



Location
449 State Street, Unit B

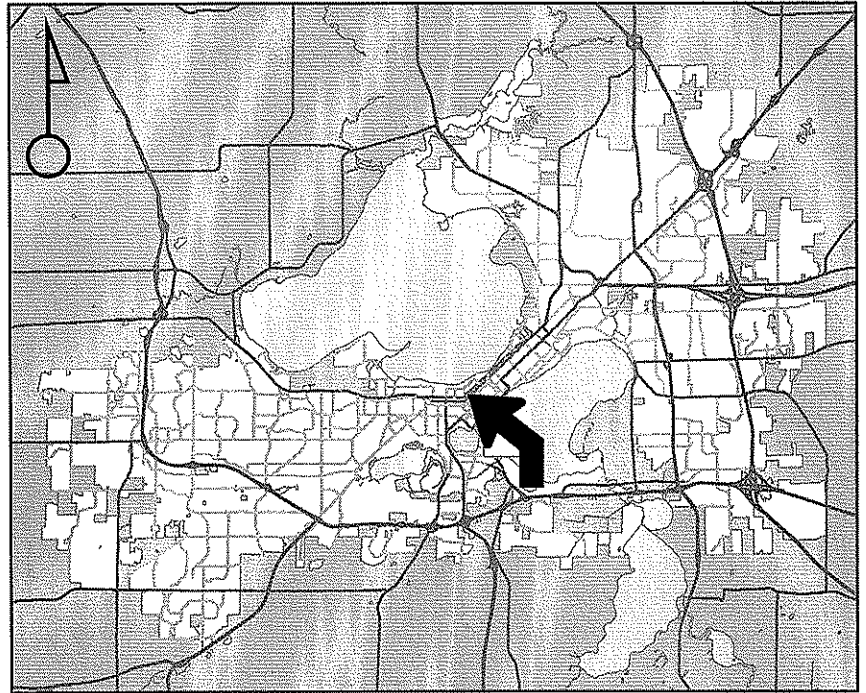
Project Name
MadNet CyberCafe

Applicant
Fletcher Kurtz - MadNet CyberCafe/
Jonathan Cain

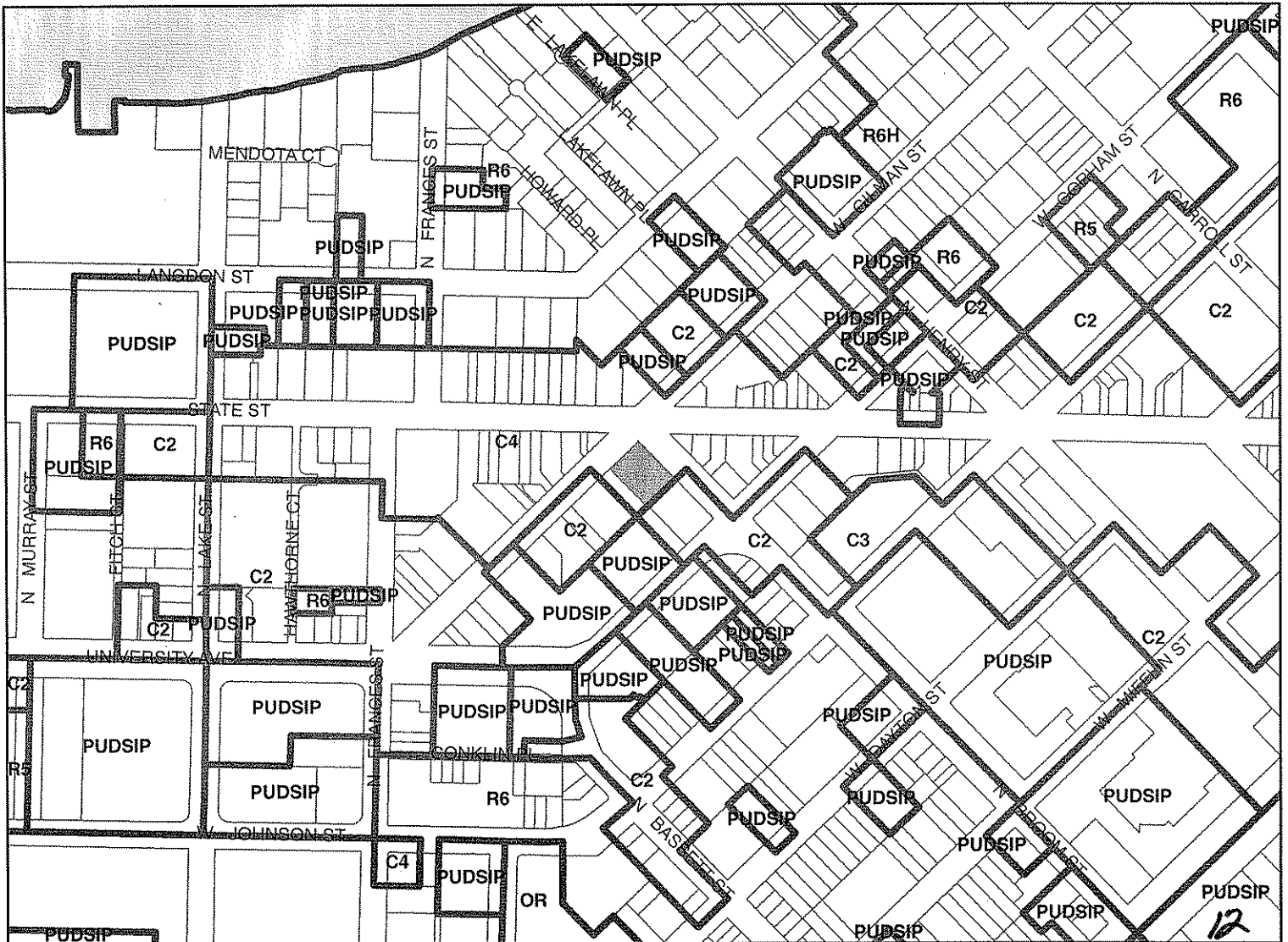
Existing Use
Commercial Space

Proposed Use
Operation of an Arcade

Public Hearing Date
Plan Commission
18 August 2008

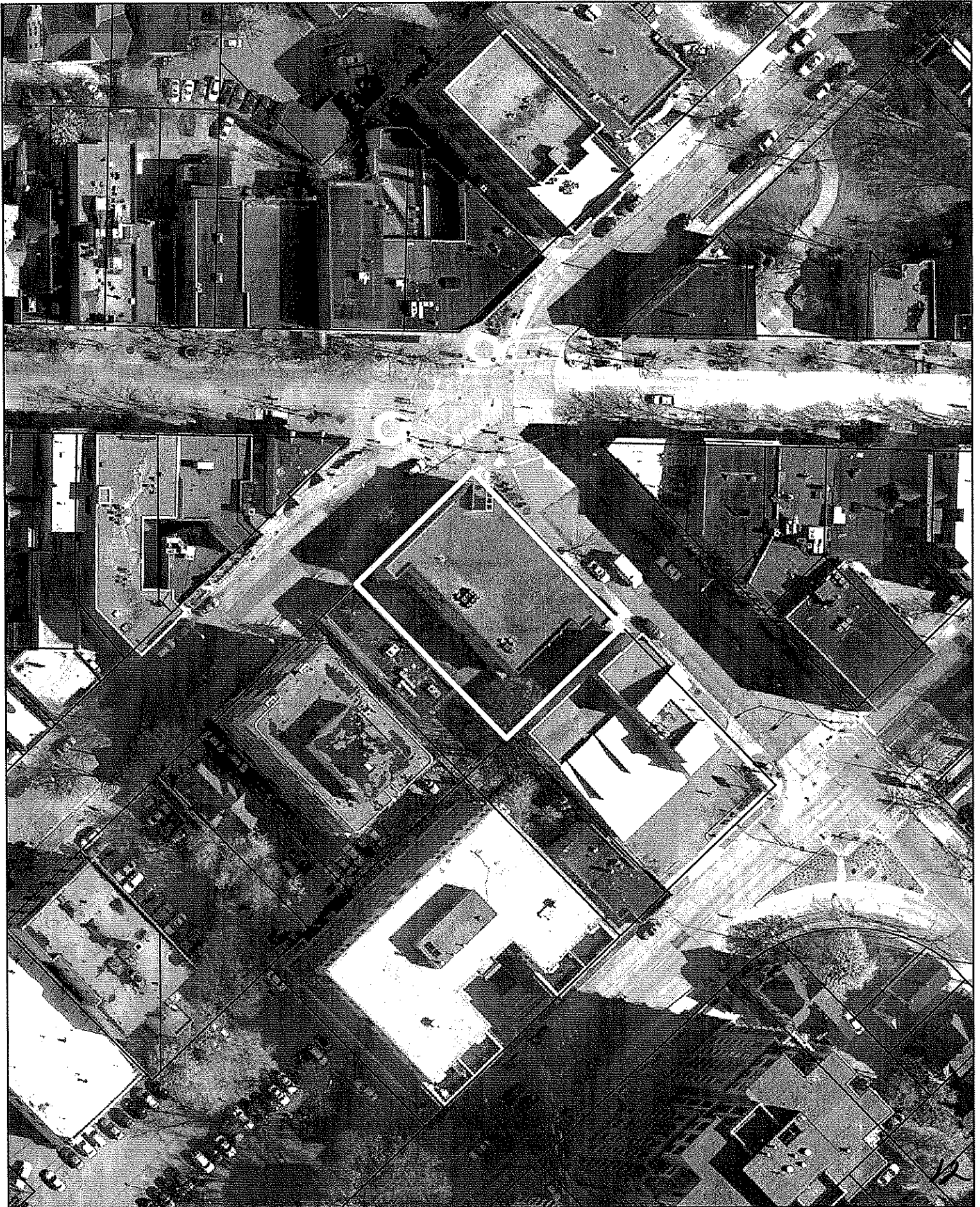


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 August 2008





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 zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>\$550</u> Receipt No. <u>92756</u>
Date Received	<u>7/11/08</u>
Received By	<u>JLK</u>
Parcel No.	<u>0709 232 01019</u>
Aldermanic District	<u>4 Michael Vervaeke</u>
GQ	<u>ZBA, C4, DDZ1, ALCHOR</u>
Zoning District	<u>C4 DDZ1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	_____ Waiver _____
Ngrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	<u>7/11/08</u>

1. Project Address: 449 State Street Unit B Madison, WI 53703 Project Area in Acres: _____

Project Title (if any): MadNet Cybercafe

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: Fletcher Kurtz Company: MadNet CyberCafe LLC
Street Address: 449 State Unit B City/State: Madison, WI Zip: 53703
Telephone: (608) 354-7858 Fax: () Email: Fletcher.Kurtz@gmail.com

Project Contact Person: Jonathan Cain Company: Fletcher Kurtz @ gmail.com
Street Address: 509 State #5 City/State: Madison WI Zip: 53703
Telephone: (608) 658 1844 Fax: () Email: JonathanCain@Charter.net

Property Owner (if not applicant): Gary Witty (Opitz Realty Manages the property)
Street Address: 502 N. Eau Claire City/State: Madison WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: We will ^{rent} provide access to computers ~~access~~ at hourly rates and provide limited snacks and refreshments. We will also provide offer limited PC Repair.

Development Schedule: Commencement _____ Completion Sept. 1, 2008

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. 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: DOWNTOWN - STATE STREET SUB AREA 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 Aldersperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Michael Verreer, Capital Neighborhoods

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 FICROW Date 12/27/2007 Zoning Staff MATT TUCKER Date 12/27/2007

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

Printed Name Fletcher Kurtz Date 07/11/08

Signature Fletcher Kurtz Relation to Property Owner Employee of leaseholder

Authorizing Signature of Property Owner [Signature] Date 7/11/08
Effective June 26, 2006 Agent for owner

Madnet Cybercafé Letter of Intent

Madnet Cybercafé will provide access to high performance computers and game consoles at hourly rates for productivity and entertainment services. To supplement these services we will also offer limited refreshments, PC repair, and technical support. The goal of Madnet is to appeal to multiple consumer groups from the recreational demands of PC and Video gamers to the productive needs of students and young professionals. Upon entering Madnet, a customer may choose between bulk pricing or a flat hourly rate for the rental of one of our top of the line PC's or a large screen television and game console. Each PC will have multiple software packages and games already installed and ready for use. Furthermore, high speed Internet access will be available as well as a high speed local area network for LAN games. In addition, Madnet will provide limited PC repair and technical services to the State street area.

Location: 449 State Street Unit B

Project Name: Madnet Cybercafé

Construction Schedule: The store should be ready to open by September 1

Description of existing conditions: We are awaiting city approval in order to finish renovation work. Specifically, the installation of a new restroom and added ventilation and electrical work.

Names of those involved: The owners are Kevin and Kim Hough. Project Coordinators Fletcher Kurtz and Jonathan Cain

Use of all areas and sq. footage: roughly 1800 square feet devoted to computer and console rental and 200 sq. feet devoted to administration, restroom, and computer repair.

Total Gross square footage: 2,006 square feet

Number of Employees: Two to three employees for the first six months and possibly 4-6 by the end of the year.

Capacity as determined by the state building code: Key plans are not yet submitted for review.

However on opening day our maximum customer seating will be 37. Once we've secured funds to expand our downstairs maximum customer seating will be 45.

Parking: Does not possess on site parking, but easily accessible from downtown metered parking and nearby garage facilities.

Planned Hours of operation: Sunday through Thursday 12:00pm to 12:00am, Friday and Saturday 2:00pm through 2:00am.

Trash removal: Dumpster located in parking lot behind 449 State Street.

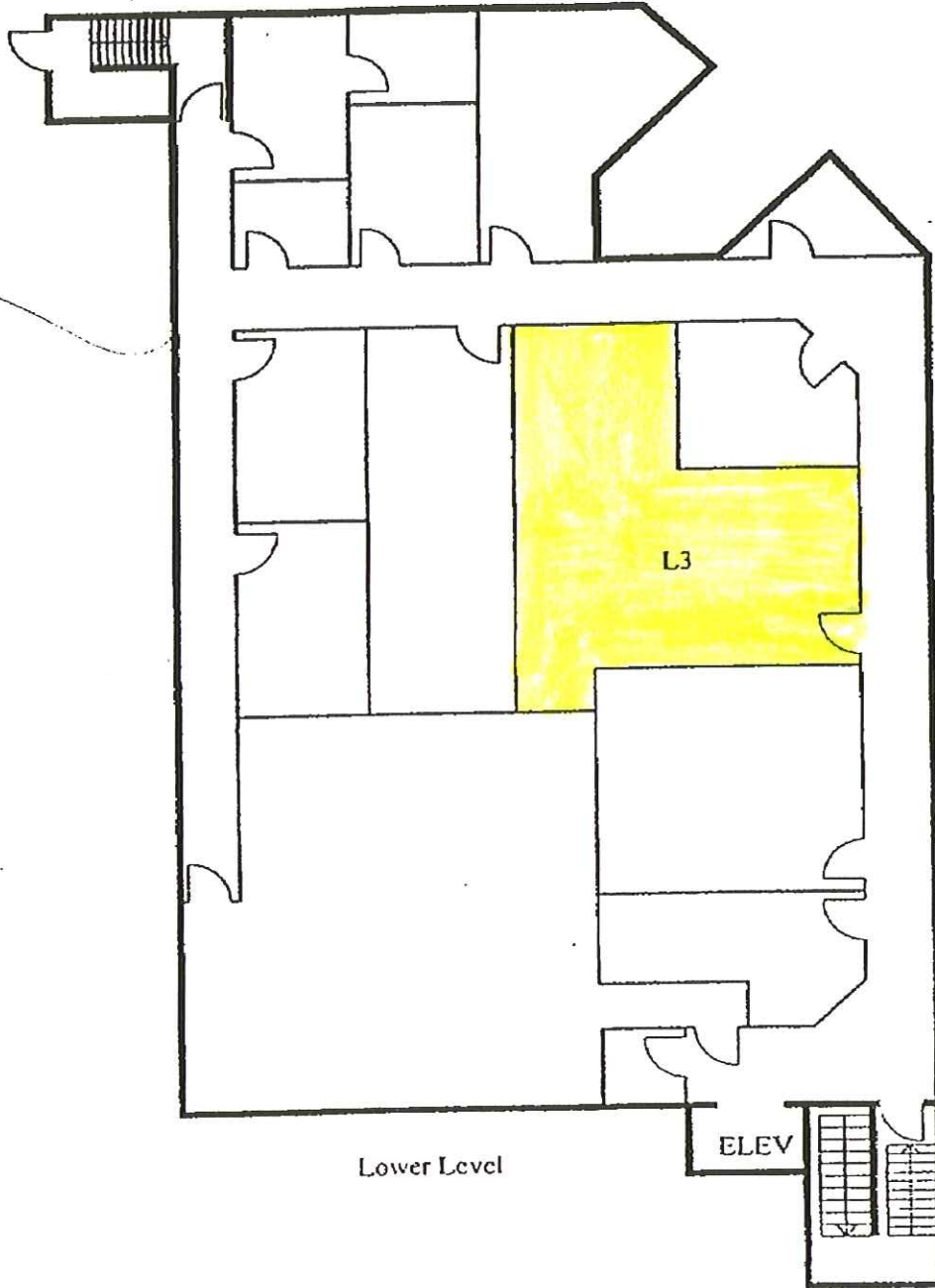
EXHIBIT "A" PREMISES AND PARKING



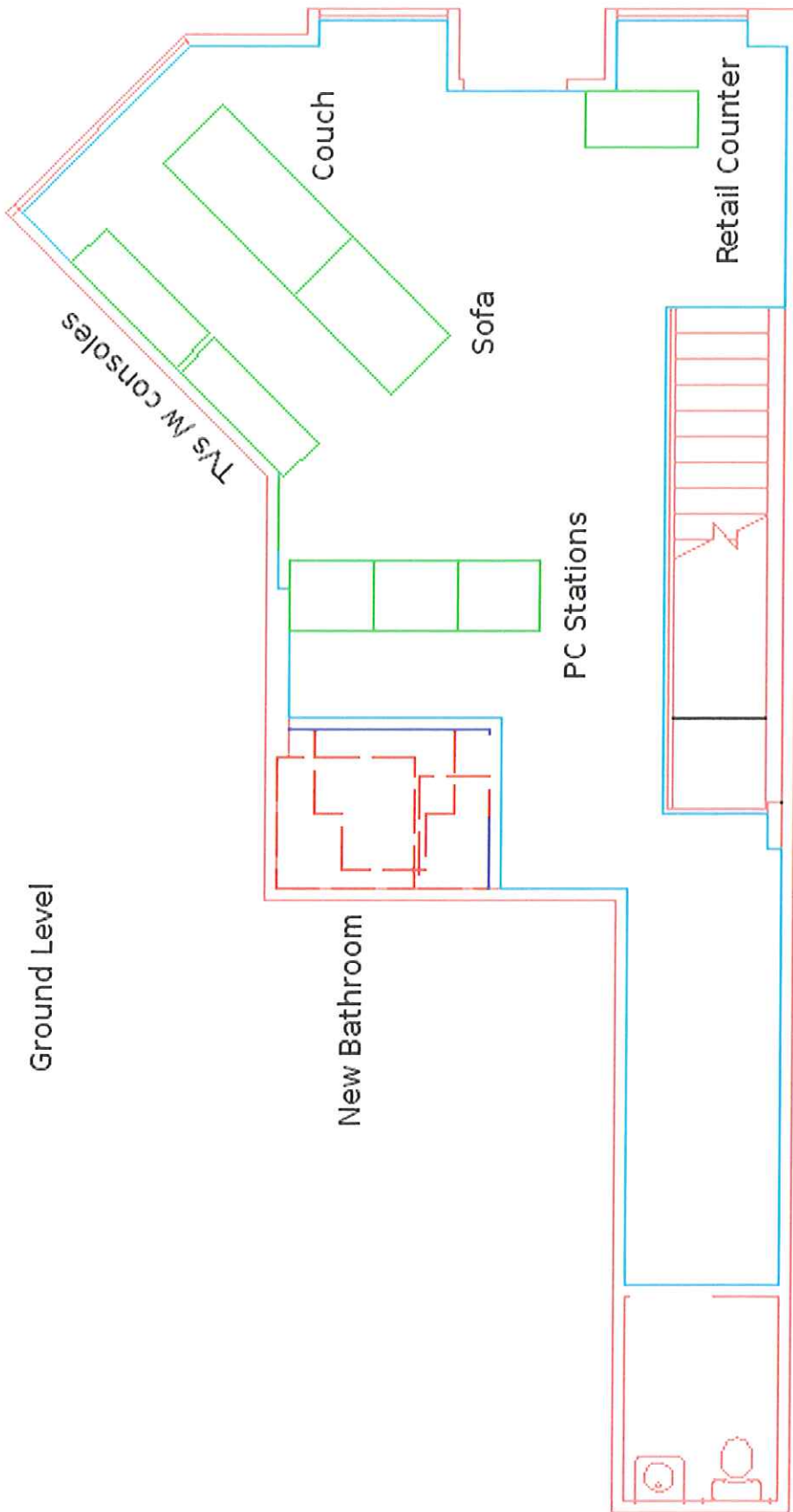
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EXHIBIT "A"

PAGE 2 .



21 (a)



Ground Level

New Bathroom

PC Stations

Couch

Sofa

Retail Counter

TVs w/ consoles



