



City of Madison

Conditional Use

Location
1444 East Washington Avenue

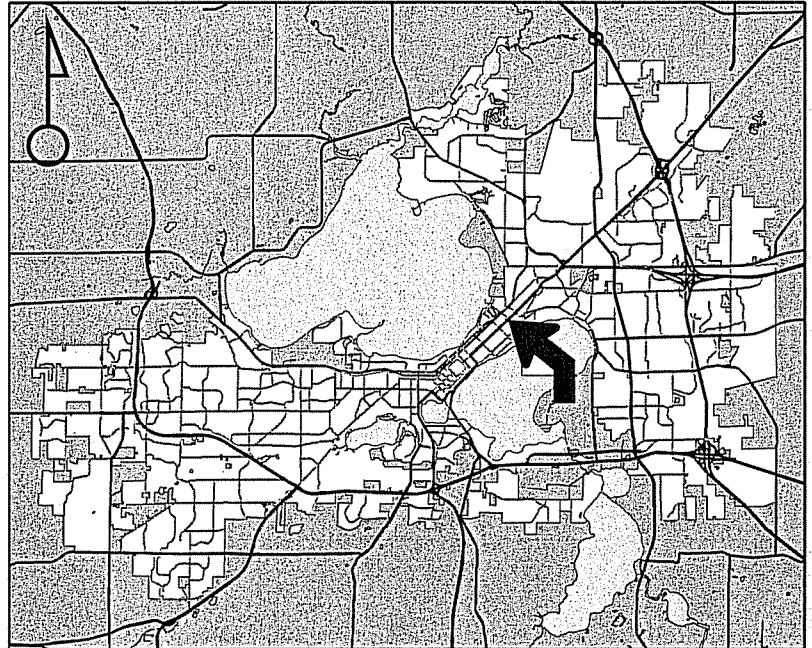
Project Name
Gallery 1444

Applicant
Chandler Properties, LLC/
John H. Chandler - Gallery 1444, LLC

Existing Use
Multi-tenant building

Proposed Use
Establish nightclub in multi-tenant
building in TE zoning

Public Hearing Date
Plan Commission
23 May 2016

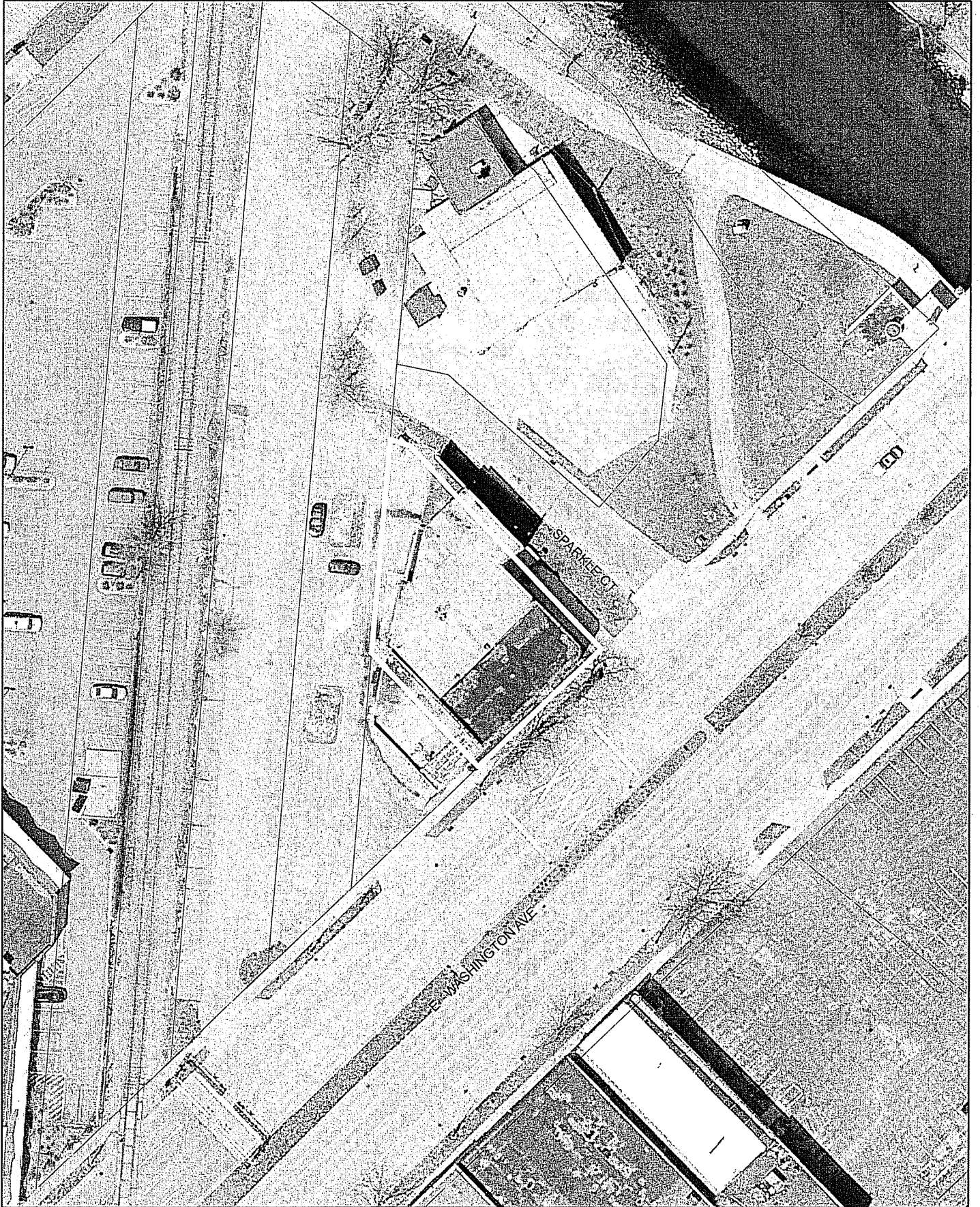


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 2016





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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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:** 1444 E. Washington Ave; Madison 53703
Project Title (if any): _____

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: John H. Chandler **Company:** Gallery 1444, LLC
Street Address: 1444 E. Washington Ave **City/State:** Madison WI **Zip:** 53703
Telephone: 608.345-7352 **Fax:** () **Email:** artin1444@gmail.com

Project Contact Person: John H. Chandler **Company:** Gallery 1444, LLC
Street Address: 1444 E. Washington Ave **City/State:** Madison, WI **Zip:** 53703
Telephone: 608.345-7352 **Fax:** () **Email:** artin1444@gmail.com

Property Owner (if not applicant): Chandler Properties, LLC
Street Address: 933 Menomonie Ln **City/State:** Madison, WI **Zip:** 53704

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Further development of an arts venue on the Capitol East Corridor

Development Schedule: Commencement _____ Completion _____

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)
 - 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)
 - 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 ½ 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 ² 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:

→ 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 FIECHOW Date: 3-30-2016 Zoning Staff: JENNY KIECHATER Date: 3-30-2016

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

Name of Applicant John H. Chandler Relationship to Property: Tenant/co-owner

Authorizing Signature of Property Owner [Signature] Date 4/11/2016

April 11, 2016

City of Madison Planning & Zoning Department

215 Martin Luther King, Jr. Blvd., Room LL-100

Madison, WI 53701-2985

RE: Land Use Application - Conditional Use

Gallery 1444, LLC

1444 E Washington Ave

Madison, WI 73703

To Whom it may concern,

This project has the following team members; Jack Chandler, Obasi Torti, Alice Torti (owners) and Edward Kuharski (architect).

- Existing condition of space subject to Conditional Use is an Art Gallery.
- Project schedule: July 2016 opening.
- Proposed usage and square footage of each: 1,000 sq ft, bar and 3,000 sq ft, nightclub.
- Hours of operation; Thursday 6-10, Friday and Saturday 6-11, Sunday 5-9PM.
- Building square footage; 11,500 sq ft. Number of dwelling units, NA. Auto and bike parking; 18 Auto, 12 Bike. 1 accessible parking stall to be provided per site plan.
- Lot coverage/usable open space calculation: Lot Area= 9451 sf; Bldg. Area= 6016 sf; Lot Coverage = 64% Usable Open Space +/- 125 sf.
- Value of land, \$92,300, estimated cost of project, \$10,000. Number of construction and FTE created – 0. Public subsidy requested, NA.

This project has been approved by the ALRC and the Common Council in March of 2016. The ALRC specified a capacity of 60 and a closing time of 10PM on weekdays and 11PM on weekends, and no outdoor amplification. There is on-street parking in front of the building, a city bus stop is on the same block, bike path is directly behind the building and we have kayak parking too! We have the only 100% safe crossing of E. Washington Ave from the square to the pedestrian bridge at Hwy 30. The building areas to be used for the proposed activities are fully ADA accessible.

Attached also find the approval letter from Tenney-Lapham Neighborhood Association as well as a copy of an email from Jack Chandler to the President of the Association and the City's Alderperson.

Jack Chandler, Project Contact

Gallery 1444, LLC



Today on AOL

Inbox 1308

Drafts 112

Sent

Spam

Trash

Contacts

Calendar

My Folders

Saved Mail 67

Saved Chats

a Green ... 287

aa Citations

Activism 1

b-mail

bSouthdal... 13

Inspiration

Job Search 54

SavedIMs

Fwd: Zoning change

John Chandler to you [show details](#)

Here is notice to second district alder and TLNA president.

----- Forwarded message -----

From: "John Chandler" <artin1444@gmail.com>

Date: Feb 12, 2016 2:28 PM

Subject: Zoning change

To: <pprime@gmail.com>, <district2@cityofmadison.com>

Cc:

Hi all,

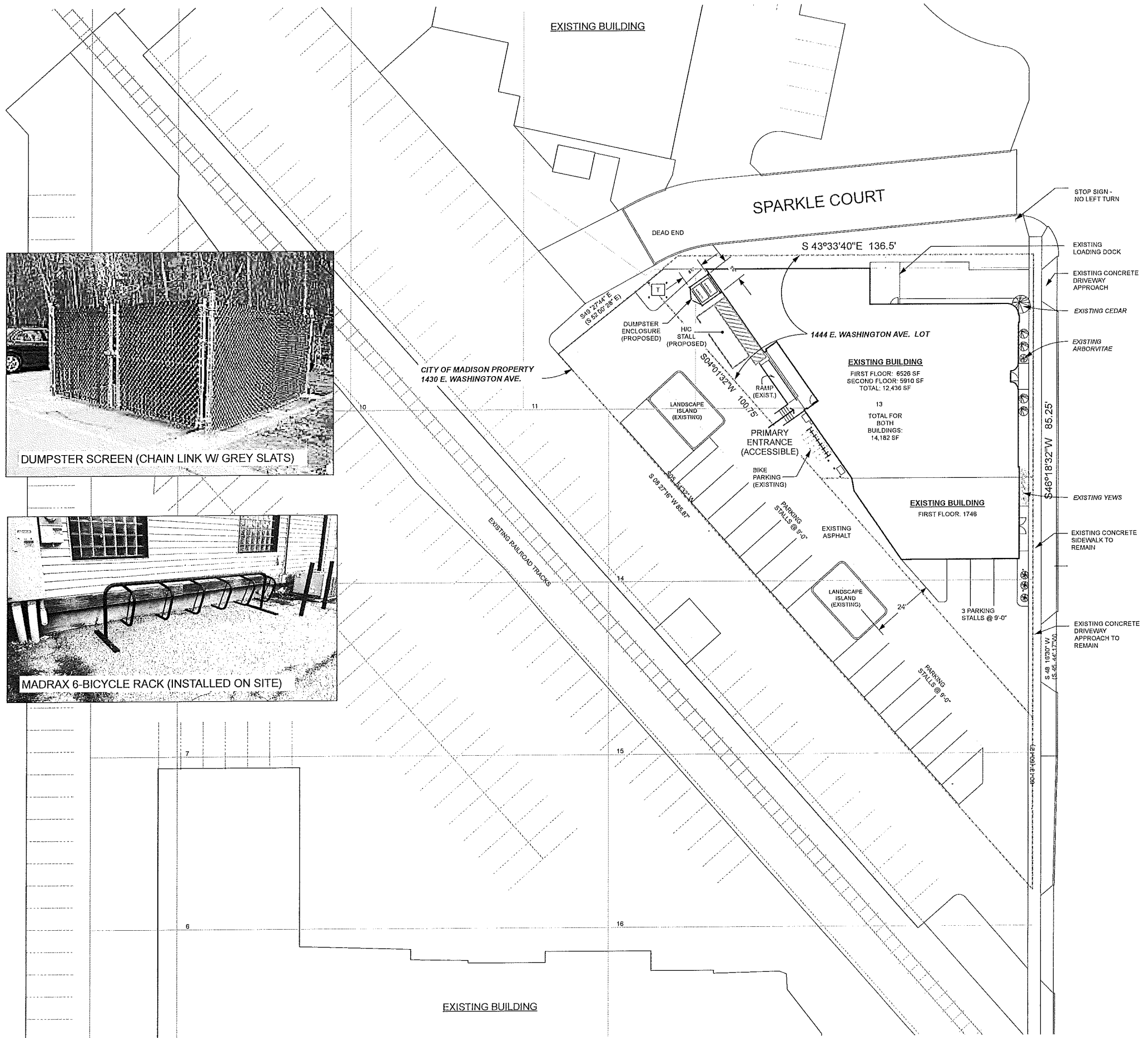
I got on the phone with zoning. We need a change of use. I get lost in their lingo.

This is my official request to the both of you. I then have to wait 30 days before I make an

I think this is the last peice of the puzzle

Jack





EAST WASHINGTON AVENUE

PROJECT NARRATIVE :

THE SCOPE OF THE PROJECT IS ADDING A SERVICE BAR AND REQUIRED EQUIPMENT FOR BEVERAGE SERVICE (CLASS B BEER & CLASS C WINE) TO EXISTING GALLERY/ASSEMBLY SPACE WITHIN THE 'ART IN' GALLERY AND COMMUNITY EVENT SPACE. NO OTHER INTERIOR ALTERATIONS ARE CONTEMPLATED. THE LICENSE LIMITS PATRON CAPACITY TO 60 PERSONS.

CERTAIN SITE ELEMENTS AS REQUIRED BY CITY OF MADISON DEVELOPMENT STANDARDS ARE BEING ADDED:

- 1.) DUMPSTERS ARE TO BE HOUSED IN AN ENCLOSURE THAT PROVIDES EFFECTIVE SCREENING OF THE DUMPSTERS AND PROPER ACCESS FOR THE REFUSE HAULER.
- 2.) AN ACCESSIBLE PARKING STALL AND MARKED AISLE LEADING TO THE BUILDING'S ACCESS RAMP & PRIMARY ENTRANCE WILL BE DESIGNATED.
- 3.) AN APPROVED BICYCLE RACK FOR A MINIMUM OF FIVE (5) BICYCLES WILL BE PROVIDED IN PROXIMITY TO PRIMARY ENTRANCE.

OWNER:

GALLERY 1444, LLC
 dba THE BLIND PIG
 AGENT: JOHN C CHANDLER
 CHANDLER PROPERTIES LLC
 5701 MANUFACTURERS DR
 MADISON, WI 53704-6277

PROPERTY INFORMATION:

PROPERTY ADDRESS: 1444 E. WASHINGTON AVE.
 PARCEL NUMBER: 071007210033
 ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 223, THAT PART OF LOTS 11, 12, 13, & 14 DESCR AS FOLLOWS:
 COMMENCING AT A PT ON NW LN OF E WASHINGTON AVE 180.3 FT SW FROM INTS OF SW LN OF N THORNTON AVE WITH NW LN OF E WASHINGTON AVE, THEN AT RT ANG TO E WASHINGTON AVE TO ELY LN OF RW OF C M ST P & P RR CO, TH N 4 DEG 44 MIN E ALG SD RW TO PT WHICH IS 146.3 FT FROM NW LN OF E WASHINGTON AVE, TH S 43 DEG 42 MIN E 146.3 FT TO NW LN OF E WASHINGTON AVE, TH S 46 DEG 18 MIN WALG SD NW LN OF E WASHINGTON AVE 80.3 FT TO POB.
 EXCEPT THAT PART FOR STREET ROW IN DOCUMENT #4073509 & 4233945.

TENANT IMPROVEMENTS AT:

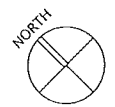
1444 EAST WASHINGTON AVE.

MADISON, WISCONSIN 53703

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 EKHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

THE BLIND PIG

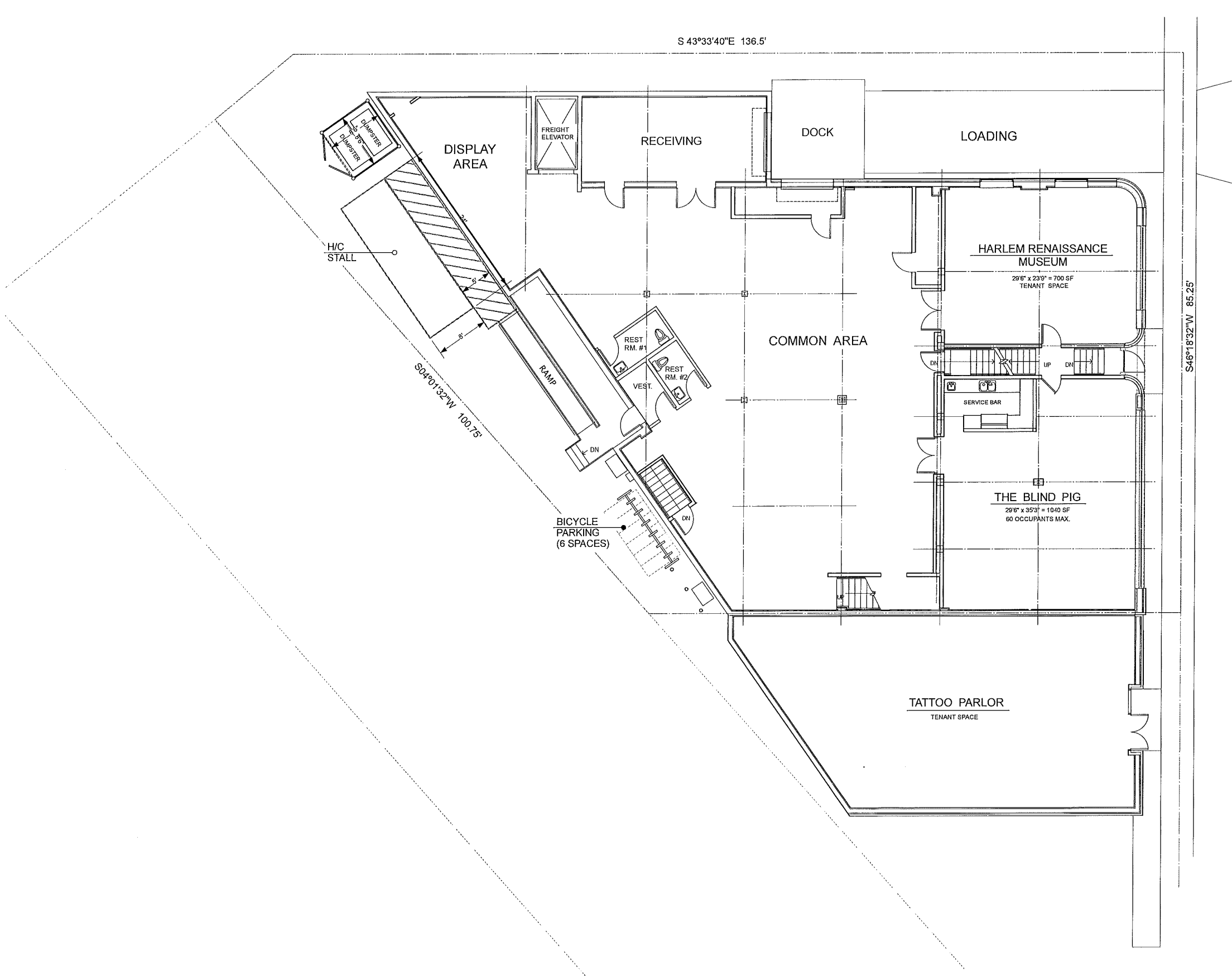
SITE PLAN



DATE
 03-30-16 - Planning/Zoning Review
 04-13-16 - Cond. Use Submittal

SHEET NO.

S1



OWNER:

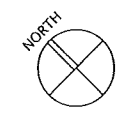
GALLERY 1444, LLC
 dba THE BLIND PIG

AGENT: JOHN C CHANDLER

CHANDLER PROPERTIES LLC
 5701 MANUFACTURERS DR
 MADISON, WI 53704-6277

THE BLIND PIG

FIRST FLOOR



TENANT IMPROVEMENTS AT:
1444 EAST WASHINGTON AVE.
 MADISON, WISCONSIN 53703

GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 EKHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

DATE
 03-30-16 - Planning & Zoning Review
 04-13-16 - Conditional Use Submittal

SHEET NO.

A1