



City of Madison

Proposed Conditional Use

Location
1405 Emil Street

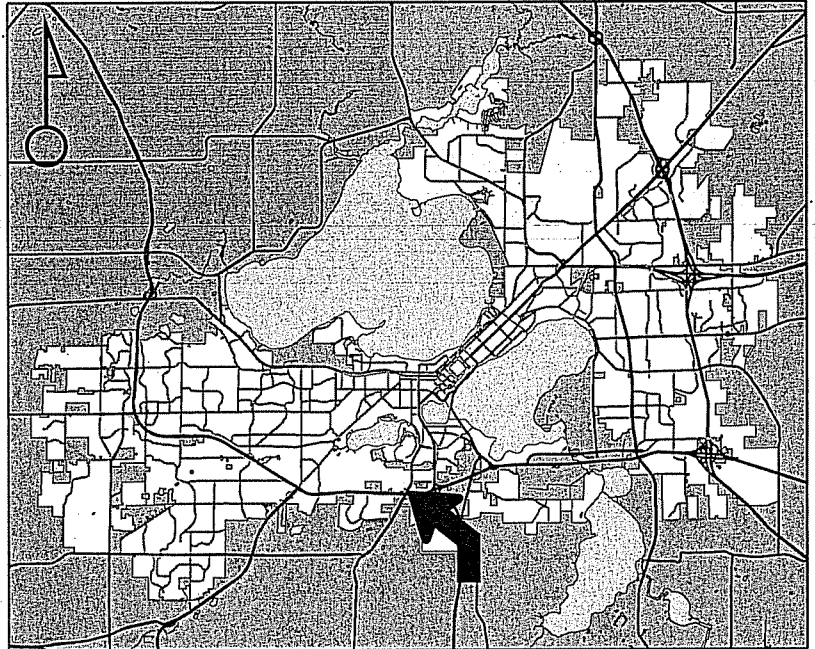
Project Name
Licari's Outdoor Patio

Applicant
Larry Schmidt - Licaris Bar/Grill/
John Vesperman

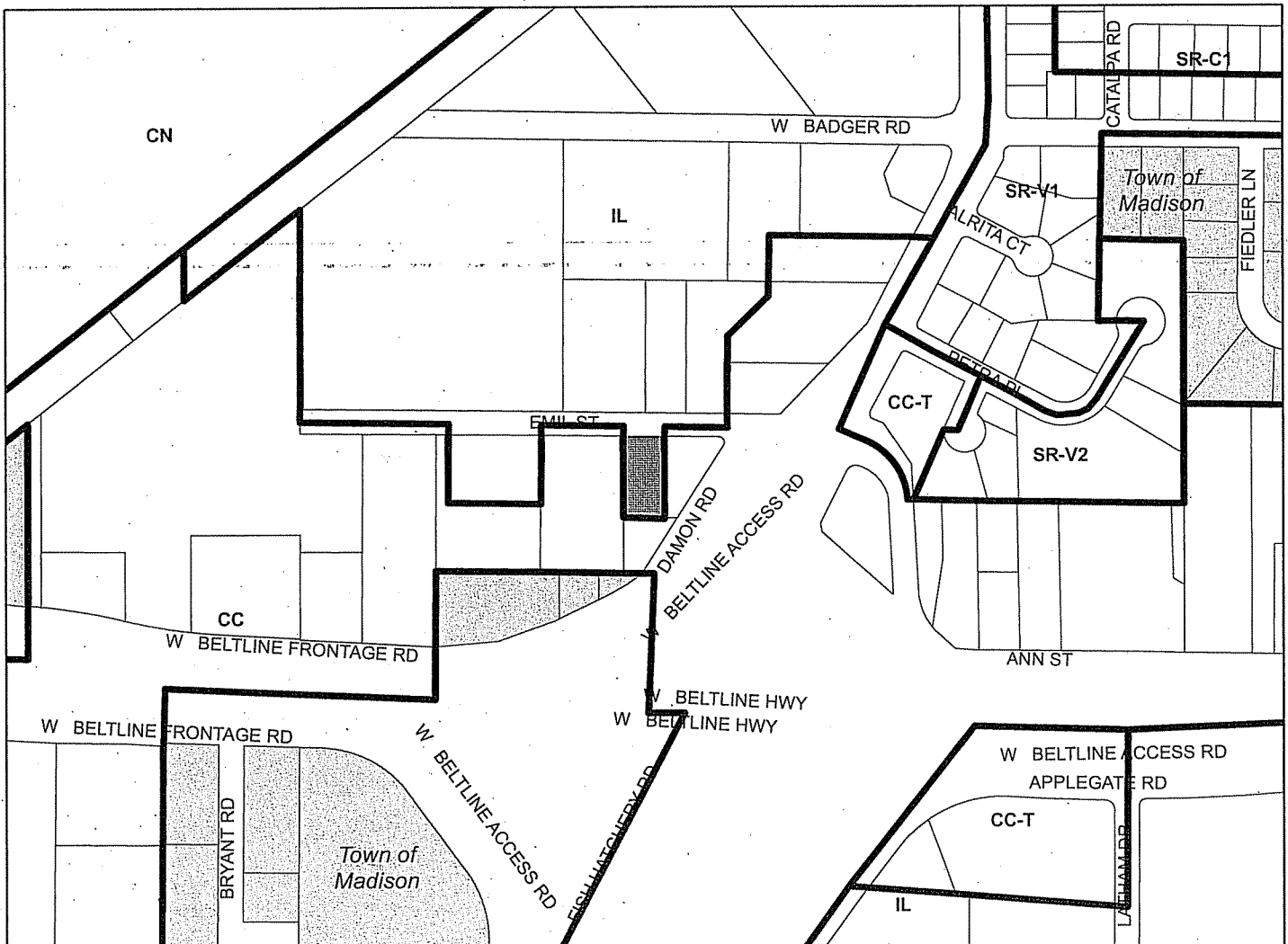
Existing Use
Restaurant

Proposed Use
Construct outdoor eating area
for restaurant-tavern

Public Hearing Date
Plan Commission
28 July 2014

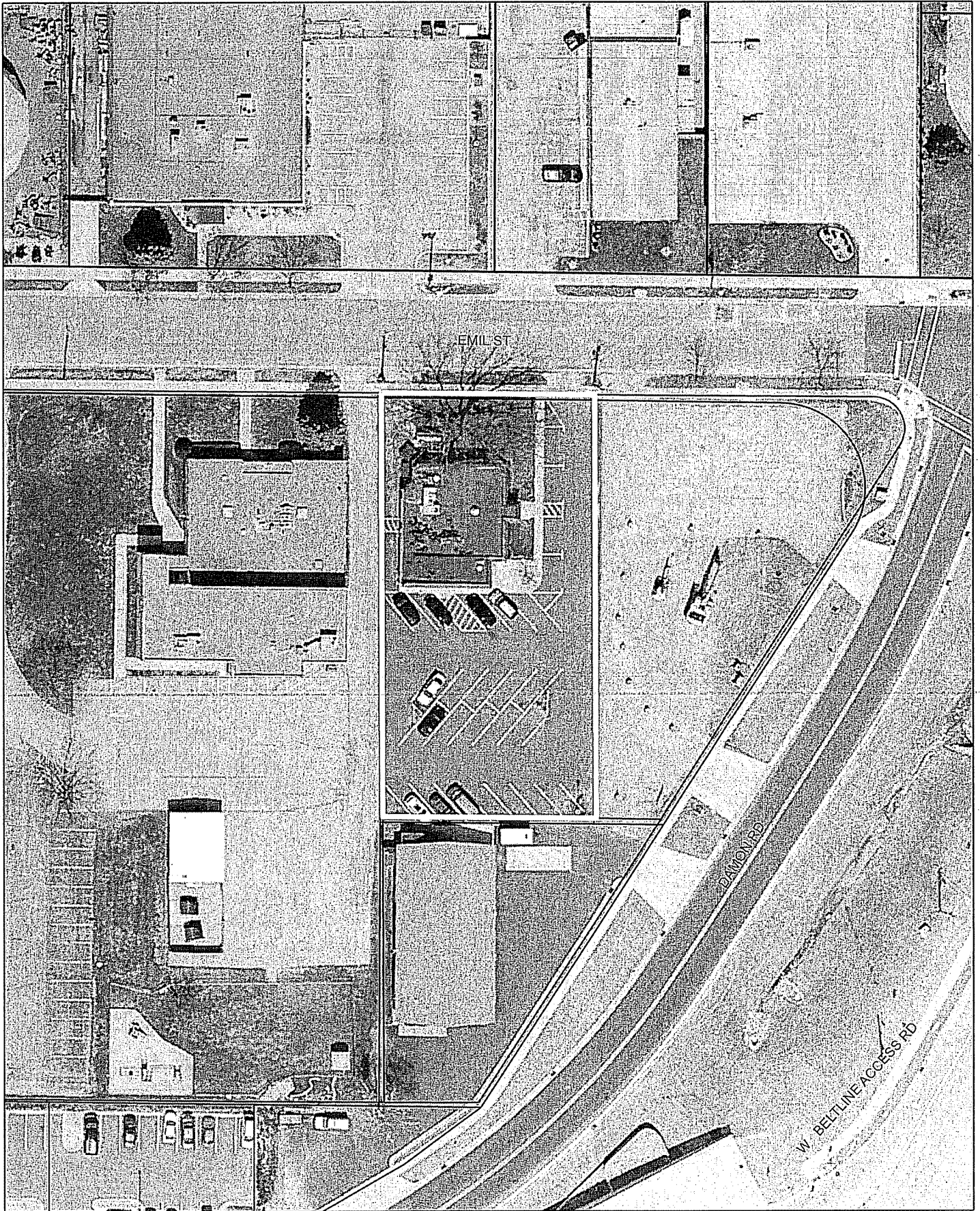


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 July 2014





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 600 Receipt No. 154966
 Date Received 6/11/14
 Received By GJP
 Parcel No. 0709-344-0208-6
 Aldermanic District 14-STRASSER
 Zoning District CC
 Special Requirements ENG-EP
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1405 Emil Street
Project Title (if any): Outdoor Patio (North side of Building)

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: Larry Schmidt Company: Licaris Bar/Grill (L Corp)
 Street Address: 1405 Emil Street City/State: Madison Zip: WI 537
 Telephone: 608-576-3806 Fax: () _____ Email: jfreebird68@aol.com

Project Contact Person: John Vesperman Company: _____
 Street Address: 1405 Emil Street City/State: Madison Zip: 537
 Telephone: 608-576-8606 Fax: () _____ Email: jfreebird68@aol.com

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: To construct an outdoor patio on the north side of the existing building, to add an outdoor serving bar and an outdoor cooler. Fenced/ gated, landscaped. (Eating and Drinking)
 Development Schedule: Commencement May/June of 2014 Completion June/July of 2014
Serving Food and Drinks in the existing Patio (South side of Building)

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/alterd 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) ϕ
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled) 32
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper ✓ 1

* 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 Information & Fee Schedule. 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 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:

X

→ 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: Patrick Anderson Date: 6/11/2014 Zoning Staff: _____ Date: 6/6/2014

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

Name of Applicant: Lawrence Schaudt Relationship to Property: Owner

Authorizing Signature of Property Owner: Lawrence Schaudt Date: June 1, 2014

June 1, 2014

City of Madison – Zoning / Plan Commission

RE: 1405 Emil Street Madison, WI. 53713

Outdoor (Uncovered) and Existing (Covered) Patio Areas

The purpose of this application is to construct a new outdoor (uncovered) patio and serving area on the north side of the subject project as well as acknowledge the past Conditional Use Permit application from 2006 for the covered patio on the south side of the building. It also includes a proposal to add an additional “cooler” to the facility, outside at the northwest corner of the existing building.

The project team includes the family of the property owner.

This establishment was built in 1961 and was named “Licari’s” at that time. The name and the use of this establishment remains the same today.

The schedule of this proposed project would start this summer with completion by fall of 2014. The proposed outdoor patio would be approximately 1200 square feet with an additional serving area of approximately 150 square feet. The existing covered patio area is approximately 200 square feet.

The proposal for each of these patios is to serve food and alcohol at these locations. The intent is to keep the capacity (currently 81) of this facility the same as it exists today with providing the patrons the opportunity for a variety of environments while eating and drinking at this establishment. Hours of operation proposed would be the same as the remaining facility that opens its doors at 8 AM every day of the week and closes its doors at the closing time that is consistent with the City of Madison requirements.

The existing building is 2500 square feet with two entry and exit vestibules. There are three (3) existing bath rooms, one “men”, one “woman” and one joint-handicap accessible facility.

In 2006, we upgraded this entire facility inside and out. From the interior appearance, the bathrooms, storage area to the outside where we added lighting, new parking facilities /striping to meet City of Madison requirements, new landscaping to meet the City of Madison requirements and added bicycle parking facilities. There are currently 26 parking stalls for vehicles and 3 stalls for bicycles (we will be upgrading to a bicycle parking area for 4 bicycles).

This 2014 proposal includes new concrete pavement on the north side of the building with a 5 foot decorative rail fencing installed on the perimeter of the concrete area. The railing will have two gates installed, one on the west side and one on the east / south side. The new railing will have approximately 20 new arbor vitae bushes planted next to the fence, between the fence and the sidewalks. We would also like to install a small “green” –planting area inside the new patio area immediately adjacent to the existing north side of the building extending 2 – 3 feet to the north. We will add lighting to the top of the existing building to project down onto the patio / serving area. Also to add two new light poles, approximately 15 feet high to the NW and NE corners of the proposed outdoor patio. Additional “mood” lighting attached to cables across the top of the patio area at a height of 10 feet.

The existing value of this property from the City of Madison assessed values, is \$100,000 for the land and \$84,000 for the improvements. The proposed improvements for this summer are expected to be \$15,000 - \$25,000.

No additional full time jobs to be created by this improvement.

No public subsidies are requested.

Thank you for your consideration!

Sincerely,

A handwritten signature in black ink, appearing to be 'Licari's', written in a cursive style with a long horizontal flourish extending to the right.

Licari's



FIREHOUSE
CLUB

HELPAGE

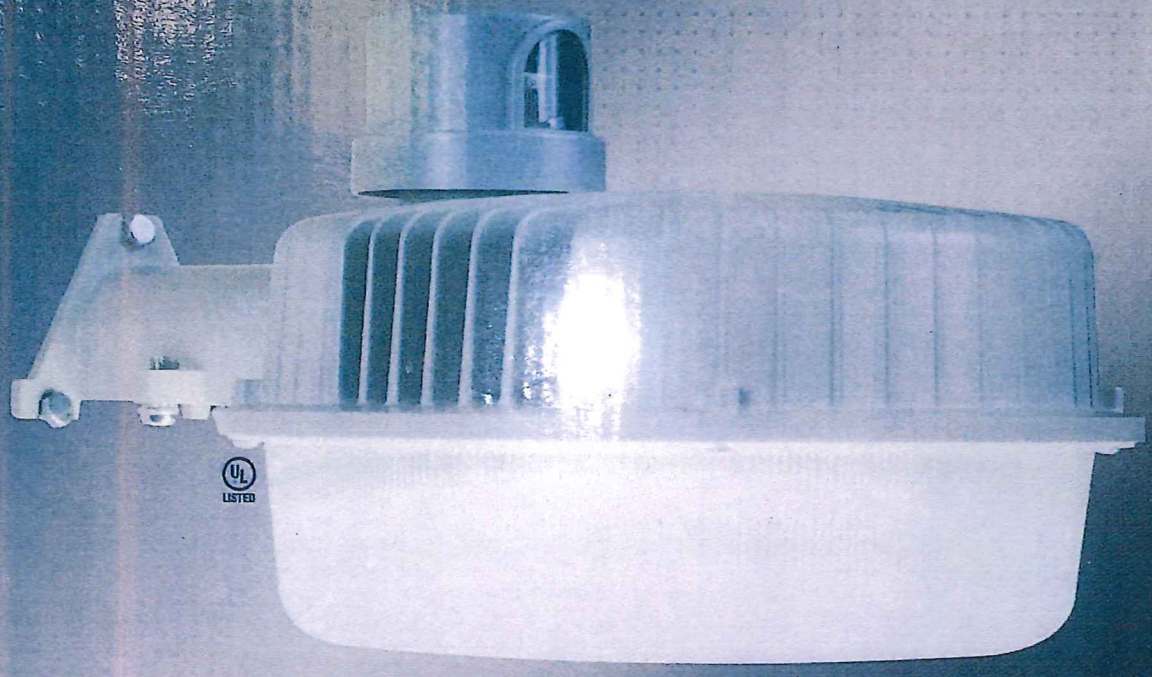
ALL-PRO



Amanecer-Atardecer | Iluminación de seguridad para exteriores

TECHNOLOGY

Luz LED extensa y para pared



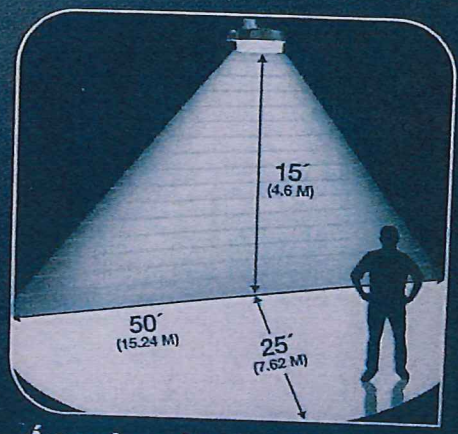
Luces LED que no necesitan mantenimiento

Opciones de montaje versátiles

2500
LÚMENES
62 lúmenes/vatios

200W
EQUIVALENTE
VIDA UTIL DE 10 AÑOS

AHORRA
HASTA
\$1765*
a lo largo de la vida
útil del aplique



Área de cobertura amplia**

GRIS | AL2050LPCGY

COOPER Lighting

356-5526

atriot
LIGHTING.

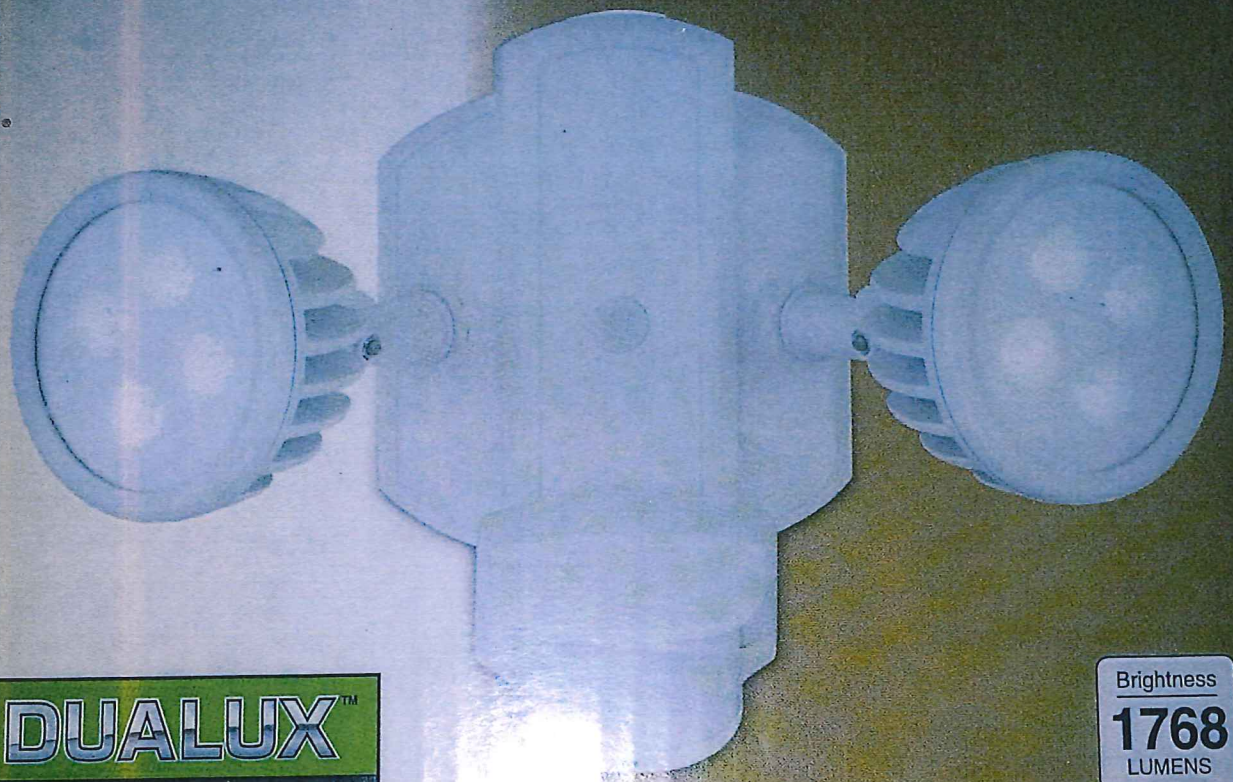
Wash
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at dusk:

only
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G

p 70'



DUALUX™
2-LEVEL LIGHTING



Low-Level



High-Level

Low-level accent lighting, begins at dusk and switches to high-level security lighting when motion is detected.

Brightness
1768
LUMENS

LED
DAYLIGHT

Daylight

3000 K	5000 K	7000 K
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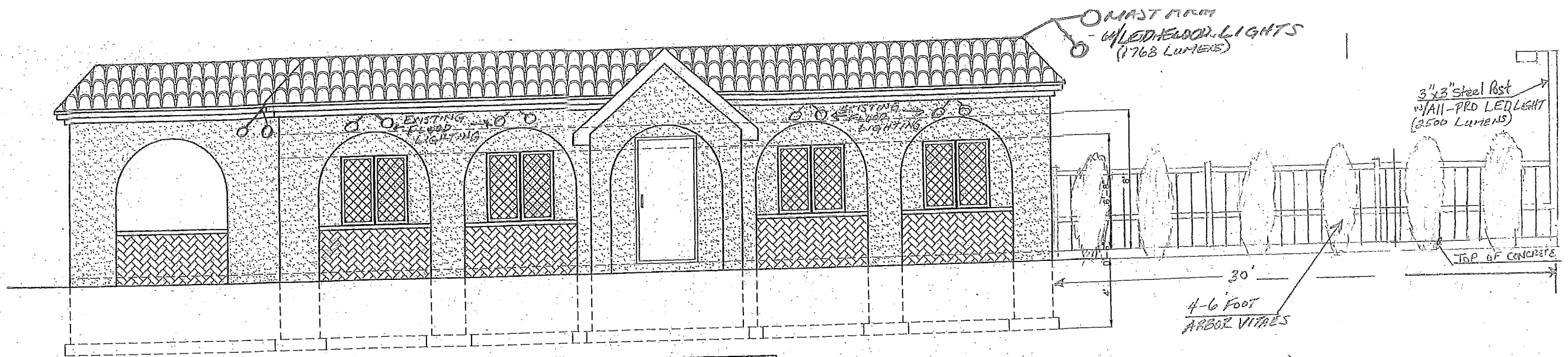
86% ENERGY SAVINGS
in comparison with incandescent*



12-1/2"W x 7-1/2"H x 6-1/2"Ext.

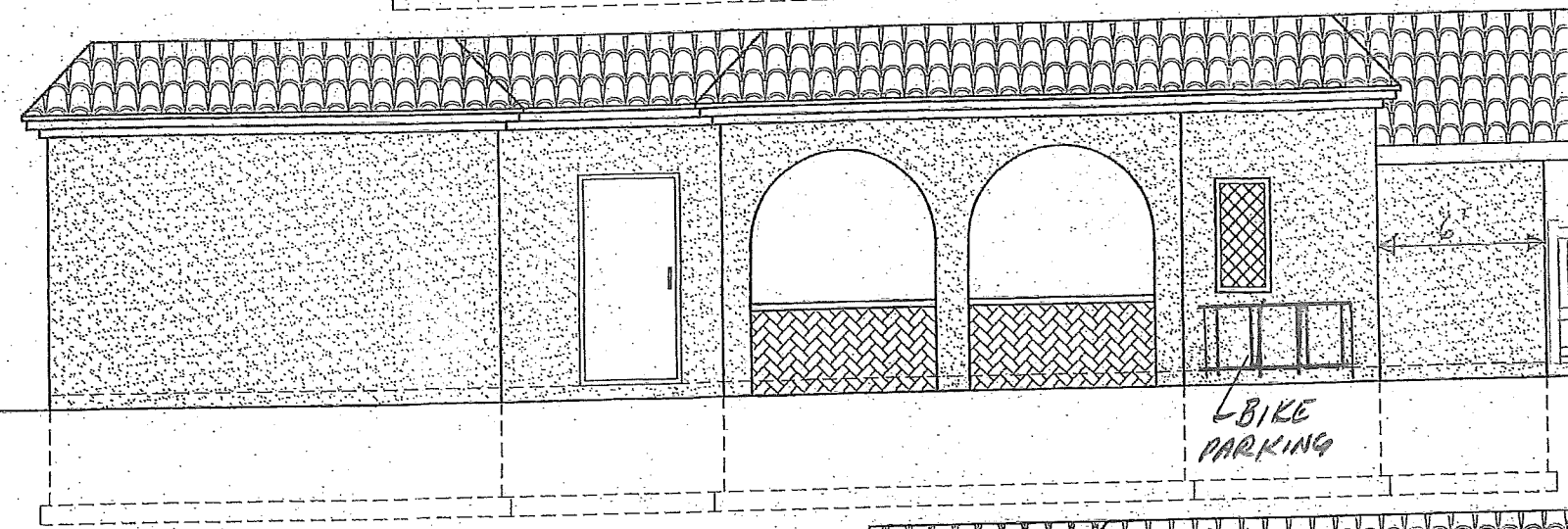
FICIENT

Up to 8,500 Sq. Ft. of Motion Detection Area

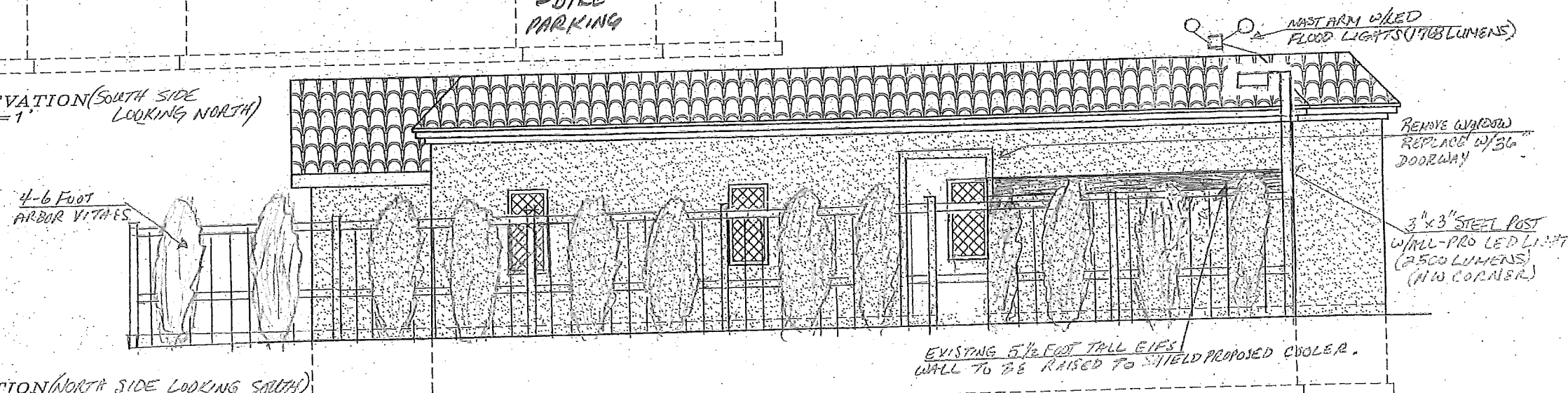


FRONT ELEVATION (EAST SIDE LOOKING WEST)
1/4" = 1'

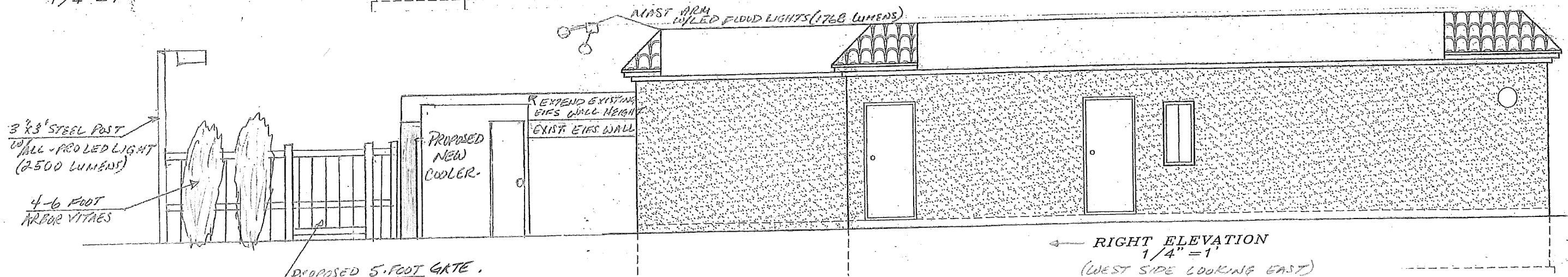
1405 EHL STREET
LICARI'S TAVERN
ADDITION / REMODEL
ELEVATIONS (INCLUDING LIGHTING)
DATE: JUNE, 2014



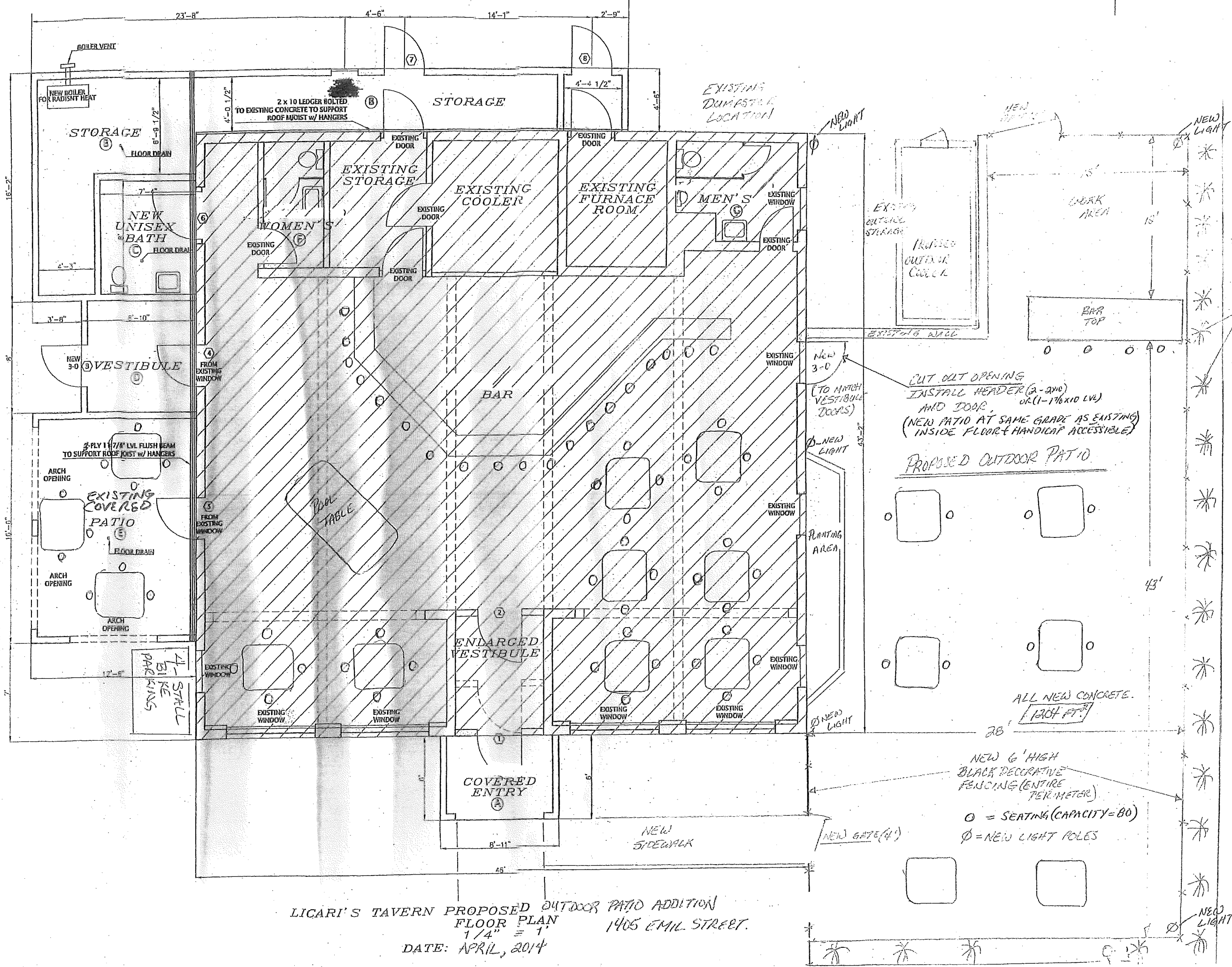
LEFT ELEVATION (SOUTH SIDE LOOKING NORTH)
1/4" = 1'



REAR ELEVATION (NORTH SIDE LOOKING SOUTH)
1/4" = 1'



RIGHT ELEVATION
1/4" = 1'
(WEST SIDE LOOKING EAST)



LICARI'S TAVERN PROPOSED OUTDOOR PATIO ADDITION
 FLOOR PLAN
 1/4" = 1'
 DATE: APRIL, 2014
 1405 EMIL STREET.

CUT OUT OPENING
 INSTALL HEADER (2-2X10)
 AND DOOR.
 (NEW PATIO AT SAME GRADE AS EXISTING
 INSIDE FLOOR + HANDICAP ACCESSIBLE)

PROPOSED OUTDOOR PATIO

ALL NEW CONCRETE.
 1304 FT²

NEW 6' HIGH
 BLACK DECORATIVE
 FENCING (ENTIRE
 PERIMETER)

○ = SEATING (CAPACITY = 80)
 ∅ = NEW LIGHT POLES

EMIL STREET

PROPOSED
 4-6'
 AREA
 VITAE'S

EXISTING
 SIDEWALK

EXISTING
 OUTSIDE
 STORAGE
 TRUCKS
 OUTSIDE
 COOLER

WORK
 AREA

BAR
 TOP

NEW
 LIGHT

NEW
 LIGHT

NEW
 LIGHT

NEW
 LIGHT

NEW
 LIGHT

NEW
 LIGHT

NEW
 LIGHT

NEW GATE (4')

NEW
 LIGHT

EXISTING
 DUMPSTER
 LOCATION

2 x 10 LEDGER BOLTED
 TO EXISTING CONCRETE TO SUPPORT
 ROOF JOIST W/ HANGERS

NEW BOILER
 FOR RADIANT HEAT

STORAGE

STORAGE

EXISTING
 STORAGE

EXISTING
 COOLER

EXISTING
 FURNACE
 ROOM

MEN'S

WOMEN'S

NEW
 UNISEX
 BATH

NEW
 3-0
 VESTIBULE

BAR

POOL
 TABLE

EXISTING
 COVERED
 PATIO

ENLARGED
 VESTIBULE

COVERED
 ENTRY

NEW
 SIDEWALK

4
 STALL
 BIKE
 PARKING

EXISTING
 WINDOW

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EMIL STREET

50'

15'

SIDEWALK

Fence Gate

Proposed
Outdoor Cooler
(6' x 12' - APAR.)
6-foot (EXIST.)
EIFS WALL

PROPOSED
OUTDOOR
PATIO

SIDEWALK

30.00

16.00

11.42

Fence Gate

40.99

EXISTING
BUILDING

34.91

COVERED ENTRY

200.00

PARKING

- See Parking
Plan for
details.

111.24

124.16

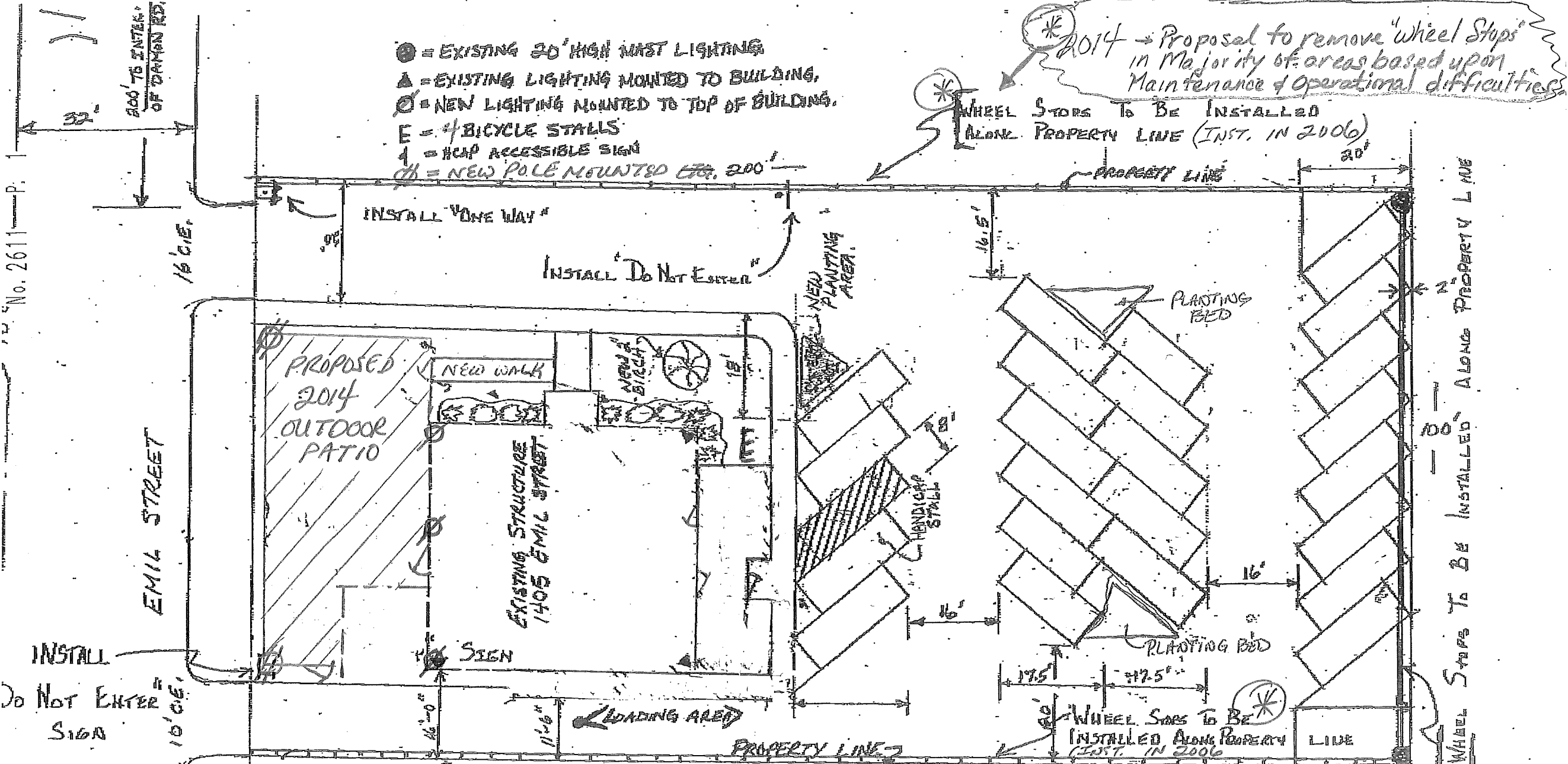
100.00



Property
Line

PLOT PLAN
1" = 20'

LICARI'S TAVERN PROPOSED ADDITION / REMODEL
SECTIONS / PLOT PLAN
DATE: APRIL, 2014



- = EXISTING 20' HIGH MAST LIGHTING
- ▲ = EXISTING LIGHTING MOUNTED TO BUILDING
- = NEW LIGHTING MOUNTED TO TOP OF BUILDING
- E = 4 BICYCLE STALLS
- ↑ = HCAP ACCESSIBLE SIGN
- ⊕ = NEW POLE MOUNTED LTR. 200'

2014 → Proposal to remove "wheel stops" in majority of areas based upon Maintenance & Operational difficulties.

WHEEL STOPS TO BE INSTALLED ALONG PROPERTY LINE (INST. IN 2006)

WHEEL STOPS TO BE INSTALLED ALONG PROPERTY LINE (INST. IN 2006)

No. 2611 P.

Oct. 11. 2006 9:31AM

PARKING/LANDSCAPING AND LIGHTING PLAN
1405 EMIL STREET
LICARI'S

NOTES:
 1) ALL STALLS ARE 9'x18' *
 2) STALLS ARE AT A 50° ANGLE.
 * MIDDLE 2 ROWS ARE 8'x18'

Parking Lot Plan Site Information Block	
Site Address	1405 EMIL STREET
Site acreage (total)	0.5
Number of building stories (above grade)	1
Building height	9.5-12.5
DIHR type of construction/new structures or additions	
Total square footage of building	2400
Use of property	Tavern / Grill
Gross square feet of office	N/A
Gross square feet of retail area	N/A

Number of employees in warehouse	N/A
Number of employees in production area	N/A
Capacity of restaurant/place of assembly	
Number of bicycle stalls shown	3
Number of parking stalls:	
Small car	shown
Large car	23
Accessible	1

Post-it® Fax Note 7671

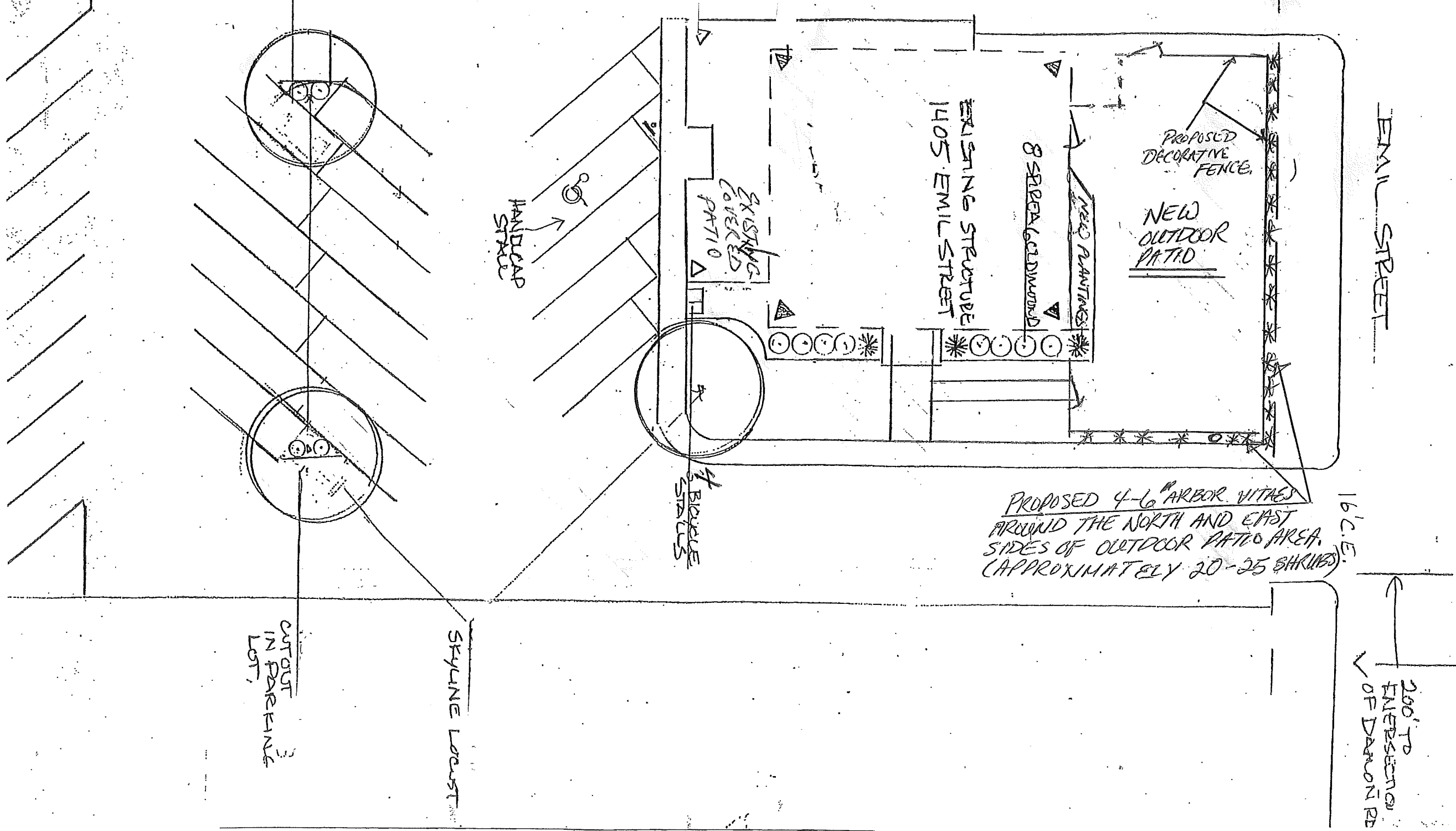
Date	10/11/06	# of pages	3
To	JOHN VESPERMAN	From	J. L. GRIFF
Co./Dept.		Co.	
Phone #		Phone #	267-8755
Fax #	608-246-5380	Fax #	

** PLEASE SEE ELEVATION PLAN AND FLOOR PLAN FOR NEW LANDSCAPING IMPROVEMENTS FOR 2014. LIGHTING ALSO DETAILED ON THE ELEVATION PLAN.

LICARI'S BAR & GRILL
1405 EMIL ST.

JUNE 1, 2014

LANDSCAPE PLAN



TV
e under-
r. consent
rtapany
pliance,