



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 | 650 Receipt No. 108601 |
| Date Received | 3/29/10 |
| Received By | P.D.A. |
| Parcel No. | 0709-134-0708-1 |
| Aldermanic District | 6 - MARSHA RUMMEL |
| GQ | THIRD LAKE HIST. DIST. |
| Zoning District | C-2 HIST |
| For Complete Submittal | |
| Application | Letter of Intent |
| FIRST | _____ |
| IDUP | Legal Descript. |
| / | / |
| Plan Sets | Zoning Text |
| EXIST. | _____ |
| Alder Notification | Waiver |
| _____ | _____ |
| Ngbrhd. Assn Not. | Waiver |
| _____ | _____ |
| Date Sign Issued | _____ |

1. Project Address: 924 Williamson St Project Area in Acres: _____
Project Title (if any): Plan B

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.: | Rezoning to or Amendment of a PUD or PCD District: | |
| Existing Zoning: _____ to _____ | <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP | |
| Proposed Zoning (ex: R1, R2T, C3): _____ | <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: Rico Sabatini Company: Plan B
Street Address: 924 Williamson St City/State: Madison Zip: 53703
Telephone: 608 692-1900 Fax: () Email: Rico@PlanBmadison.com
Project Contact Person: CC Company: CC
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Allow outdoor Alcohol into Smoking enclosure
Development Schedule: Commencement _____ Completion _____

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:** \$550 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 _____ Plan, which recommends: _____ 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:

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: _____ Date: _____ 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 Pico Subutin Date 3/29/10
 Signature [Signature] Relation to Property Owner Tenant

Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009

March 29, 2010

To Zoning and Plan Commission:

We are writing this letter in support for various changes in our conditional use of Plan B located at 924 Williamson St Madison, WI 53703.

We were recently in front of the Plan Commission requesting approval for a smoking enclosure, parking reduction, and additional screening. Unfortunately those applications were referred and we would like to add the application for outdoor beverages to be included in the smoking enclosure. There will be no outdoor seating or music within the enclosure. We would like to get these issues resolved quickly as warmer weather will soon be upon us.

Respectfully Yours,

Rico Sabatini

Co-Owner Plan B

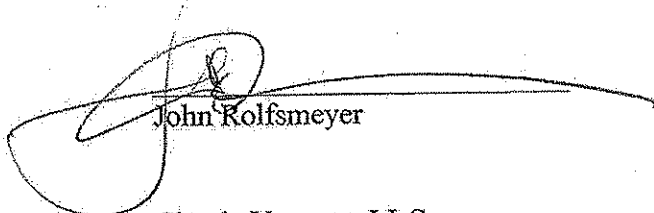
FENCE AGREEMENT

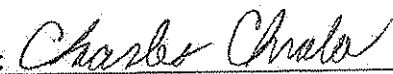
John Rolfsmeyer owner of 936 Williamson St. and Chvala Ventures LLC by Charles Chvala, Manager owner of 924/926 Williamson Street hereby agree as follows:

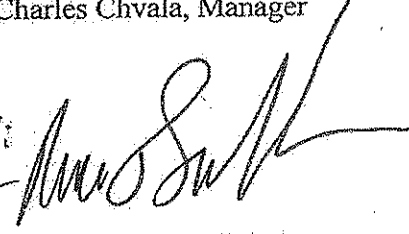
A 6 ft fence shall be erected no closer than 6 inches from the property line with the Rolfsmeyer property. Chvala Ventures LLC through its tenant Gretisman Investments LLC shall erect and pay for a fence located no less than 6 inches from the property line with 936 Williamson St. The fence shall be at least 6 feet high and shall include a gate of approximately 4 feet in width which will allow Rolfsmeyer or his tenants located at the Williamson Street address access to the back of his building from the Chvala Ventures LLC property. Chvala Ventures LLC will also allow access to their property for Rolfsmeyer to provide maintenance for his building on an occasional basis if it does not disrupt the activities of the Chvala Ventures LLC property, its owners or its tenants, and it is approved by Chvala Ventures LLC in advance as long as Plan B remains as a Tenant at 924/926 Williamson Street. Rolfsmeyer also agrees that he accepts the boundaries as found in the survey and will make no claim to the 6 inches of Chvala Ventures LLC property which will not be fenced in and will remain on the Rolfsmeyer side of the fence or any other property located at or near the boundary of 924/926 Williamson Street & 936 Williamson Street owned by Chvala Ventures LLC. Notwithstanding the foregoing, the fence shall be placed to be immediate west of the man hole cover to a point 4ft 5 inches from the bottom back step and then return to no less than 6 inches

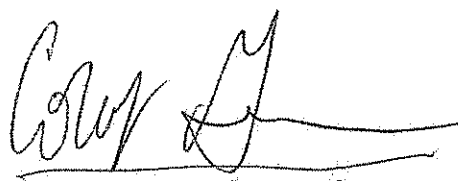
Agreed upon by the parties this 12th day of April, 2010. from the property line. CJL

provisions
CJL
JR

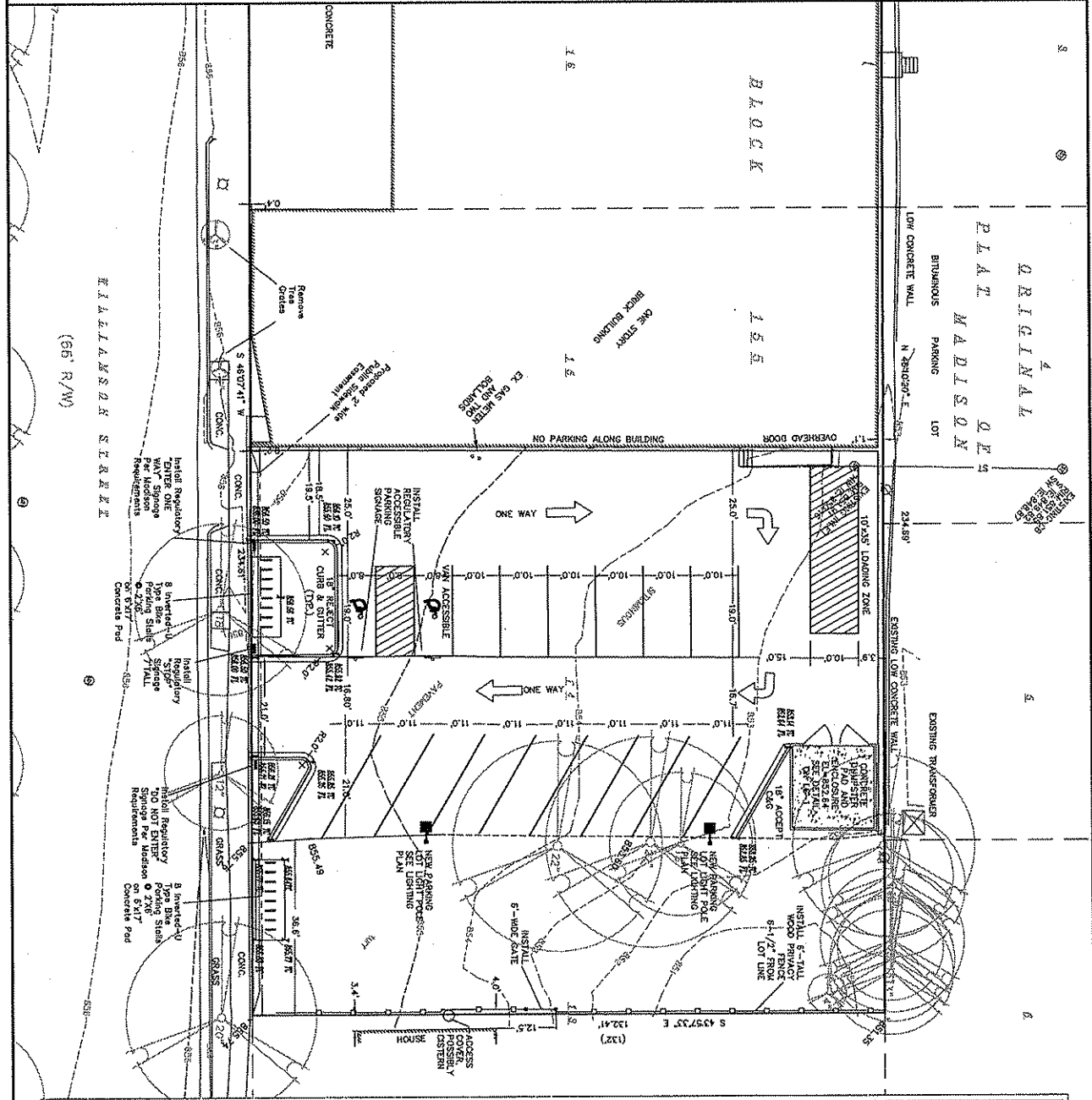
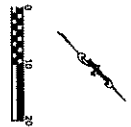

John Rolfsmeyer
Chvala Ventures LLC

By: 
Charles Chvala, Manager

Witness: 
Rico Sabatini


Corey Gresen

| APPROVAL | SIGNATURE | DATE |
|------------------------|-----------|------|
| PLANNING & DEVELOPMENT | | |
| ZONING ADMINISTRATOR | | |
| CITY ENGINEERING | | |
| TRAFFIC ENGINEERING | | |
| FIRE DEPARTMENT | | |
| ALDER | | |



REVISED FENCE PLAN

| | |
|--|---|
| <p>440 E. Williamson St., Suite 802 Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 www.burseeng.com</p> | <p>924 - 926 Williamson Street 924-926 Williamson Street Madison, WI 53703 Custom Realty & Plan B 44 E. Millin Street, Suite 802 Madison, WI 53703</p> |
| | <p>PROJECT # 1821281-02 DATE: 04/16/2010 DRAWN BY: MCH/ML CHECKED BY: MCH/ML DATE: 04/16/2010 SCALE: AS SHOWN SHEET NO.: 1 OF 1</p> |