



Location
2002 Pankratz Street

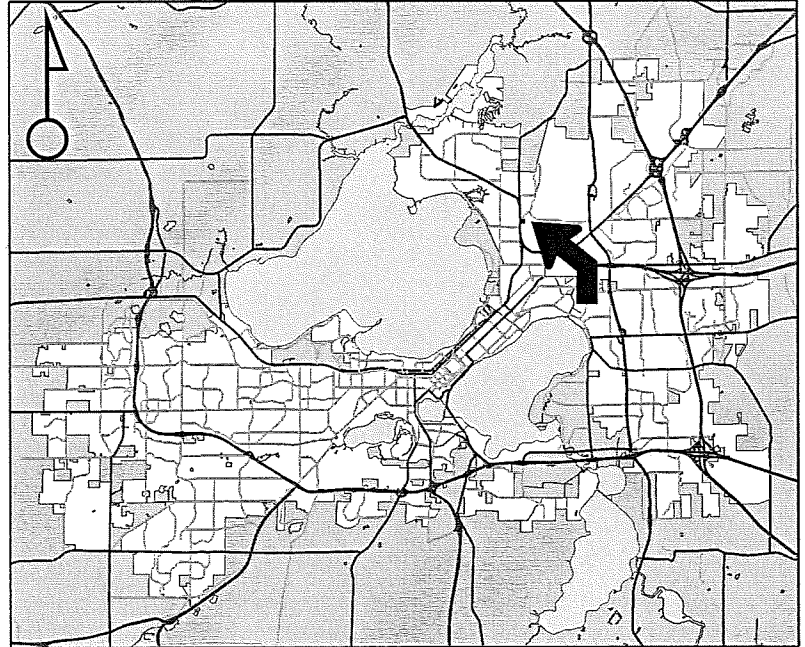
Project Name
Ale Asylum Patios

Applicant
Wortlord, LLC/John R. Schaefer –
CSI Construction Services Inc.

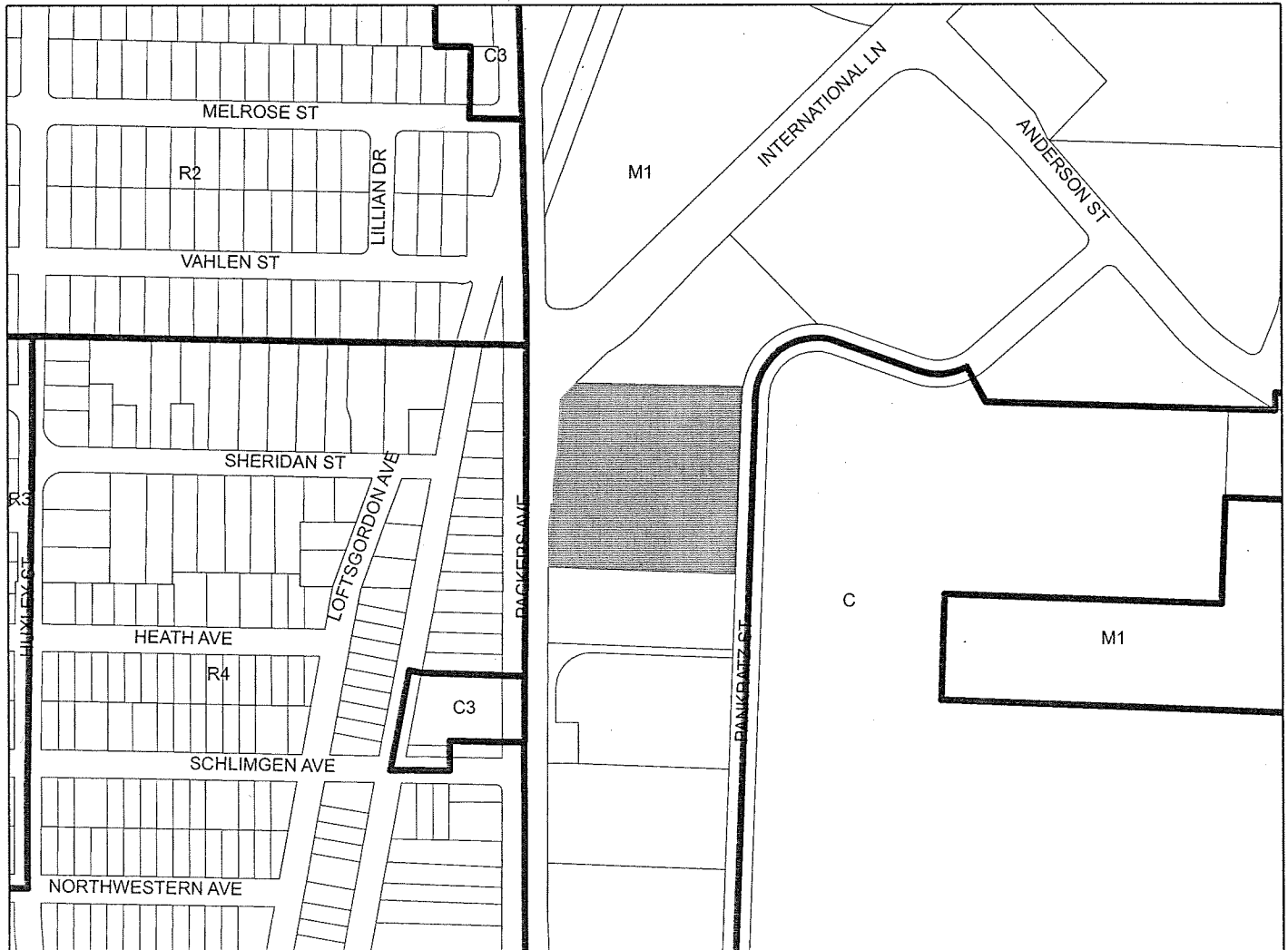
Existing Use
Ale Asylum Brewery

Proposed Use
Construct outdoor eating area
for brewpub

Public Hearing Date
Plan Commission
19 March 2012



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400

City of Madison, Planning Division : RPJ : Date : 06 March 2012





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>500-</u> Receipt No. <u>128773</u>
Date Received	<u>2/7/12</u>
Received By	<u>GSP</u>
Parcel No.	<u>0810-311-0397-2</u>
Aldermanic District	<u>12-RHODES-COMMUNITY</u>
GQ	<u>UDD 4 ; LANDFILL (PROXIMITY)</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>2/7/12</u>

1. **Project Address:** 2002 Pankratz Street **Project Area in Acres:** .09

Project Title (if any): Ale Asylum

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<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: John R. Schaefer Company: CSI Construction Services Inc
 Street Address: 639 S Main Street, Suite 103 City/State: Deforest, WI Zip: 53532
 Telephone: (608) 846-1575 Fax: (608) 846-1577 Email: csi@inxpress.net

Project Contact Person: John Schaefer Company: CSI Construction Services Inc
 Street Address: 639 S Main Street, Suite 103 City/State: Deforest, WI Zip: 53532
 Telephone: (608) 846-1577 Fax: (608) 846-1577 Email: csi@inxpress.net

Property Owner (if not applicant): Wortlord, LLC
 Street Address: 639 S Main Street, Suite 103 City/State: Deforest, WI Zip: 53532

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Restaurant, tasting room, brewing facility and proposed outside eating and patio area

Development Schedule: Commencement December, 2011 Completion July, 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 500.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.



In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Comprehensive Plan, which recommends: Employment for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
2/3/12: Alder Satya Rhodes-Conley, Northside Planning Council, Carpenter-Ridgeway Neighborhood Association
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Tim Parks Date: 1/23/12 Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name John R Schaefer Date 2/7/12
 Signature  Relation to Property Owner Owner
 Authorizing Signature of Property Owner  Date 2/7/12

Effective May 1, 2009



ALE ASYLUM PATIO LETTER OF INTENT

It is our desire to have two patios for the public to enjoy our wares and each other's company: one on ground level and one 2nd story patio with a sunset view over the tree tops on Packers Avenue.

Ideally, both patios will have:

- Movable seating (tables & chairs)
- Ample green space (trees, shrubs, seasonal planter boxes, built-in planters)
- Outdoor speakers

Additional bottom patio details:

- 2-way fireplace
- Hours of Waitstaff Service: open - 11 PM Sun-Thur; open - 1 AM Fri-Sat

Additional 2nd story patio details:

- Hours of Waitstaff Service: open - 10 PM Sun-Thur; open - Midnight Fri-Sat

Overall, it is in our best interests to blend into the fabric of our neighborhood, becoming an integral part of the economic development of the North Side of Madison. As such, we will pay particular attention to noise and light levels to ensure a mutual co-habitation with our neighbors, business and residential alike. Our sound system has separate controls for the speakers outside, which will face towards the patio to minimize noise levels beyond our boundaries. We will never have live music on the patio. The lighting will be soft, relying heavily on accenting the patio landscaping for a warm environment. The bottom patio will have a 2-way fireplace close to an exterior wall, further dampening any noise from the music or public on that level.

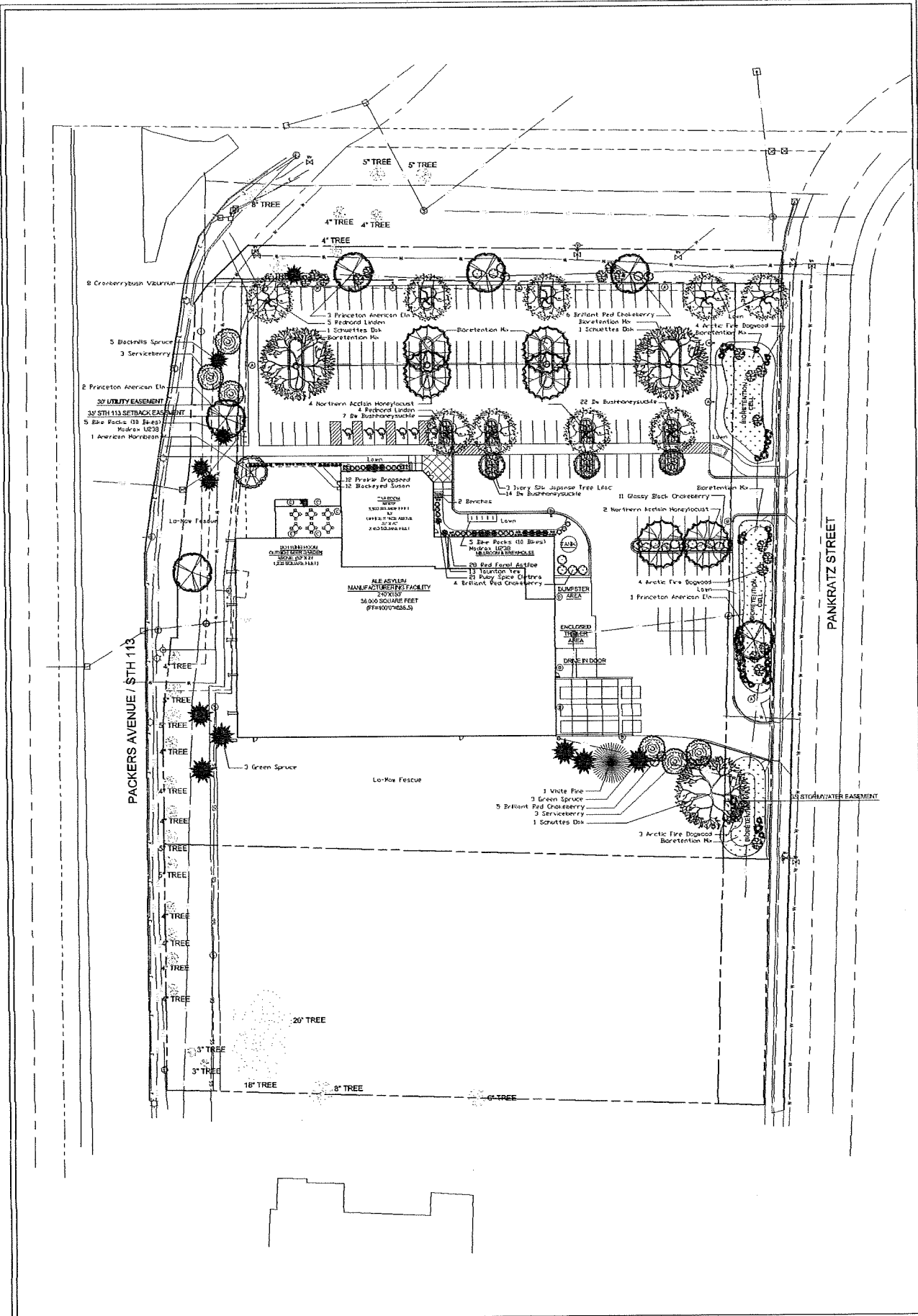
Simply put, we believe in being good neighbors. We have an impeccable record with local law enforcement and strive to make our environment one that our neighbors and the community at large can be proud of without reservation.

If you would like additional information, please don't hesitate to contact Otto Dilba at the phone number below.

Sincerely,

Otto J. Dilba

3698 KINSMAN BLVD / MADISON WI 53704
P 608 663 3926 / F 608 663 3937



LJ Geer Design
 PO BOX 14620
 MADISON, WI 53716
 PH: 608/782-1170 FAX: 608/782-1171

Ale Asylum
 2102 Pankratz Street, Madison, WI

L-1 Landscape Plan

Scale: 1" = 30'-0"
 Date: November 13, 2011
 Revisions:



LANDSCAPE WORKSHEET

I. NUMBER OF TREES REQUIRED

Number of Parking Stalls 150 Stalls
 Total Square Footage of Storage Area / 300 SF 0
 Total 11 Trees
 Number of Canopy Shade Trees Required (2"-2 1/2" cal)

II. NUMBER OF LANDSCAPE POINTS REQUIRED

Number of landscape Points based on 150 Parking Stalls 632 Points
 Number of landscape Points based on 3 Loading Bearths 225 Points
 Total 877 Points

TABULATION OF POINTS AND CREDITS

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2"-2 1/2"	35	13	455	2	70
Deciduous Shrub	2	108	216	0	0
Evergreen Shrub	3	13	39	0	0
Decorative Wall/Fence per 10 LF	5	0	0	0	0
Earth Berm per 10 LF: 30" or 15"	5 or 2	0	0	0	0
Evergreen Tree: 3' Ht.	15	12	180	0	0
Canopy Tree/Small Tree: 1"-2 1/2"	15	10	150	0	0
Sub Totals			1040	+	70
			TOTAL POINTS PROVIDED 1110		

Notes: Shredded Bark Mulch in Planting Beds with Aluminum Edging.
 Shredded Bark Mulch Tree Rings and in Parking Lot Islands

PLANT LEGEND

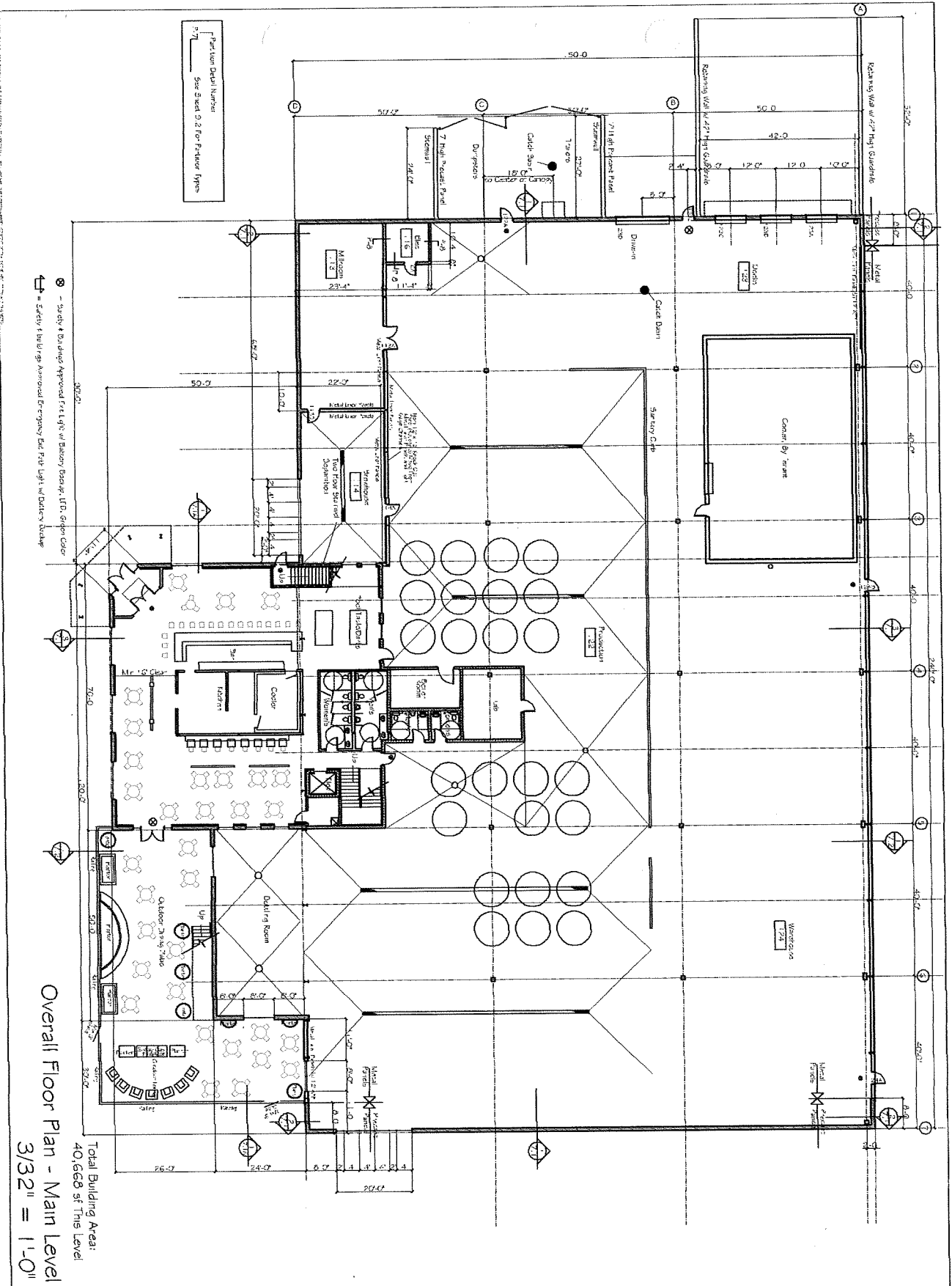
Botanical name	Common Name	Size	Root	Quantity
SHADE TREES				
<i>Gleditsia triacanthos inermis</i> 'Horve'	Northern Acacia Honeylocust	8 1/2" Cal.	B&B	6
<i>Tilia americana</i> 'Redmond'	Redmond Linden	2 1/2" Cal.	B&B	9
<i>Quercus x schuetti</i>	Schuette Oak	2 1/2" Cal.	B&B	3
<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2 1/2" Cal.	B&B	6
EVERGREEN TREES				
<i>Picea pungens</i>	Green Spruce	3' Ht.	B&B	6
<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	5' Ht.	B&B	5
<i>Pinus strobus</i>	White Pine	3' Ht.	B&B	1
ORNAMENTAL TREES				
<i>Anelocher canadensis</i>	Serviceberry	1-1 1/2"	B&B	6
<i>Cornus caroliniana</i>	American Hornbeam	1-1 1/2"	B&B	1
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1-1 1/2"	B&B	3
SHRUBS				
<i>Aronia melanocarpa</i> var. <i>elata</i>	Glossy Black Chokeberry	24"	Pot	11
<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	18"	Pot	15
<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Clethra	18"	B&B	18
<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Dogwood	18"	B&B	13
<i>Diervilla lonicera</i>	Di. Bushhoneysuckle	3 gal.	CDNT.	43
<i>Taxus x media</i> 'Toucan'	Toucan Yew	24" Ht.	B&B	13
<i>Viburnum trilobum</i>	Am. Cranberrybush Viburnum	4' Ht.	B&B	8
PERENNIALS & GROUNDCOVER				
<i>Astilbe 'Fanal'</i>	Fanal Astilbe	1 gal.	CDNT.	28
<i>Rudbeckia hirta</i>	Black-Eyed Susan	1 gal.	CDNT.	12
<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal.	CDNT.	12
BIORETENTION MIX 8500 sq ft at 12" on center				
<i>Andropogon gerardi</i>	Big Bluestem	2"	Plug	1268
<i>Carex conosa</i>	Bottlebrush Sedge	2"	Plug	1268
<i>Carex hystericus</i>	Porcupine Sedge	2"	Plug	1268
<i>Carex vulpinoidea</i>	Fox Sedge	2"	Plug	1268
<i>Elymus canadensis</i>	Canada Wild Eye	2"	Plug	1268
<i>Sorghastrum nutans</i>	Indiangrass	2"	Plug	1268
<i>Spartina pectinata</i>	Prairie Cordgrass	2"	Plug	1268



Ale Asylum
 2102 Pankratz Street, Madison, WI

L-2 Landscape Legend

Scale:
 Date: November 17, 2011
 Revisions:



② - Supply & Exchange Approved Fire Light w/ Battery Backup, ULB, Green Color
 ⚡ - Supply & Exchange Approved Emergency Exit Fire Light w/ Battery Backup

Overall Floor Plan - Main Level
 3/32" = 1'-0"
 Total Building Area:
 40,660 sq ft This Level

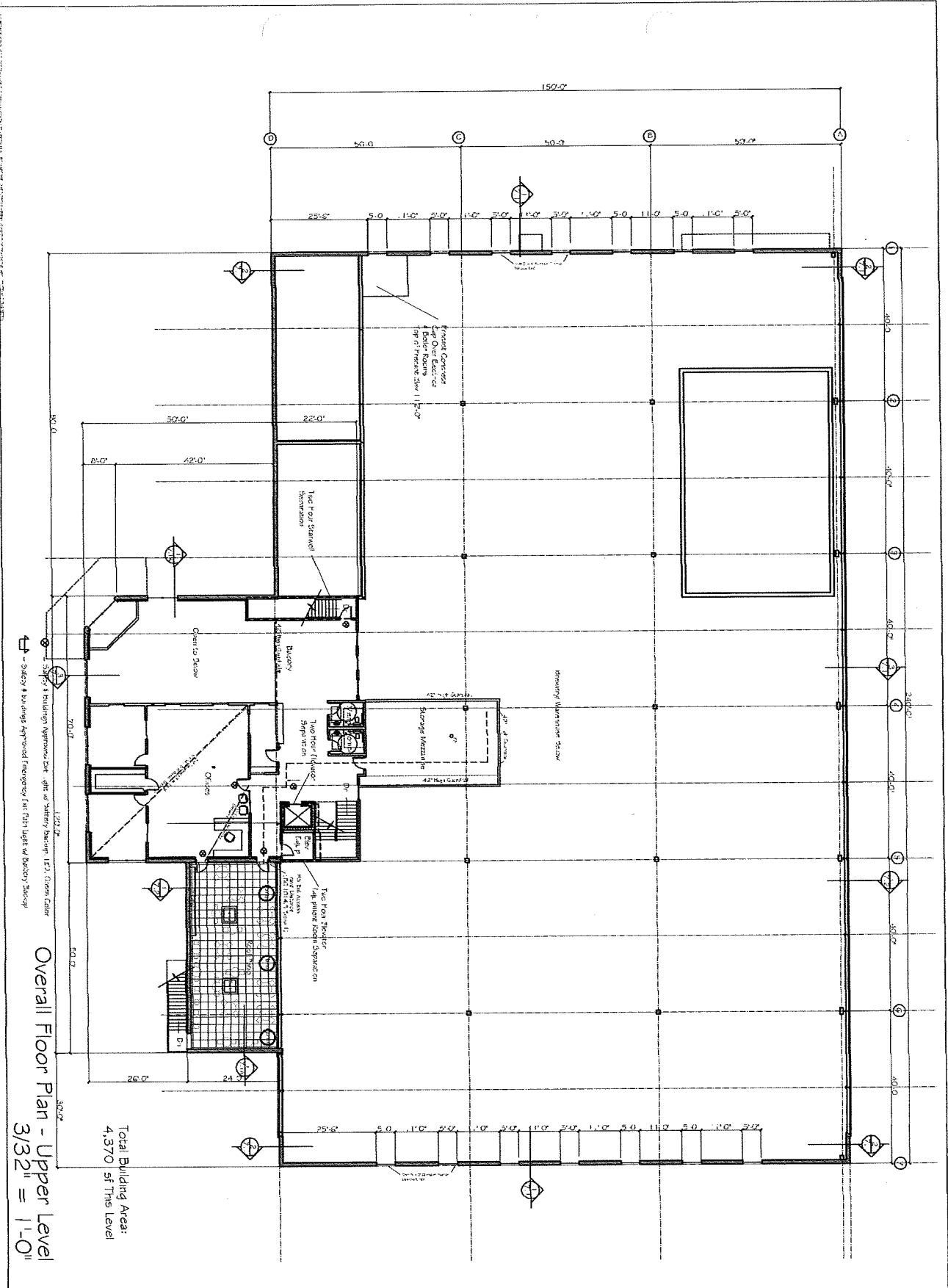
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PLAN NORTH
OVERALL FLOOR PLAN
 Main Level
 Scale as Noted

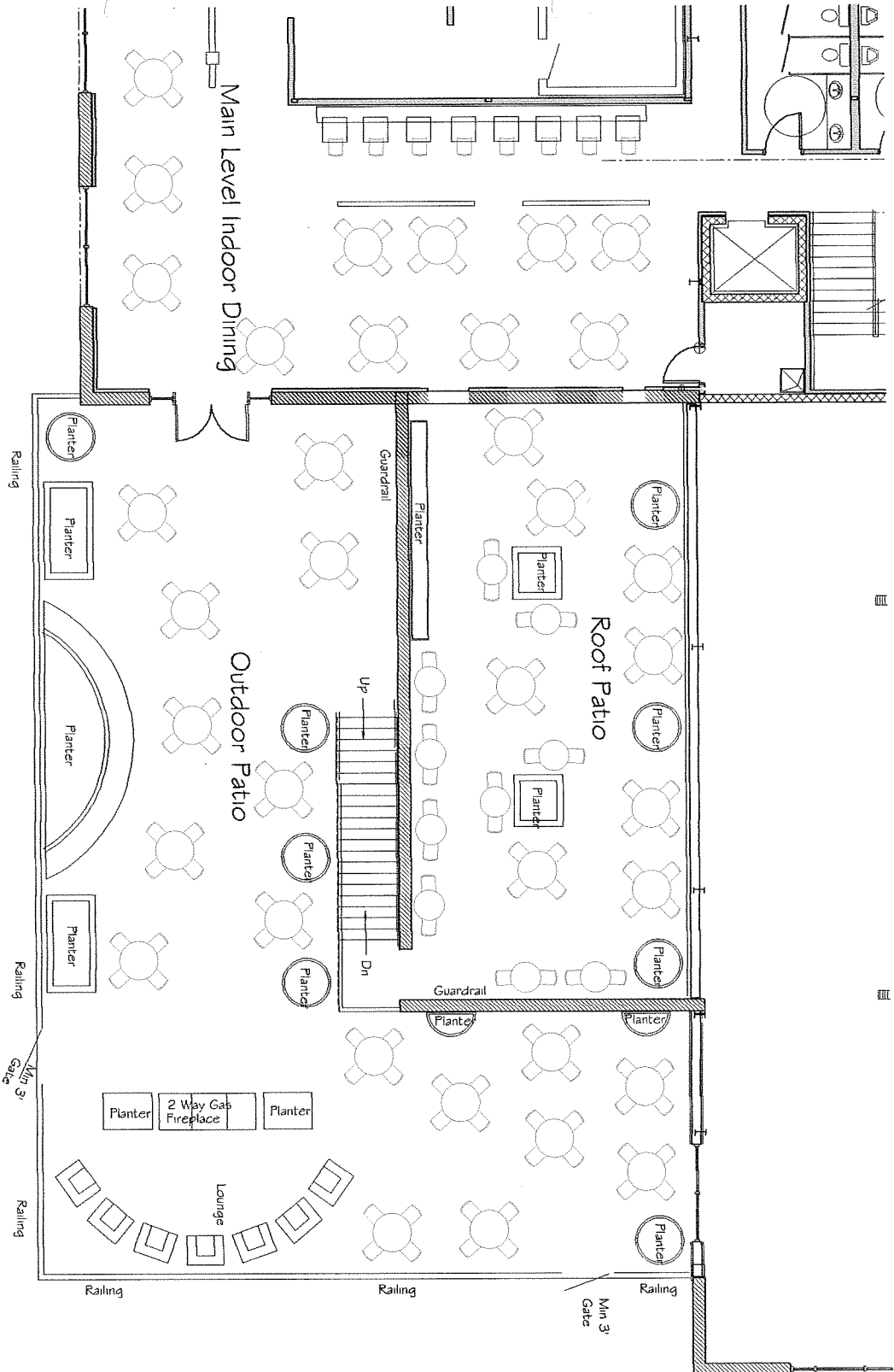
Transcend
 Architects & Engineers
 1000 Wisconsin Avenue, Suite 200
 Washington, DC 20005
 Tel: 202.638.3333
 Fax: 202.638.3334
 www.transcendarchitects.com

CSI
 Construction Services, Inc.
 400 S. Main St. Suite 110
 Oak Brook, IL 60153
 Tel: 630.584.1111
 Fax: 630.584.1112
 www.csiconsultants.com

ALE ASYLUM
 New Facility Location:
 2002 Pankratz Street
 Madison, WI

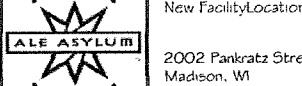





<p>6.2</p>	<p>REVISIONS:</p> <p>NOV 1 2011 21</p>	<p>Scale as Noted</p> <p>Overall Floor Plan Upper Level</p>			<p>Construction Services, Inc.</p> <p>1000 Wisconsin Ave</p> <p>Madison, WI 53706</p>		<p>New Facility Location:</p> <p>2002 Pankratzt Street</p> <p>Madison, WI</p>
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Patio Seating Plan

1/4" = 1'-0"

<p>New Facility Location: 2002 Pankratz Street Madison, WI</p>		 <p>Construction Services, Inc. 608.536.6144 ext. 100 608.536.6122 www.construction-services.com</p>	 <p>Transcend Architecture & Interiors 3000 University Ave., Suite 200 Madison, WI 53706 608.261.2811 www.transcend-arch.com</p>	 <p>PLAN NORTH</p>	<p>Scale as Noted</p> <p>Patio Seating Plan</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>12/12/12</td> <td>ISSUED FOR PERMIT</td> </tr> </table> <p>KIVV Project No. 120112</p>	NO.	DATE	DESCRIPTION	1	12/12/12	ISSUED FOR PERMIT	<p>6.7</p>
NO.	DATE	DESCRIPTION											
1	12/12/12	ISSUED FOR PERMIT											



Northwest View

ALE ASYLUM



2/05/12 711309-01



Northwest View

ALE ASYLUM



2/05/12 711309-01