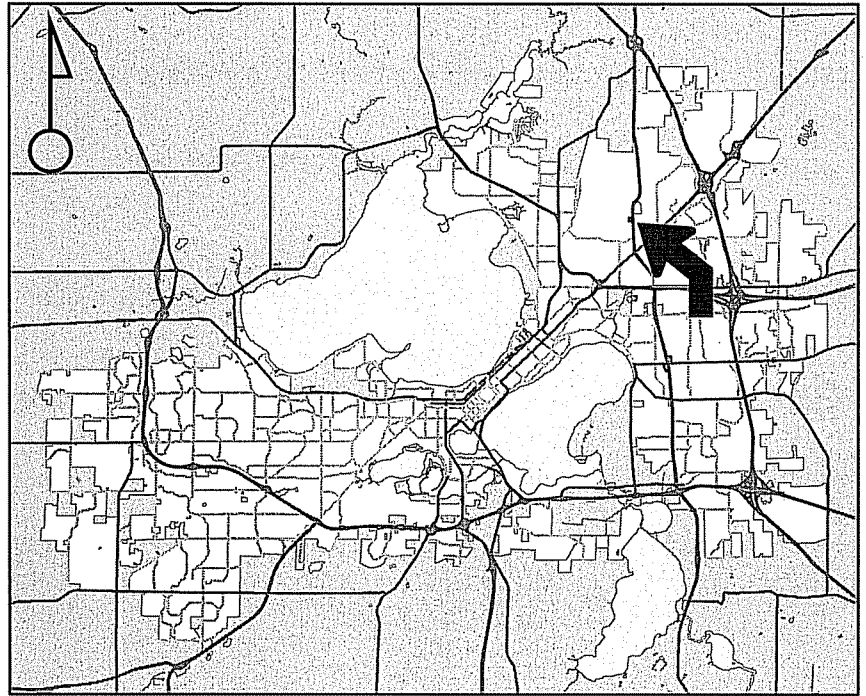
Project Name
 Ale Asylum Outdoor Area

Applicant
 Joel Bahr/
 Otto Dilba - Ale Asylum

Existing Use
 Bar & Restaurant

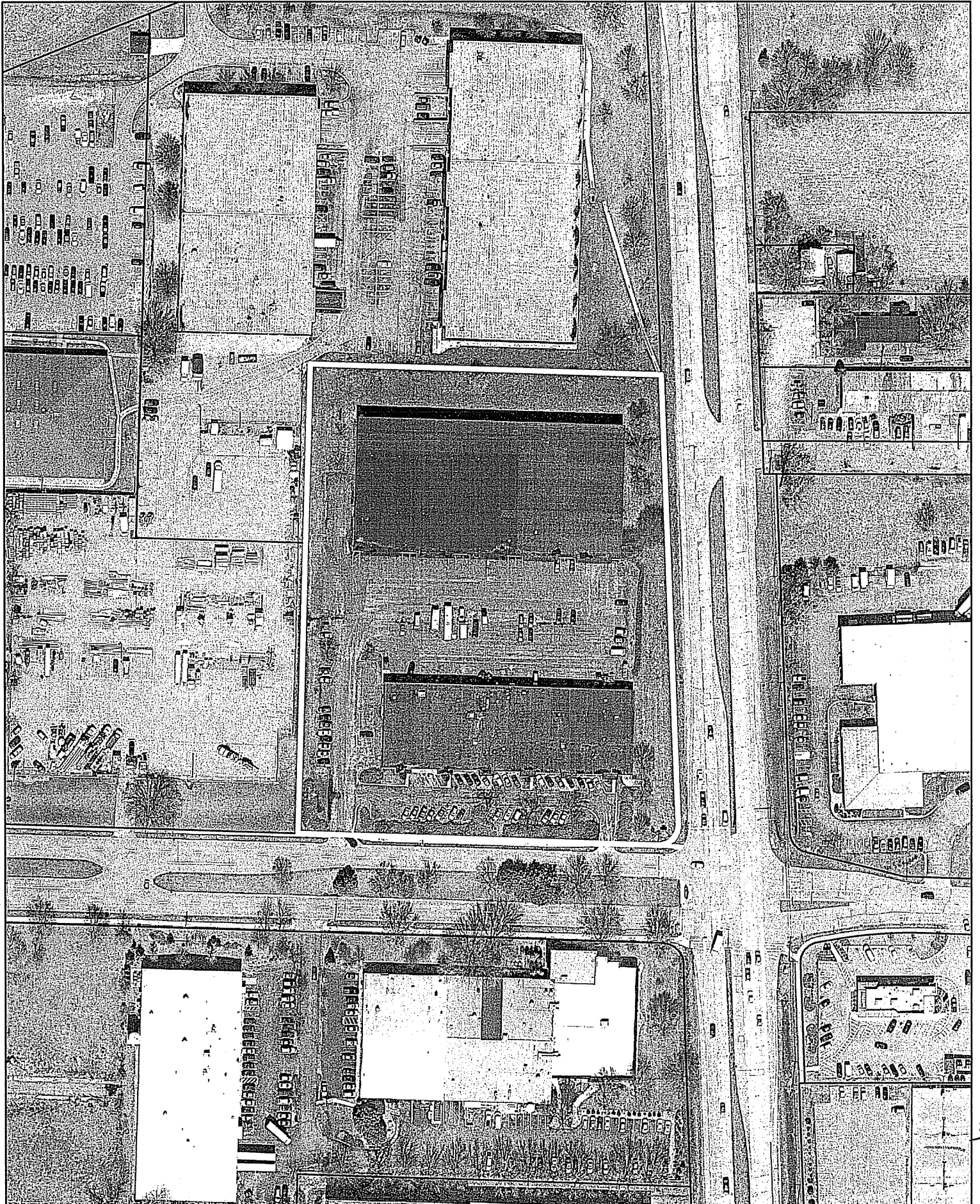
Proposed Use
 Outdoor Eating Area for
 Bar & Restaurant

Public Hearing Date
 Plan Commission
 04 June 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@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.
- 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 050 - Receipt No. 80475
 Date Received 4-18-07
 Received By MWT
 Parcel No. 0810-294-0094-2
 Aldermanic District 17-CLAUSIUS
 GQ ALL.
 Zoning District M1
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript. _____
 Plan Sets Zoning Text _____
 Alder Notification Waiver
 Nbrhd. Assn Not. VIA Waiver _____
 Date Sign Issued 4-18-07

1. **Project Address:** 3698 KINSMAN BLVD. **Project Area in Acres:** n/a

Project Title (if any): _____

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: OTTO DILBA. Company: ALE ASYLUM
 Street Address: 3698 KINSMAN BLVD City/State: MADISON / WI Zip: 53704
 Telephone: (608)603.3920 Fax: (608)603.3937 Email: BANDIT@ALEASYLUM.COM
 Project Contact Person: ↑ SAME ↑ Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): JOEL BARR
 Street Address: 10514 ODANA RD; SUITE 6 City/State: MADISON, WI Zip: 53719

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: We request allowance for patio expansion to better serve our food & drink clientele.

Development Schedule: Commencement 06/05/07 Completion 06/11/07

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.

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 MADISON Comprehensive Plan Plan, which recommends:
Employment 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:

JOE CLAUSIUS, DISTRICT 17 ALDER, MADISON 30-DAY

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. verbal: Matt Tucker

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 TIM PARKS Date 4/10/07 | Zoning Staff MATT TUCKER Date 4/10/07

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

Printed Name OTTO DILBA Date 04.18.07

Signature [Signature] Relation to Property Owner TENANT

Authorizing Signature of Property Owner [Redacted Signature] Date 04.18.07

JOEL BARR, OWNER EXECUTIVE INVESTORS



April 18, 2006

LETTER OF INTENT

The Ale Asylum wishes to expand its patio to better accommodate its patrons during warm weather months. Ale Asylum is located in an industrial warehouse on the corner of Stoughton Rd and Kinsman Blvd, across for the DMV and McDonald's. There are no residential units in the area. We rent approx. 8,000 square feet from Joel Bahr, principal, Kinsman Investors located on Odana Road. There are 36 parking stalls on the south side/main entrance to our building, 40 on the west side and 57 on the north side.

We brew and serve 10 different Ale Asylum beers on site. Coupled with the on site bottling apparatus our brewery is the only true microbrewery in Madison. We opened our doors on May 19th, 2006 and began distributing bottled beers to Dane county in November of last year.

We have a food menu consisting of cold deli sandwiches, soups and pizzas. We employ 15 employees between the brewery and tap room. Our hours of operation are Monday through Friday 11 AM until bar time, Saturdays and Sundays Noon until bar time. We stop serving hot food at Midnight, and have snacks available until bar time.

Currently, our patio is 36 feet in length along our east wall and comes out 13 feet from the wall towards Stoughton Rd. The patio is fenced in completely, with a north-facing door opening to a walkway towards the back parking lot of our building. We have 6 tables on the patio, and in the summer months we have table service for these tables for both food and drink. The patio has a small set of speakers kept at appropriate sound levels for the enjoyment of our guests. (We do not hold live music events)

Our clientele consists mostly of young business professionals from neighboring businesses, beer aficionados from the region, and curious folks from all over Madison. We have no TV's and our environment is set up for conversation and relaxation. Our busiest times are during the evenings after the workday, and the busiest part of our business in the summer by far is the patio. Our long term goals for this business rely mostly upon increased bottled beer distribution, but until that is realized the deli and bar area are what keep that long term goal alive.

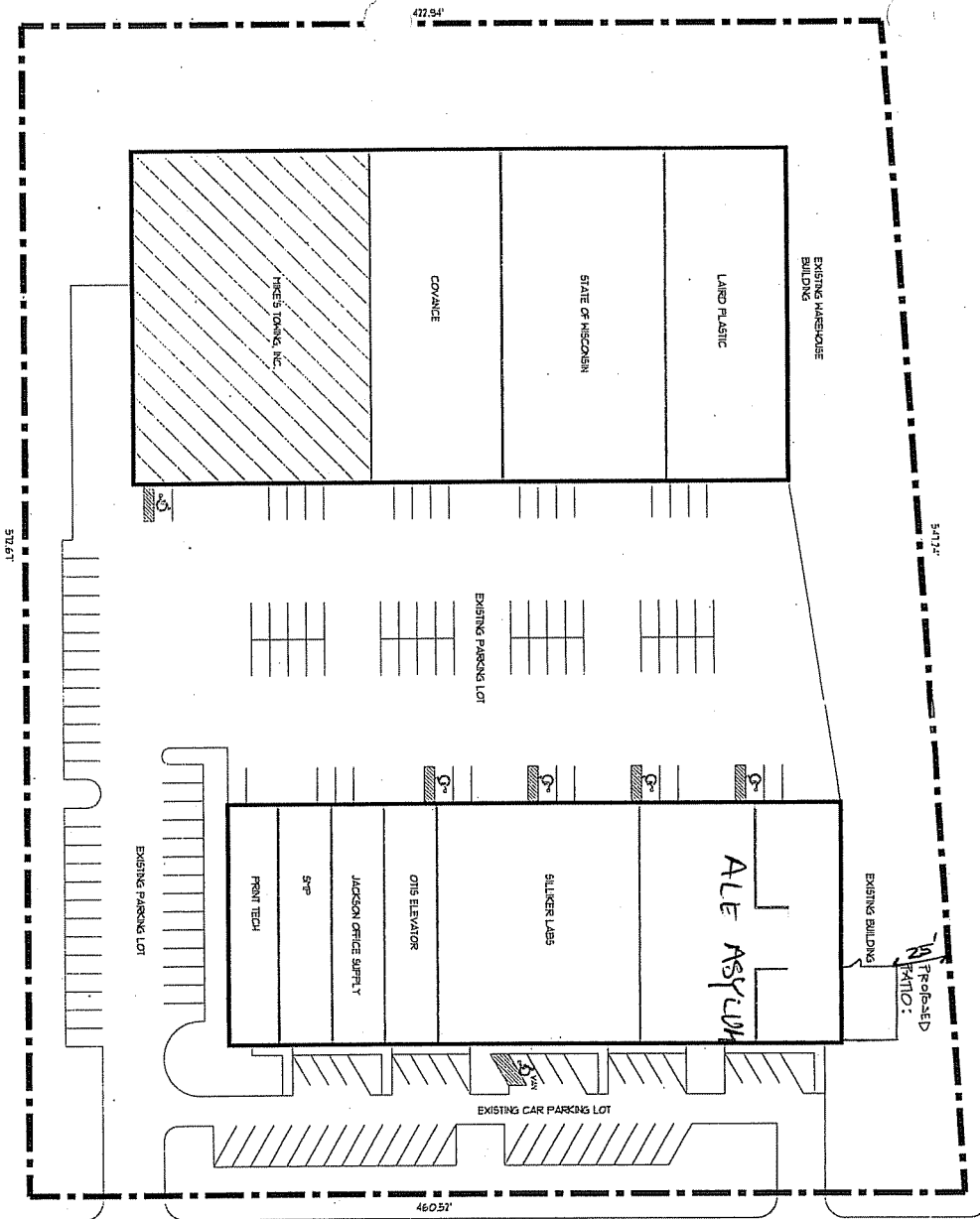
We would like to double the size of the patio, extending it another 13 feet from the building for a total size of 26 x 36 feet. The additional revenue will have a profound effect on our business and will allow us to maintain Madison's status as a community with it's own microbrewery instead of a community merely surrounded by them.

Thank you for your consideration. Any questions should be directed to Otto Dilba, co-owner of Ale Asylum. Contact info below (email: bandit@aleasylum.com). Otto is also the registered agent for Ale Asylum and in charge of this project.



EXISTING SITE PLAN

1"=50'-0"



N. STOUGHTON ROAD / USH 51

CENTERLINE OF KINSMAN BLVD. (OF MEDIAN)

