







# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	\$600 Receipt No. 6147-0011
Date Received	7/22/15
Received By	SK
Parcel No.	0709-132-1033-5
Aldermanic District	2 Ledell Bellers
Zoning District	NMY
Special Requirements	WP-24
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 821 E. JOHNSON ST. (SUITE B)  
Project Title (if any): ROBIN ROOM

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

Applicant Name: CHAD VOGEL Company: THE ROBIN ROOM, LLC  
Street Address: 315 PROSPECT PLACE, LOWER A City/State: MADISON, WI Zip: 53703  
Telephone: (608) 213-0771 Fax: ( ) Email: CHADMVOGEL@ME.COM

Project Contact Person: JACOB MORRISON Company: MORRISON ARCHITECTURE STUDIO  
Street Address: 1933 KEYES AVE City/State: MADISON, WI Zip: 53711  
Telephone: (608) 320-7258 Fax: ( ) Email: JACOB@MORRISON-STUDIO.COM

Property Owner (if not applicant): RUSSEL ENARES  
Street Address: 2040 S. PARK ST. City/State: MADISON, WI Zip: 53713

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: RECONFIGURE EXISTING SUITE INSIDE OF EXISTING BUILDING AS A BAR/TAVERN.  
Development Schedule: Commencement 8/2015 Completion 11/2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

- +  Project Plans including:\*
  - ⊙ Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
  - Grading and Utility Plans (existing and proposed) - EXISTING NO DS
  - ⊙ Landscape Plan (including planting schedule depicting species name and planting size)
    - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials) - 20-1
  - ⊙ Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- + • Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

+  Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

+  Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer. 600

+  Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

+  Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

ALD. ZOLLERS ; TENNEY LAFRIAM NA

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

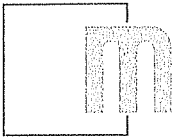
+  Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN F. BROWN Date: 8 JUL 2015 Zoning Staff: JENNY KIRCHGARTNER Date: 8 JUL 2015

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

Name of Applicant CHAO VOGEL Relationship to Property: TENANT, SUITE B

Authorizing Signature of Property Owner [Signature] Date 7/12/15



## Letter of Intent

### Re: Conditional use application for Robin Room, LLC – 821 E. Johnson St.

#### Project Team:

Chad Vogel, Owner & Applicant  
Robin Room, LLC  
815 Prospect Place, Lower A  
Madison, WI 53703

Jacob Morrison, Architect  
Morrison Architecture Studio  
1933 Keyes Ave  
Madison, WI 53711

The applicant is seeking approval for the space as a Bar/Tavern, a conditional use. The existing building will remain unchanged on the exterior, and the interior demising walls are also unchanged.

The existing building is a 3 story mixed-use building with 2 commercial suites on the ground floor, 2 apartment units on the second floor, and 2 more units on the third floor. The building footprint is 2500sf. The extent of the work being proposed is within the existing 1020sf space on the west side of the ground floor of 821 E. Johnson. Of that area 300sf of the space will be used for prep areas or serving area (behind the bar), the bathrooms occupy 100sf. The remaining 620sf is public area for seating and circulation. Once construction begins we anticipate it will take approx. 4 months to complete and have a construction budget of \$50,000.

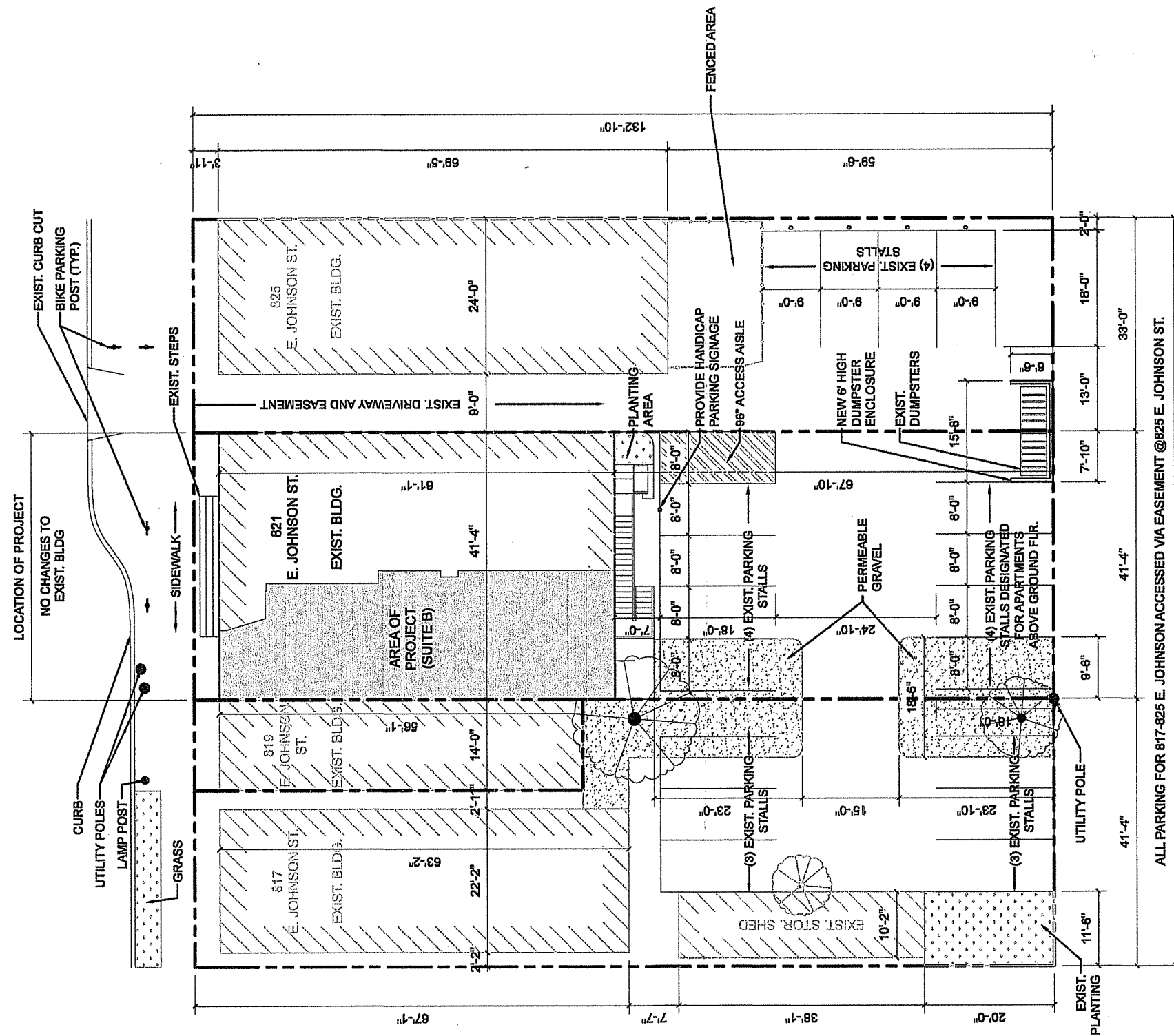
Construction would involve subcontractors from all the usual trades (mechanical, electrical and plumbing) as well as some carpenters during that 4 month period. After construction the business would employ 3 to 5 people full time.

The proposed hours of operation would be from 4pm to 2am, seven days a week.

Currently there are two, two-sided, bike parking poles located directly in front of the property on the sidewalk. There are 8 parking stalls in the rear yard, accessed through an easement and driveway between 821 E. Johnson and 825 E. Johnson. Four of those stalls are designated for the four apartments above, 2 are for the suite "A" tenant, and 2 are for the suite "B" tenant. We are also seeking a reduction in the number of required off-street parking stalls.

The lot is 5,492sf, 2500 of which is covered by the building. About 470sf in the rear is permeable gravel or dirt with planting in it. The remaining area (2460sf) is paved and used for parking.

The property has an assessed value of \$591,700.



**PARKING:**

BAR/TAVERN - CAPACITY OF 46  
(INCLUDING EMPLOYEES).

$46 \times .15 = 6.9$

7 REQUIRED SPACES (1 HANDICAP SPACE)

CURRENTLY THERE ARE (8) STALLS ON SITE, (4) ARE DESIGNATED FOR THE 4 APARTMENTS ON THE UPPER FLOORS, (2) ARE FOR SUITE "A" AND (2) ARE FOR SUITE "B" (SUBMITTED PROJECT).

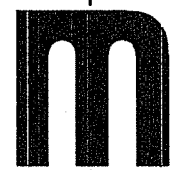
ALL PARKING STALLS ARE ACCESSED THROUGH THE 9' WIDE EASEMENT BETWEEN 821 E. JOHNSON AND 825 E. JOHNSON.

THERE ARE (2) DOUBLE-SIDED BIKE PARKING POSTS IN THE SIDEWALK DIRECTLY IN FRONT OF 821 E. JOHNSON.

PARKING ADJUSTMENTS APPLICATION IS BEING SUBMITTED AS WELL.

**1 SITE CONDITIONS**

1"=20'



**MORRISON  
ARCHITECTURE  
STUDIO**

1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

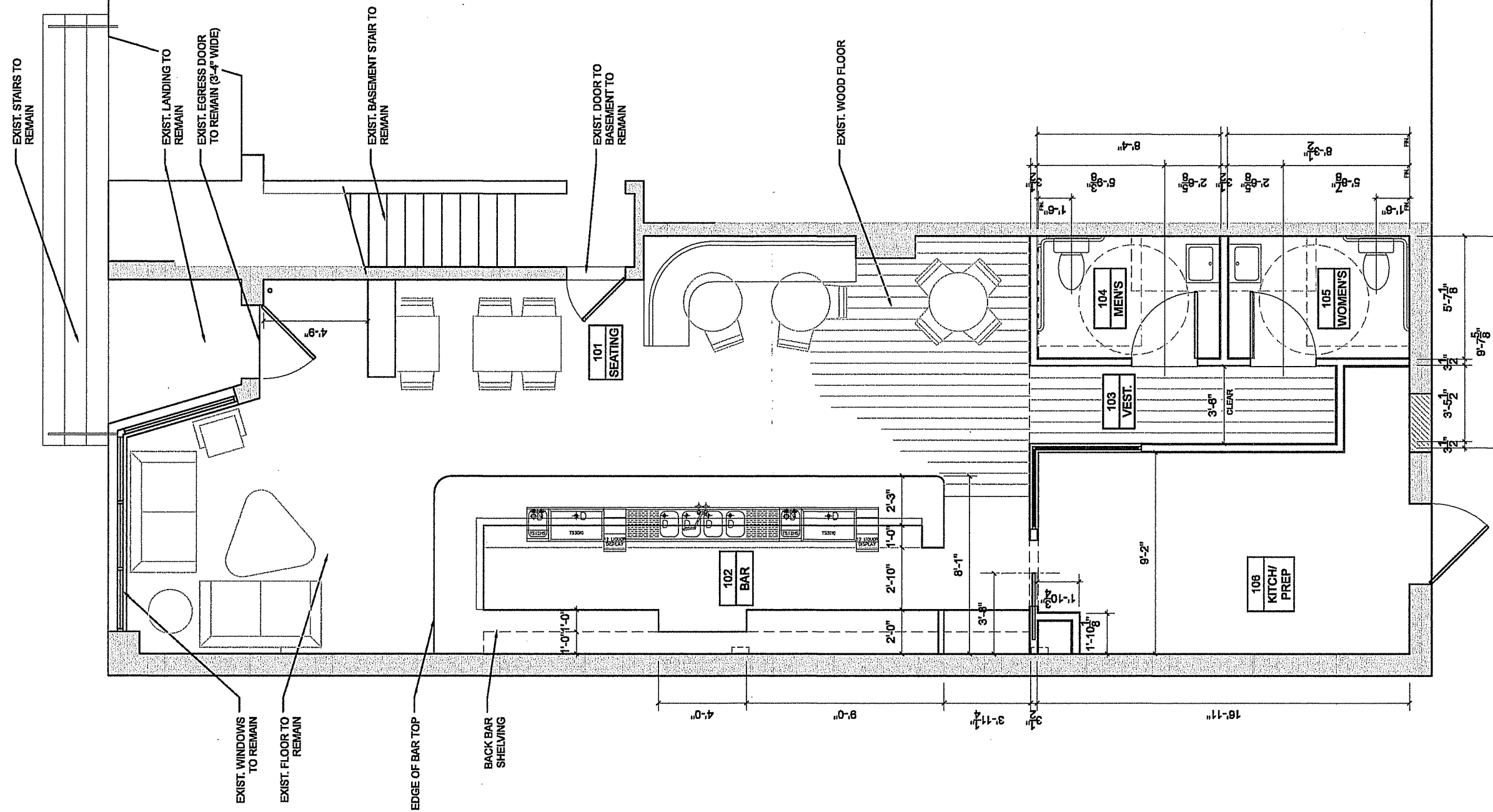
**ROBIN ROOM**

821 E. JOHNSON ST.  
MADISON, WI 53703

#	DATE	REV.
1	07/20/15	APPL.

TITLE: SITE PLAN  
DATE: 7/20/15  
SCALE: AS SHOWN  
PROJ#: 1405

DRAWING NO. 1



1 RECONFIGURED FLOOR PLAN OF EXISTING SUITE "B"

3/16"=1'-0"



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**ROBIN ROOM**  
821 E. JOHNSON ST.  
MADISON, WI 53703

#	DATE	REV.
1	07/20/15	REVIEW

TITLE: FLOOR PLAN  
DATE: 7/20/15  
SCALE: AS SHOWN  
PROJ#: 1405

DRAWING NO. 2