



Location
2623 Monroe Street

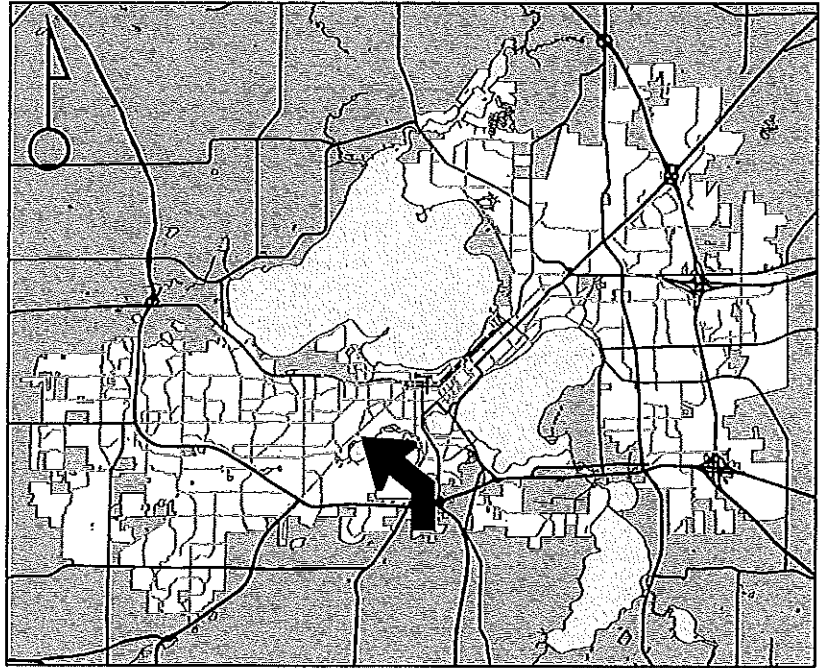
Project Name
Roman Candle Outdoor Eating

Applicant
Fiore Companies / Brewer Stouffer,
Roman Candle

Existing Use
Restaurant- Tavern

Proposed Use
Establish outdoor eating area for
existing restaurant-tavern

Public Hearing Date
Plan Commission
19 June 2017

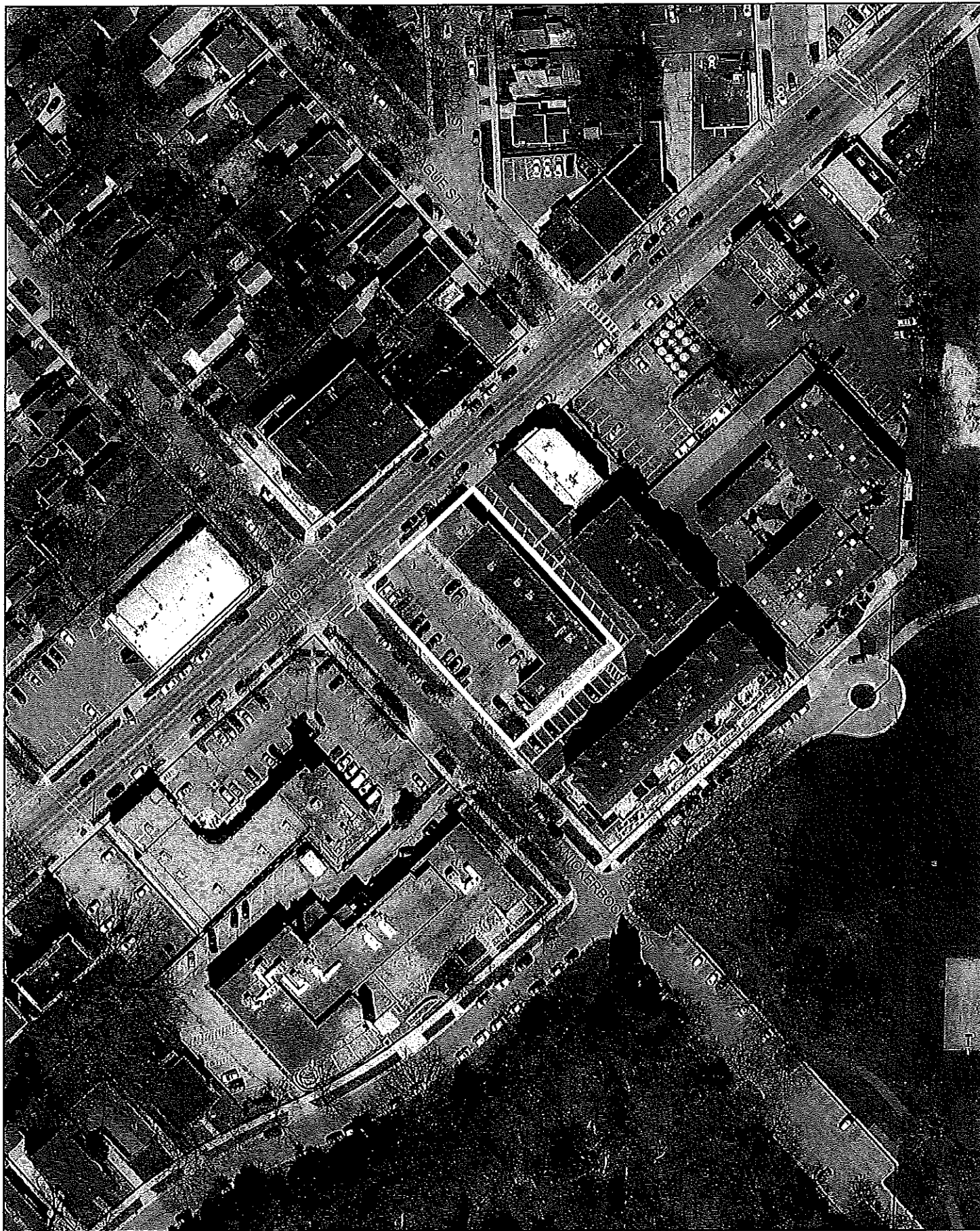


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 June 2017



LAND USE APPLICATION

LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid \$ 600 Receipt # 29989-0006
 Date received 5/10/17
 Received by JLK
 Parcel # 0709-281-1508-3
 Aldermanic district 13 Sara Estrich
 Zoning district TSS
 Special requirements OK
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 2623 Monroe Street, Suite 100 Knickerbocker Place
 Title: The Roman Candle Pizzeria

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Brewer Stouffer **Company** The Roman Candle
Street address PO Box 259539 **City/State/Zip** Madison, WI 53725
Telephone Cell 608.358.1559 **Email** brewer@theromancandle.com

Project contact person Brewer Stouffer **Company** The Roman Candle
Street address PO Box 259539 **City/State/Zip** Madison, WI 53725
Telephone Cell 608.358.1559 **Email** brewer@theromancandle.com

Property owner (if not applicant) Fiore Companites / Lee Ferderer, CEO
Street address 150 East Gilman **City/State/Zip** Madison, WI 53703
Telephone 608.255.5060 **Email** lferderer@fiorecompanies.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

We are applying for an outdoor dining area. It will be used as seating for our restaurant.

Scheduled start date As soon as permissible by City Planned completion date As soon as permissible by City

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including: Filing fee, Land Use Application, Letter of Intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date May 3, 2017

Zoning staff Matt Tucker & Jenny Kirchgatter Date July 15th 2016 & May 3, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices:

I first notified Alder Eskrich and the Monroe Neighborhood Association in June of 2016 of my intention to have an outdoor dining area. I presented my plan to neighbors on July 12th, 2016, and this was discussed and approved again in March of 2017.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Brewer Stouffer Relationship to property Lessee/Project Owner

Authorizing signature of property owner [Signature] Date 5-10-17



Letter of Intent: Proposed Outdoor Seating for The Roman Candle at 2623 Monroe Street

Dear City Reviewing Agencies—

We are requesting permission to construct and operate an outdoor dining area with up to 18 dining seats on the sidewalk adjacent to our property at 2623 Monroe Street, at Knickerbocker Place. Our southwest vista will make it a warm and bright destination in our short outdoor dining season.

We have shared our plan with Alder Eskrich and Monroe neighbors at multiple meetings since July 2016, and discussed it over email and in person. Alder Eskrich and the neighborhood association fully support our plan.

We have taken several meetings with City Planning and Zoning beginning in July of 2016, prior to opening our restaurant. In consultation with City staff, Alder Eskrich, and our Monroe Street neighbors, we propose the following:





- **Hours of Operation:** We propose to close our outdoor café by no later than 10 pm. Our proposed hours are consistent with the desire of the neighborhood to “wind it down” approximately one to two hours after sunset in summer.
- **Outdoor Music:** We do not plan to have live outdoor music.
- **Number of Seats:** Our current plan shows 18 seats.
- **Number of Bike Stalls:** Our current plan shows 5 bike stalls, which are pre-existing.
- **Separation from parking:** Per our plan, and in consultation with city staff, we will not encroach on parking lots, nor pedestrian walkways, nor bike parking. We are maintaining at least 5’ between tables and vehicular overhang.
- **Service:** We are requesting that we be allowed to serve our full menu outdoors, which includes alcohol. 80% to 85% of our sales are food.
- **Occupancy:** We plan to maintain our occupancy of 124 people at all times. The seating areas will not accommodate any more individuals than are indicated in the plan. When we operate our outdoor dining area, we expect certain customers to sit outside instead of, not in addition to, our inside seating.



Letter of Intent: Proposed Outdoor Seating for The Roman Candle at 2623 Monroe Street

Tables and Chairs

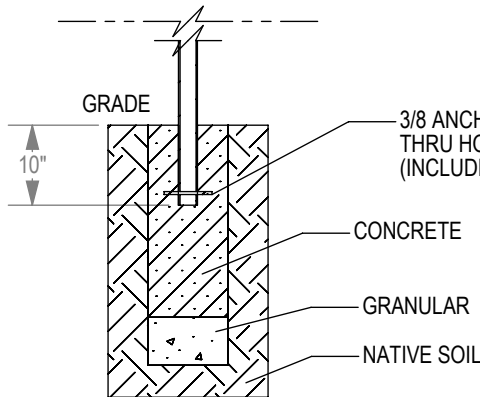
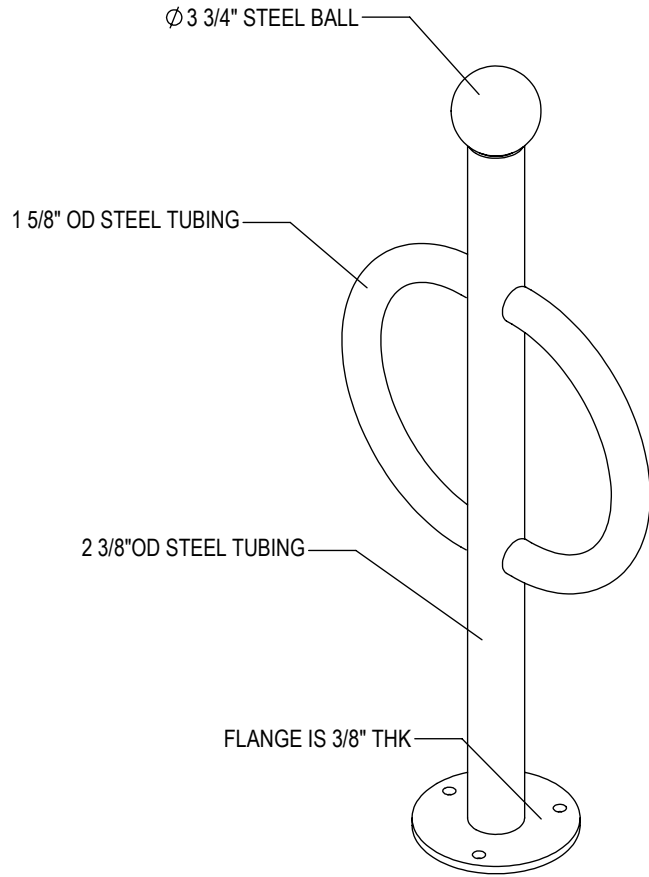
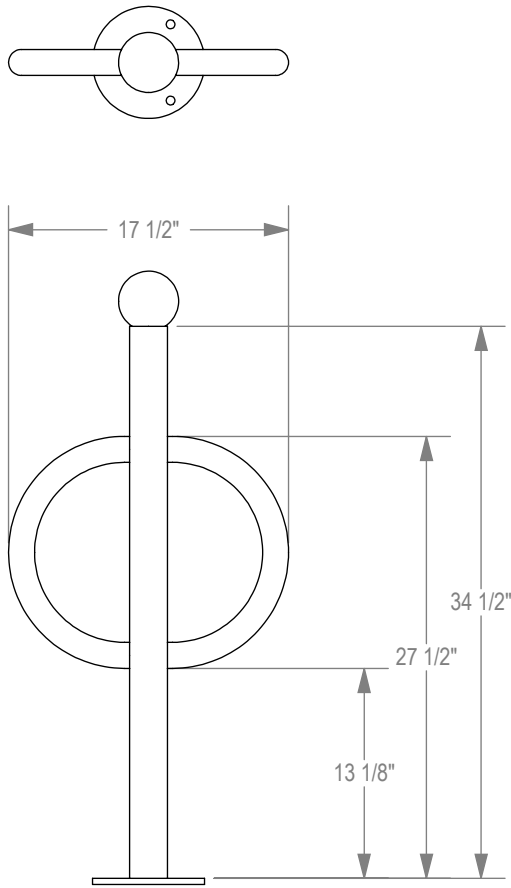
We will provide chairs and tables that look like the following:

1	12 ea	CHAIR		BFM Seating Model No. MS0021 Packed: 4 ea Parma Stacking Armchair, aluminum back & seat, outdoor/indoor, anodized aluminum frame
2	12 ea	CHAIR		BFM Seating Model No. MS0025 Packed: 4 ea Parma Stacking Side Chair, aluminum back & seat, outdoor/indoor, anodized aluminum frame
ITEM TOTAL:				
3	3 ea	OUTDOOR TABLE		BFM Seating Model No. DVS3232TSU Packed: ea South Beach Table, square, 32" x 32", dining height, outdoor/indoor, with umbrella hole in column, powder coated aluminum, titanium silver finish
4	1 ea	OUTDOOR TABLE		BFM Seating Model No. DVS2432TS Packed: ea South Beach Table, rectangular, 24" x 32", dining height, outdoor/indoor, powder coated aluminum, titanium silver finish

Thank you for your help in this matter.

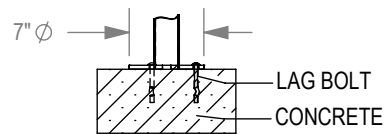
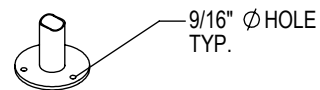
Sincerely,

Brewer Stouffer



IN GROUND MOUNT (IG)

CHECK DESIRED MOUNT



SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

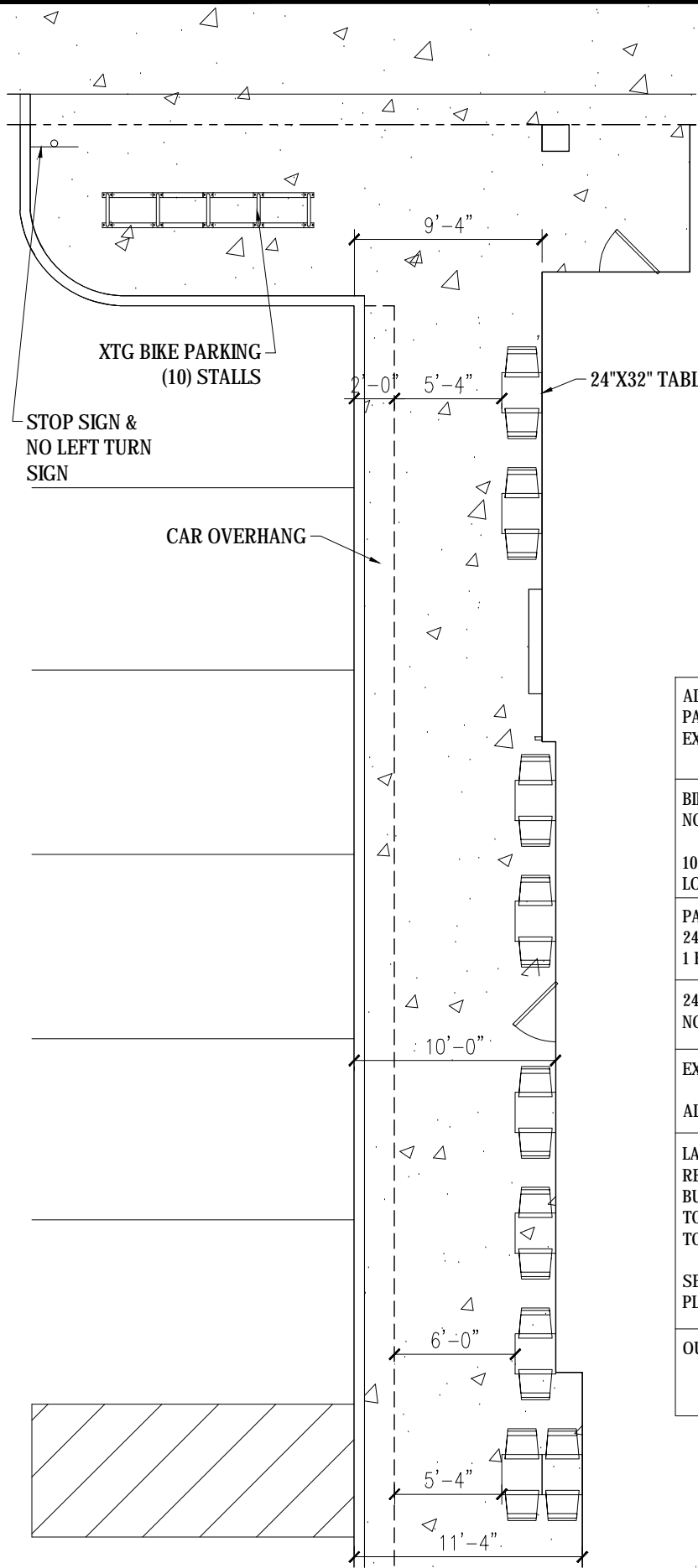
PRODUCT: PARBC-2-SF(IG)
 DESCRIPTION: POST AND RING BIKE RACK WITH STEEL BALL, TUBE STEEL ARMS
 2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 1-20-15
 ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
 TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
 SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

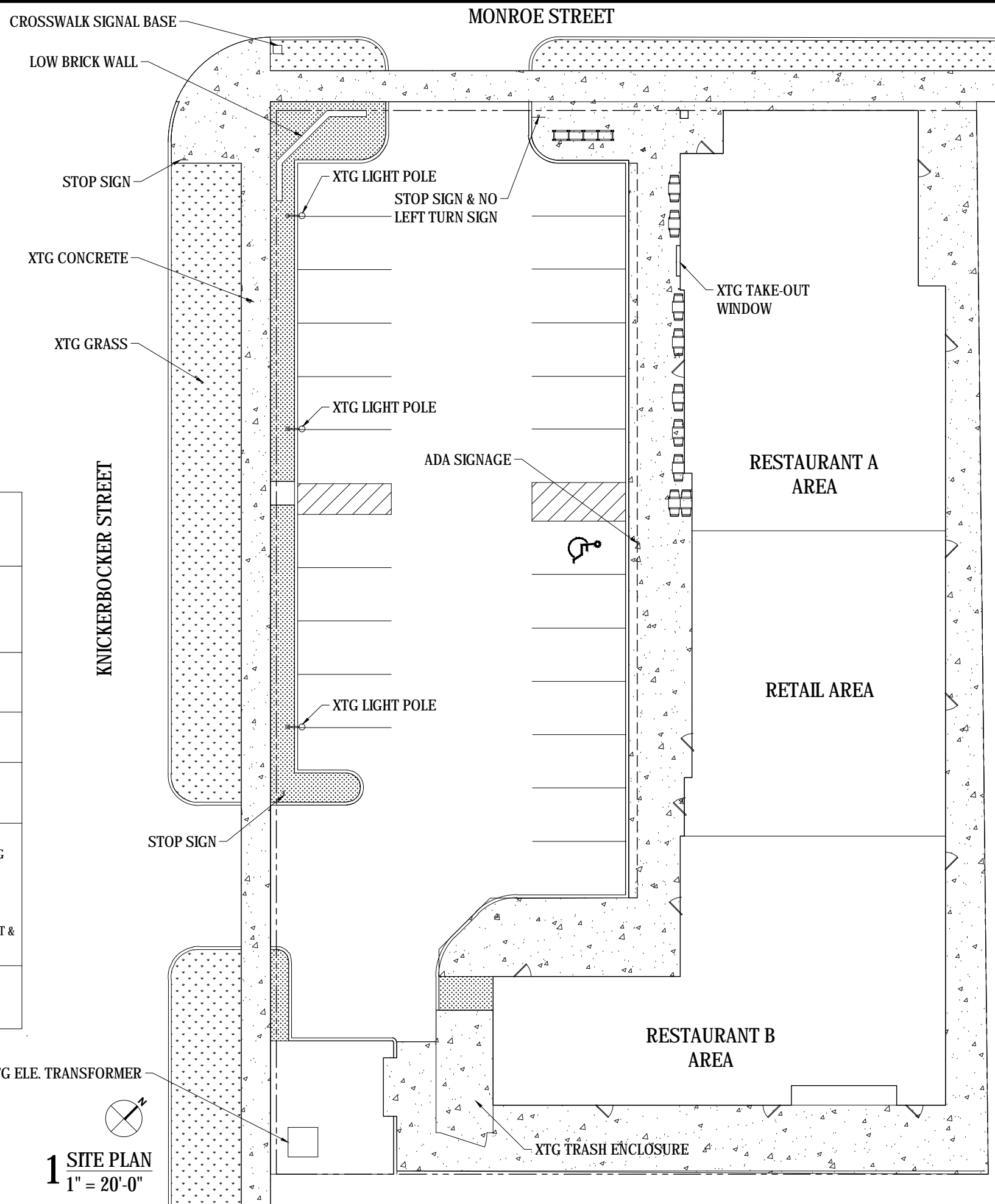
- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

PLOT DATE: 06/12/2017



2 SEATING LAYOUT
1/8" = 1'-0"

ADDRESS: 2623 MONROE STREET PARCEL NUMBER: 070928115083 EXISTING BUILDING SF = 8,025 SF
BIKE PARKING REQUIREMENTS: NO CHANGES MADE TO EXISTING COUNTS
10 STALLS PROVIDED IN EXISTING LOCATION
PARKING SUMMARY: 24 EXISTING PARKING STALLS 1 EXISTING ADA PARKING STALL
24 TOTAL PARKING STALLS NO CHANGES TO PARKING STALLS
EXTERIOR LIGHTING ALL EXISTING LIGHTING TO REMAIN
LANDSCAPING: REMOVE EXISTING LANDSCAPE BEDS ALONG BUILDING FRONT, INFILL WITH CONCRETE. TOTAL LANDSCAPE POINTS REQUIRED : 232 TOTAL LANDSCAPE POINTS PROVIDED: 363
SEE SHEET L2 FOR LANDSCAPE WORKSHEET & PLAN FOR MORE INFORMATION
OUTDOOR SEATING: 9 - TABLES 18 - TOTAL SEATS



1 SITE PLAN
1" = 20'-0"

DESTREE
architecture & design

222 WEST WASHINGTON AVE, SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

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KNICKERBOCKER PLACE
SITE PLAN
2623 MONROE STREET
MADISON, WI 53711

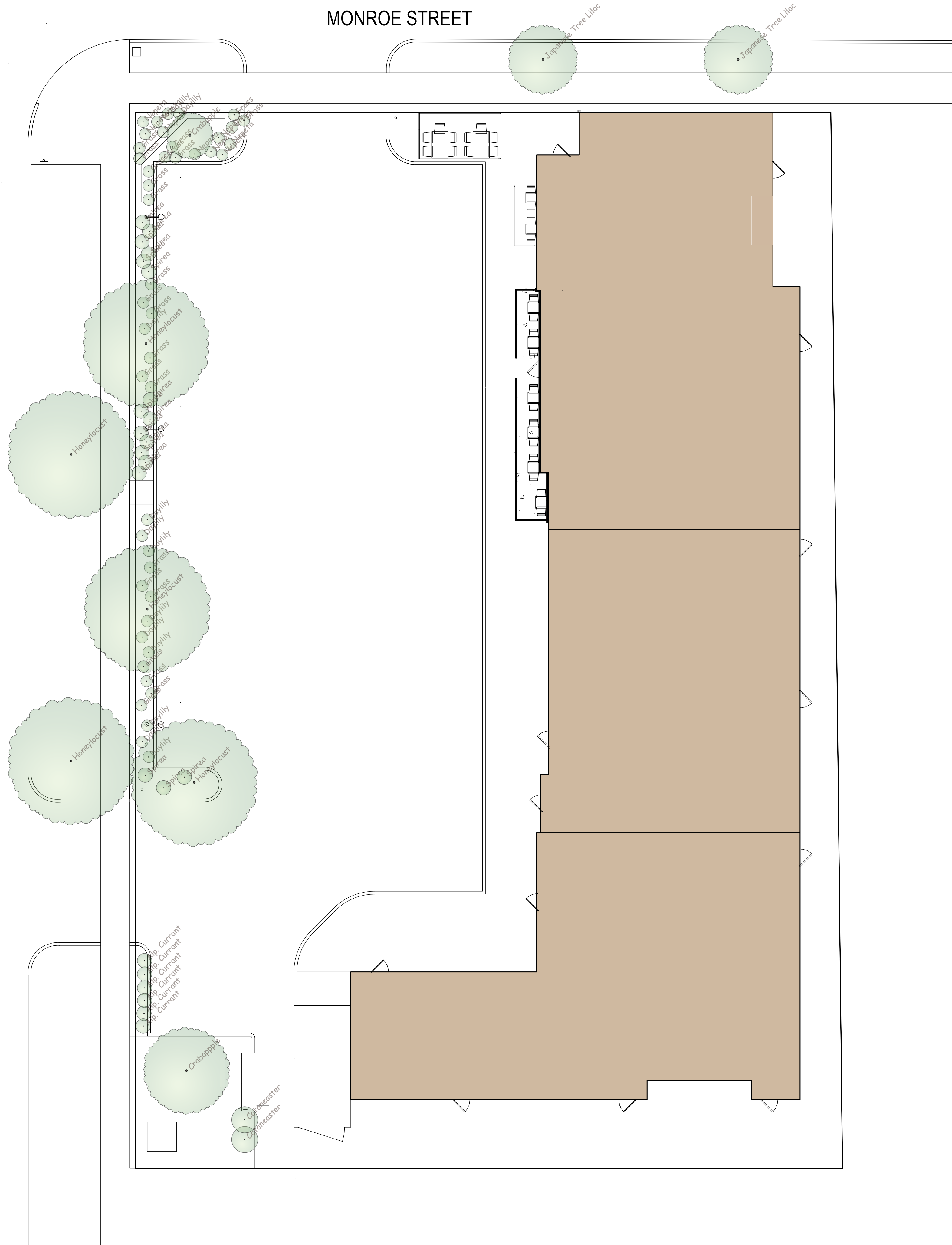
ISSUANCES:

CONDITIONAL USE
OUTDOOR SEATING
MAY 10, 2017
PLAN MOD. 06.12.2017

PROJECT #: 000000.00
SHEET NUMBER
AS100

MONROE STREET

KNICKERBOCKER STREET



KNICKERBOCKER PLACE EAST
 2623 MONROE STREET
 MADISON, WISCONSIN

CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.
 Total square footage of developed area = 13,919
 Developed area divided by 300 square feet = **46 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = **0 Landscape Units**

(c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **232 Total Points Required**

Tabulation of Points and Credits

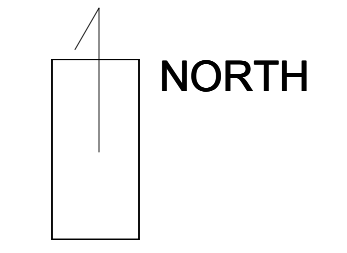
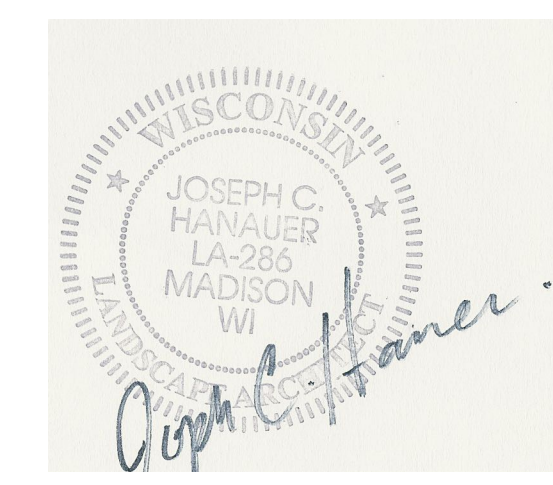
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	3	105	0	0
Ornamental Tree	1 1/2 inch caliper	15	2	30	0	0
Evergreen Tree	18" or 3 gallon	15		0	0	0
Shrub, deciduous	18" or 3 gallon	2	25	50	0	0
Shrub, evergreen	18" or 3 gallon	3		0	0	0
Ornamental Grass	18" or 3 gallon	2	24	48	0	0
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.		0		0
Landscape Furniture/ Seating	n/a	5 per Seat	26	130		0
Sub Totals				363		0
Total Points Provided =		363				



Phone: 608.798.1840
 www.landscaparc.com
 P.O. Box 46129 Madison, Wisconsin 53744



LANDSCAPE PLAN EAST
KNICKERBOCKER PLACE
 2623 & 2701 MONROE STREET
 MADISON, WISCONSIN



SCALE: 1"=10'

DATE: April 27, 2017
 DESIGN: jch
 REVISION:

L-2