



Location
603 State Street

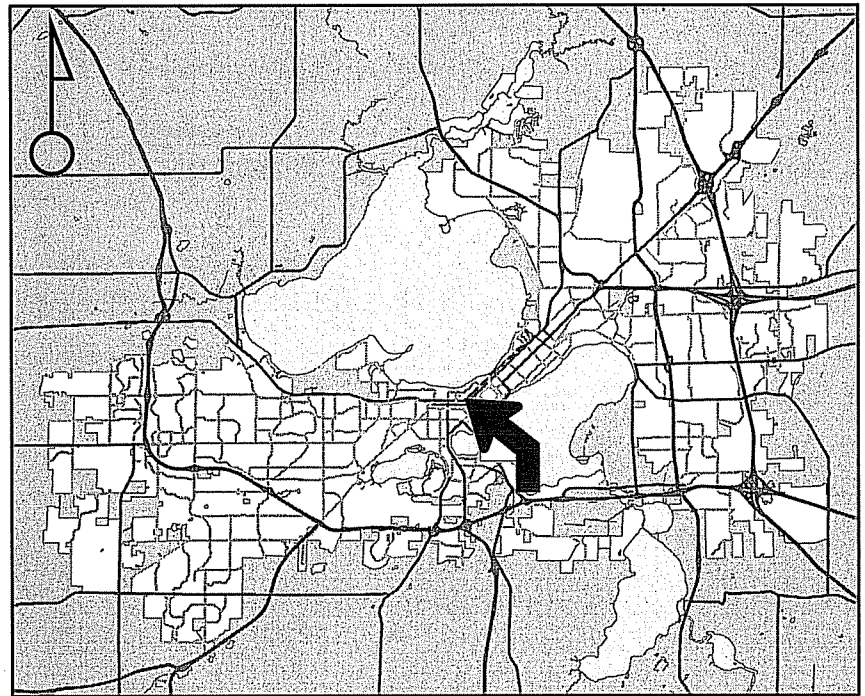
Project Name
State Street Brats Gelato Stand

Applicant
Kelly Meuer -
State Street Brats

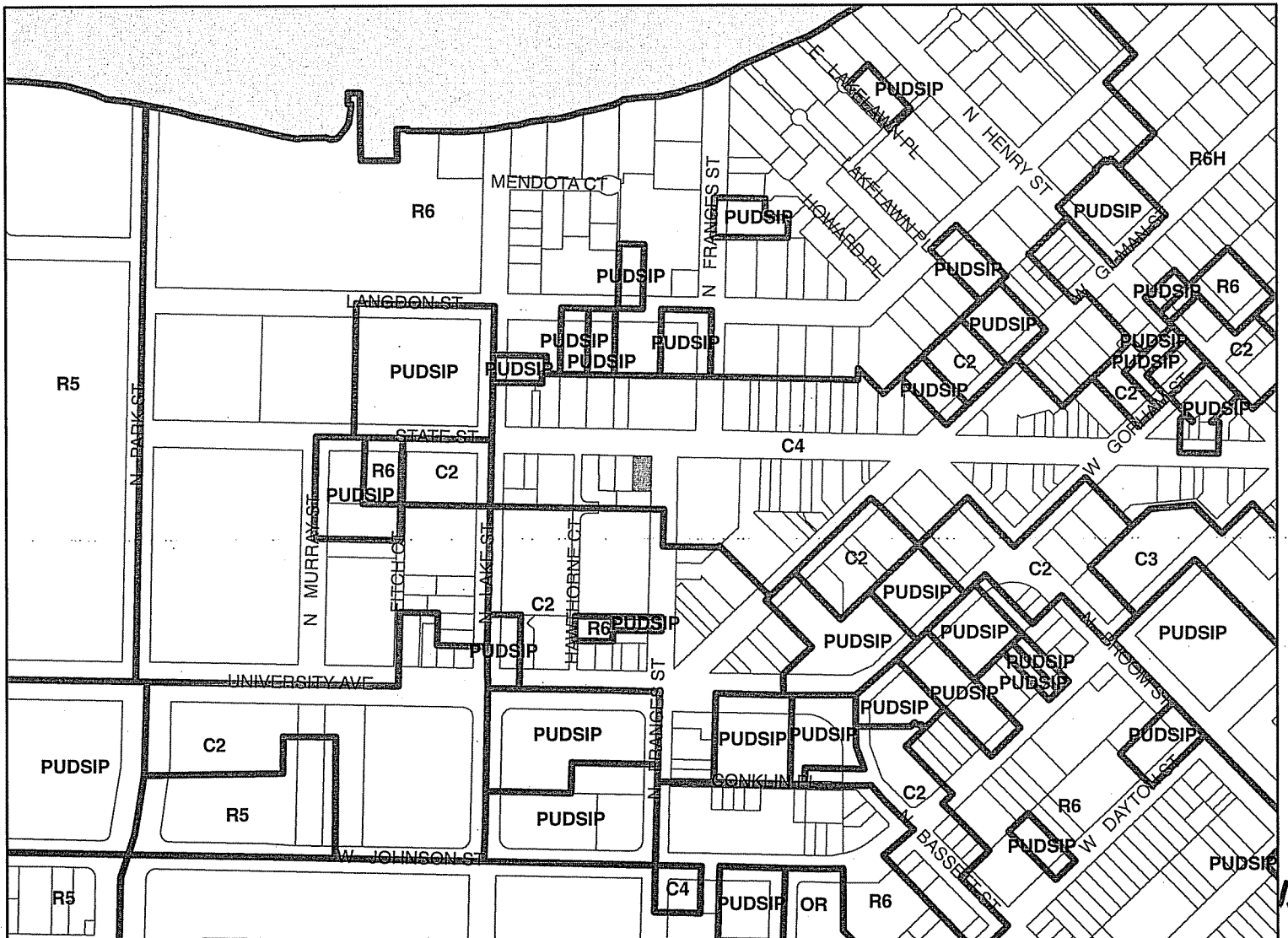
Existing Use
Restaurant and Bar

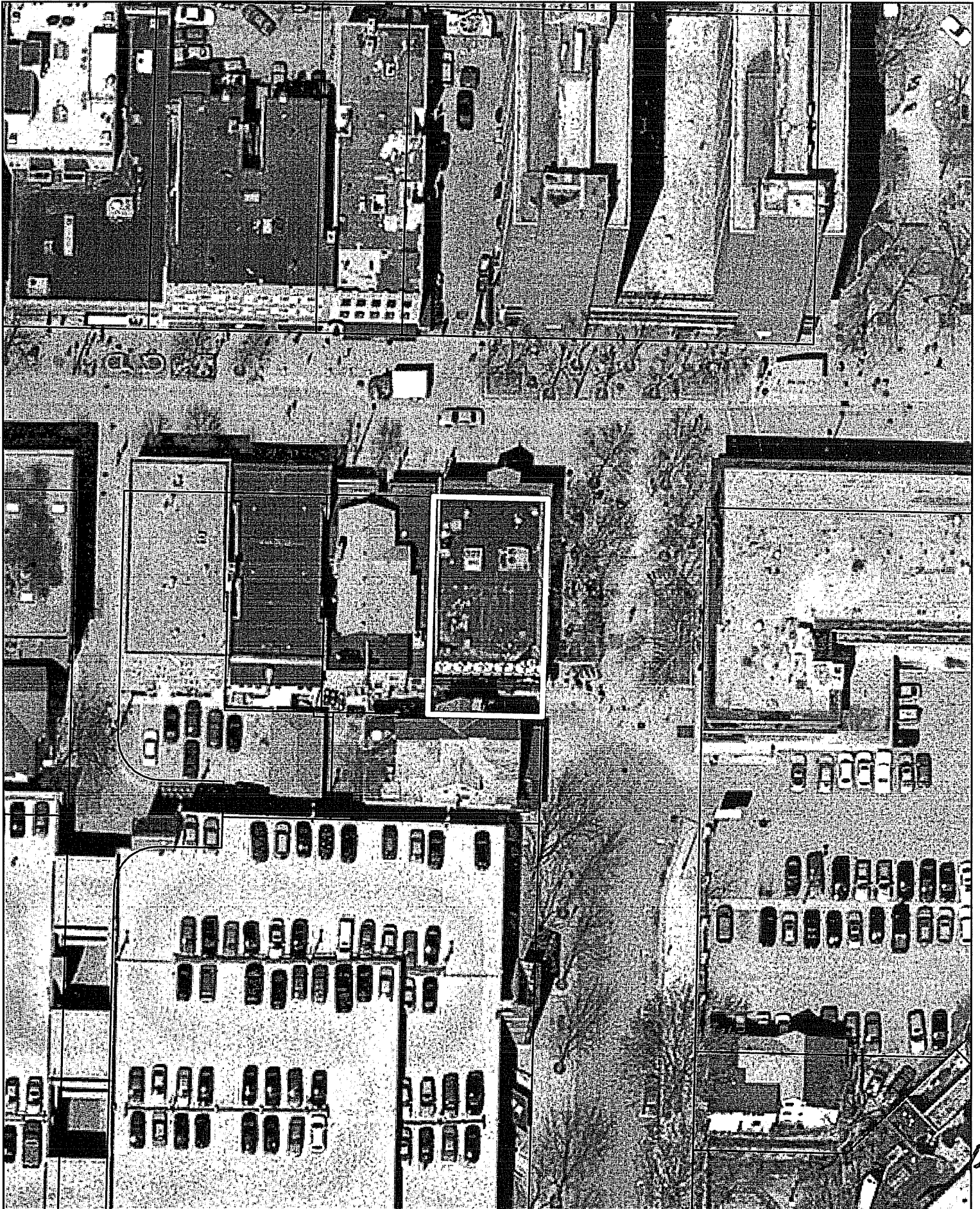
Proposed Use
Walk-Up Service Window
for Restaurant

Public Hearing Date
Plan Commission
23 July 2007



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





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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

#50 CC next 81726 #500 next 81725

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$550</u>	Receipt No. <u>81726</u> <u>81725</u> <u>see above</u>
Date Received <u>5-24-07</u>	
Received By <u>KAW.</u>	
Parcel No. <u>10709-232-0301-5</u>	
Aldermanic District <u>08- Eli Judge</u>	
GQ <u>EXIST CU</u>	
Zoning District <u>C-4</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>MA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5-24-07</u>	

1. Project Address: 603 STATE STREET **Project Area in Acres:** _____
Project Title (if any): STATE STREET BRATS - GELATO STAND

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<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: KELLY MEUER Company: STATE STREET BRATS
Street Address: 603 STATE ST. City/State: MADISON WI Zip: 53703
Telephone: (608) 255-5544 Fax: () Email: _____
Project Contact Person: SAME Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): SAME
Street Address: _____ City/State: _____ Zip: _____
state street brats @ yahoo.com

4. Project Information:

Provide a general description of the project and all proposed uses of the site: PROPOSED IS A BAY ON STATE ST. FOR THE PURPOSES OF SELLING GELATO ICE CREAM AND OTHER SUNDRIES DIRECTLY TO THE PEDESTRIAN TRAFFIC.

Development Schedule: Commencement OPON APPROVAL Completion 1 MO.

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
ECI Judge / BID District - WAIVER ATTACHED
 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 Counter and Planning Unit staff; note staff persons and date.
 Planner AL Martin Date 05/07 | Zoning Staff KATHY UJEDE Date 05/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Kathy Meurer Date 5-24-07
 Signature [Handwritten Signature] Relation to Property Owner SAME
 Authorizing Signature of Property Owner _____ Date _____ **13**

April 22, 2007

Chair
City of Madison Plan Commission
City County Building
210 Martin Luther King Jr., Blvd
Madison, WI

Dear Plan Commission Chair and Members,

Please accept this as our letter of intent for the State Street Brats gelato stand. The desired schedule for constructing this "stand", which would in effect be a bay projection on our property toward the State Street side walk, would be May upon approval and completion in June.

Neil Johnson of National Construction Inc. will be our general contractor. The designer is Jim Vincent, and the professional engineer is Richard Severn.

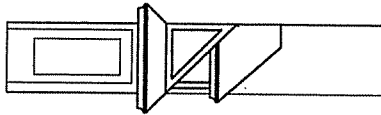
In addition to the bay projection at the point of sales we would also desire to construct a hard canopy for purposes of shelter at the bay and entries to our establishment.

Hours of operation would be 9:00 am and would close no later than 12:00 am. Trash removal and all other required services would be handled as an extension of our existing business. The duties required to operate the gelato stand would employ approximately 2.3 persons during it's operating times.

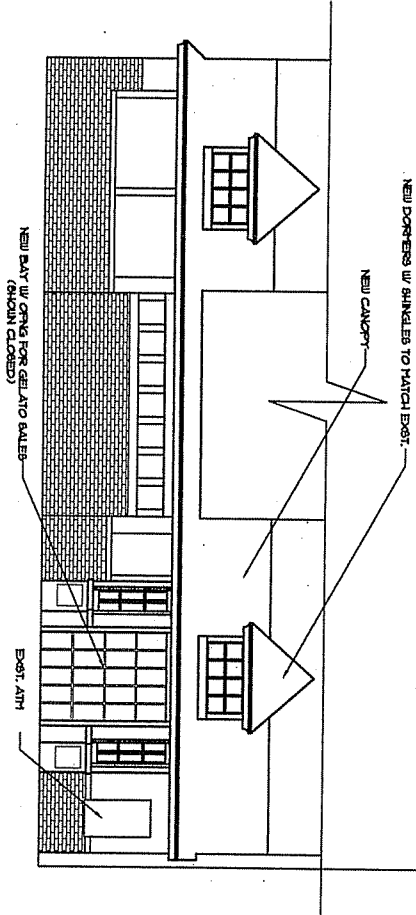
Very truly yours,

State Street Brats

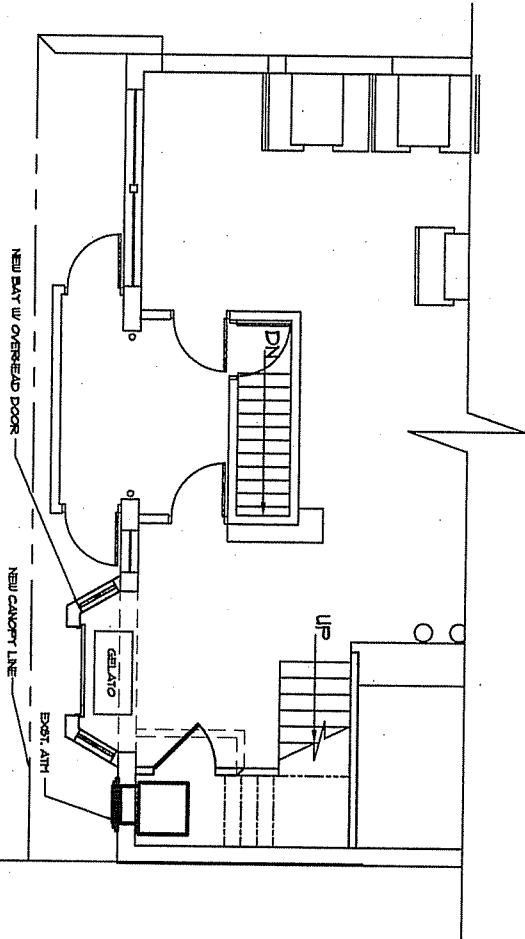
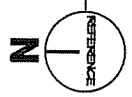
SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



REVISED PLAN
1/4" = 1'-0"

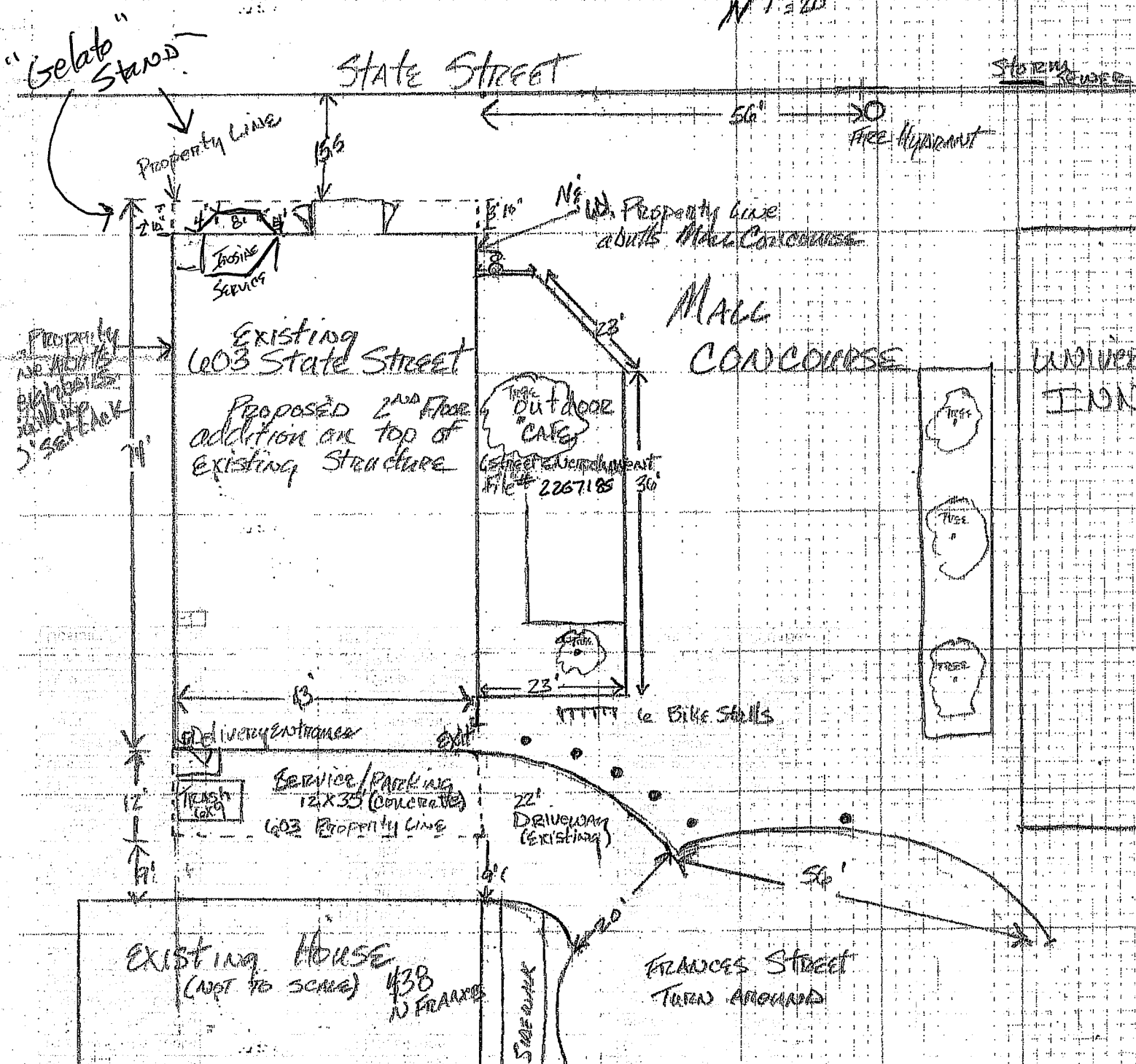
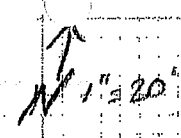


STATE STREET BRATS
603 STATE STREET · MADISON · WISCONSIN

N.C.I. NATIONAL CONSTRUCTION, Inc.
GENERAL CONTRACTOR
BOX 930174 VERONA, WI 53593
Phone: (608) 845-6318
Fax: (608) 845-3999

State Street BRATS
603 STATE STREET

~~210 DEER~~
217 7555
Kelly



Parking Lot Plan Site Information Block

Site Address: 603 State Street

Site acreage (total): _____

Number of building stories (above grade) 2

Building height 31 feet

DILHR type of construction (new structures or additions) 6

Total square footage of building ~6000 sq ft

Use of property Tavern/Restaurant

Gross square feet of office _____

Gross square feet of retail area _____

Number of employees in warehouse _____

Number of employees in production area _____

Capacity of restaurant/place of assembly 450

Number of bicycle stalls shown 6

FRANCES STREET

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