



City of Madison

Proposed Conditional Use

Location
601 North Street

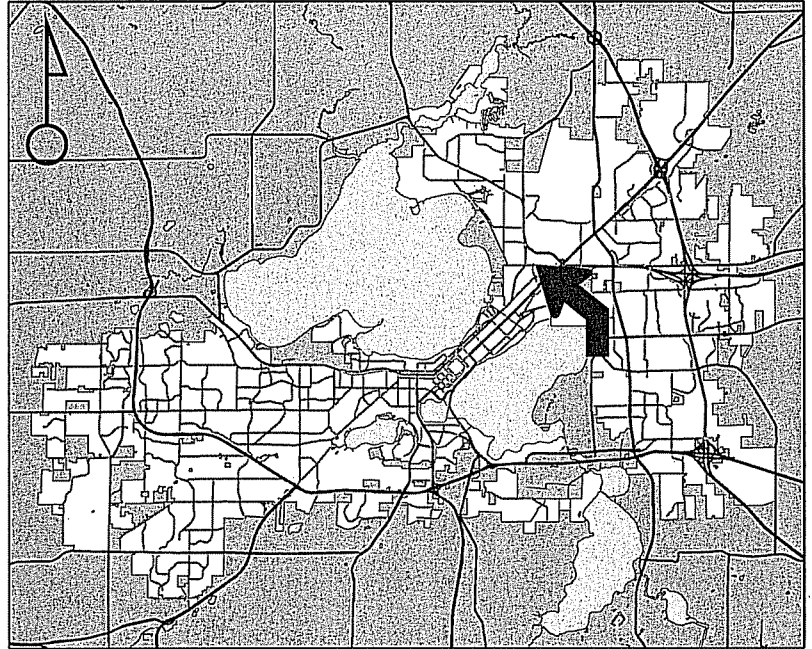
Project Name
Tip Top Tavern Patio

Applicant
Jane Capito/Benjamin Altschul -
Tip Top Tap Inc.

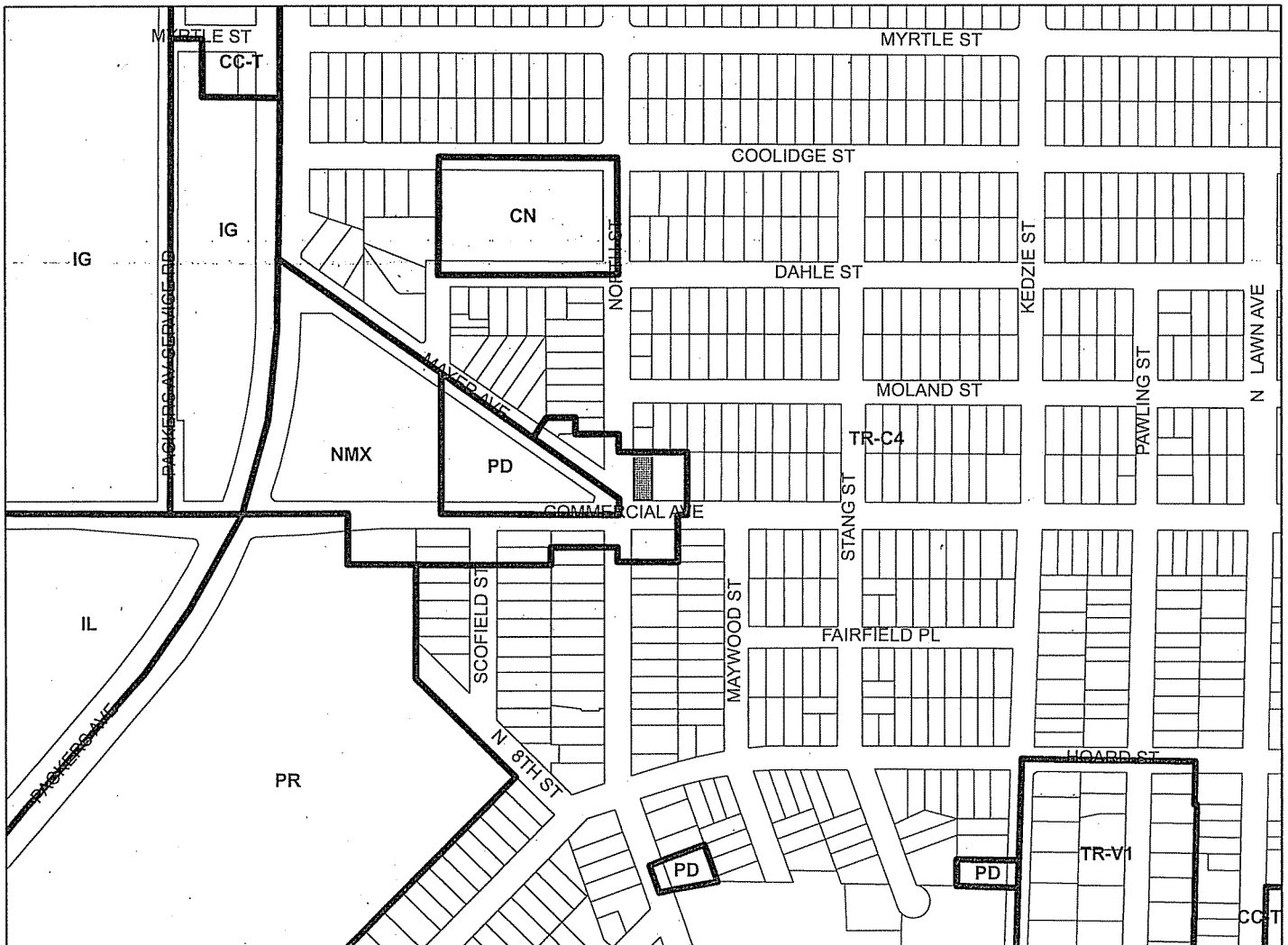
Existing Use
Restaurant-tavern

Proposed Use
Construct outdoor eating area
for restaurant-tavern

Public Hearing Date
Plan Commission
28 April 2014

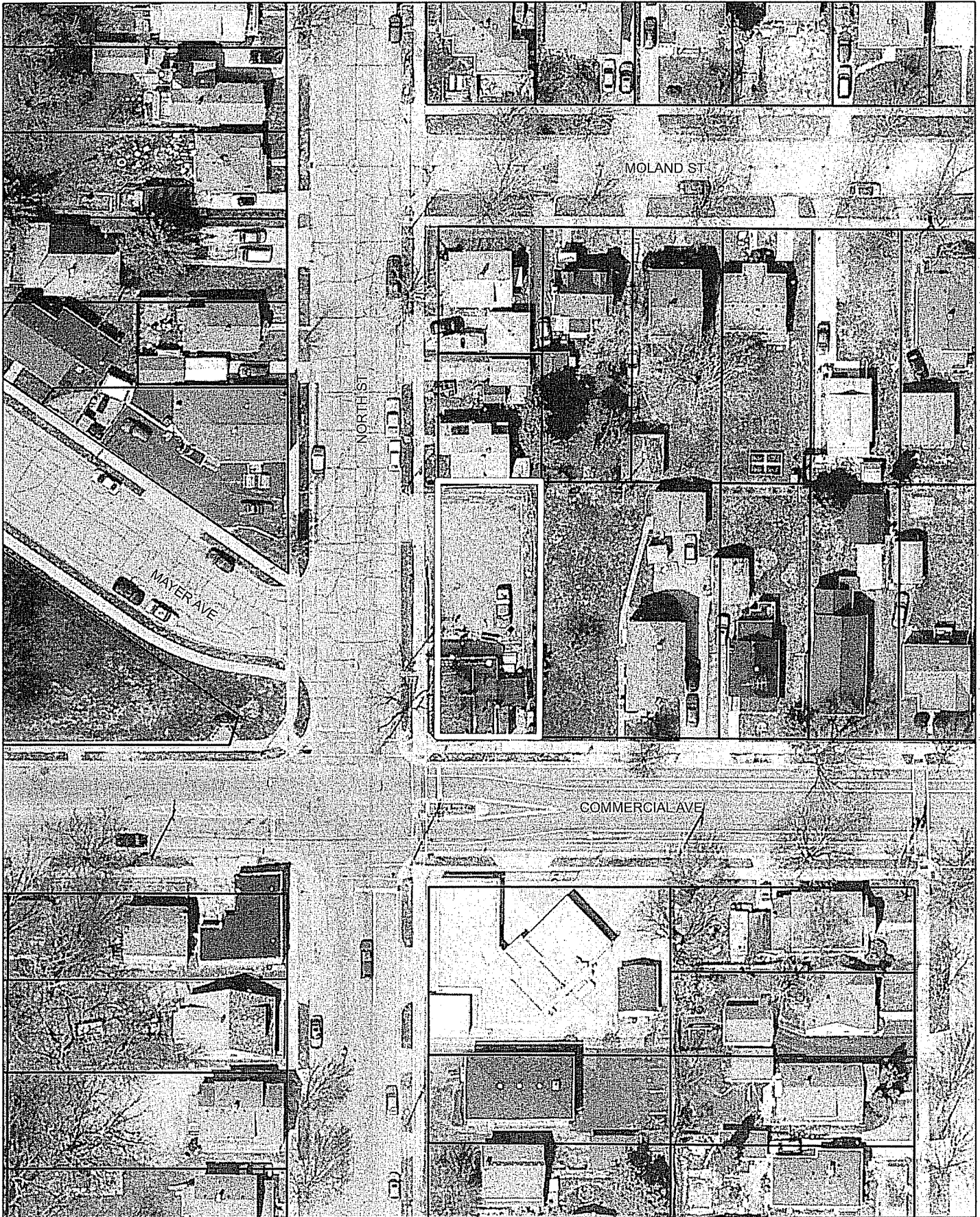


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2013





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. 152094
Date Received	3/12/14
Received By	JEM
Parcel No.	0810 - 314 - 1903 - 0
Aldermanic District	12 - LARRY PALM
Zoning District	NMX
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 601 North St., Madison, WI, 53704
Project Title (if any): Tip Top Tavern Patio

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: Benjamin Altschul Company: Tip Top Tavern Inc.
 Street Address: 601 North St City/State: Madison, WI Zip: 53704
 Telephone: (608) 209-0961 Fax: () Email: info@thetiptoptavern.com

Project Contact Person: _____ Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Jane Capito
 Street Address: 1348 Jennifer St City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The addition of patio space, bike parking and landscaping to the existing parking lot.
 Development Schedule: Commencement May 1, 2014 Completion May 7th, 2014

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 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:

Harry Palm (alderperson), Ekou Park Neighborhood Association
 → 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: Heather Stouder Date: 3/10/14 Zoning Staff: Pat Anderson Date: 3/10/14

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

Name of Applicant Benjamin A. Schul Relationship to Property: Business Owner

Authorizing Signature of Property Owner Jane A. Capos Date 3/11/2014

Tip Top Tavern Patio - Letter of Intent

It is our intent to create a beautiful and functional outdoor space at The Tip Top Tavern. In order to accomplish this goal, the existing parking lot at 601 North St. will be developed to include automobile parking, patio space, bike parking, dumpster placement, neighborhood screening fences and additional greenery/landscaping.

The project team consists of Benjamin Altschul (owner/operator of The Tip Top Tavern) and Jane Capito (property owner of 601 North St.).

The physical work will begin May 1st and the project will be completed by May 7th.

The parking area will measure 2232 sq ft. This will include, one handicapped parking stall, three regular parking stalls and dumpster placement. An 8ft cedar fence will screen the parking area from the neighborhood.

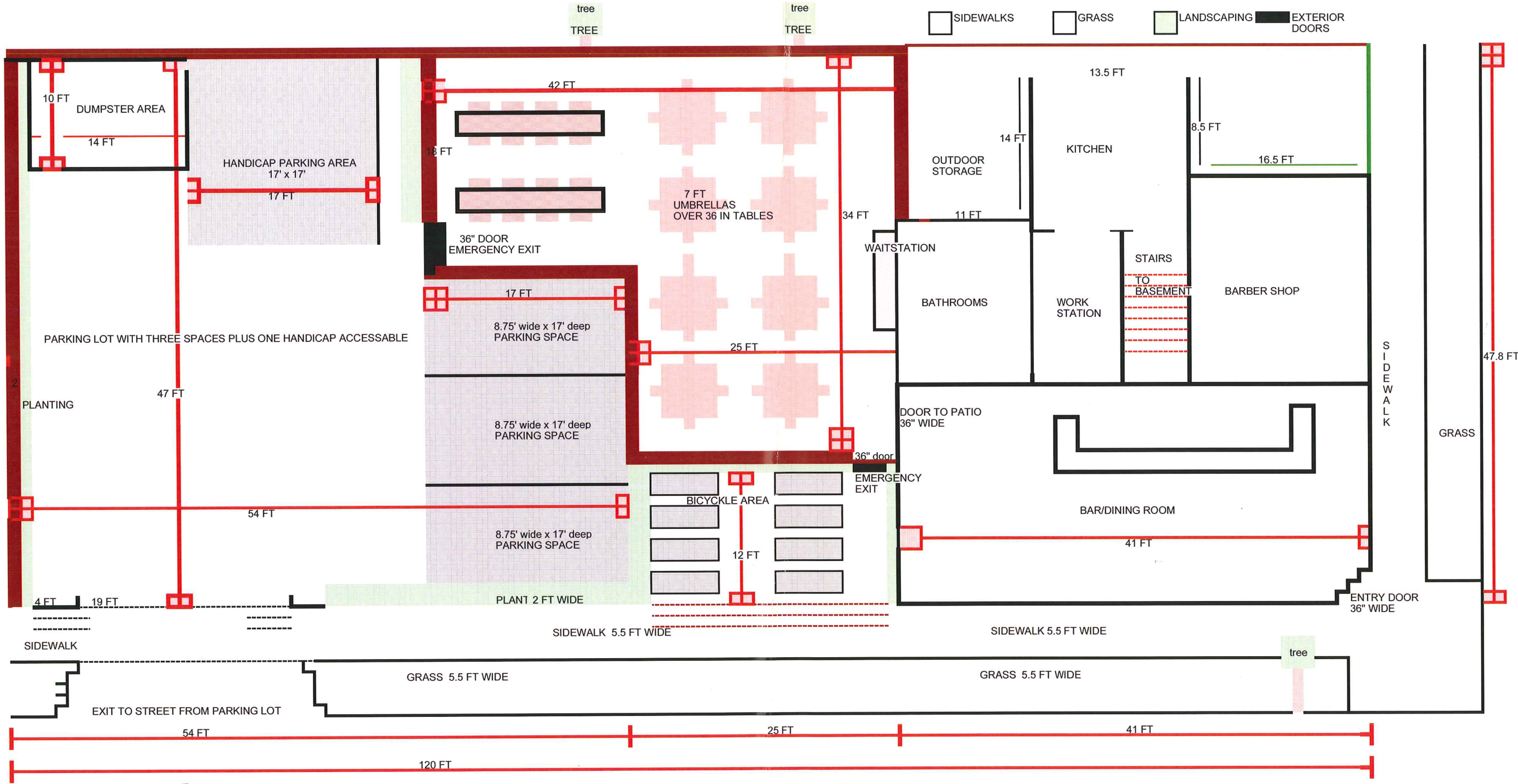
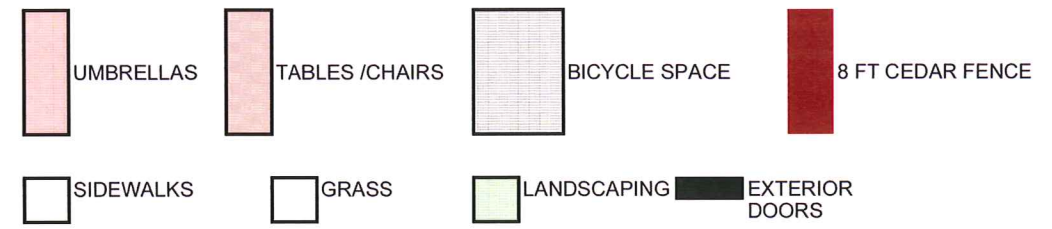
The patio space will measure 1156 sq ft. The patio will be used for outdoor seating during business hours not to exceed 10 pm. The patio will be surrounded by an 8 ft cedar fence.

Bike parking will measure 300 sq ft. This space will allow for eight 2ft X 6ft bike parking stalls.

Our hours of operation for The Tip Top Tavern will be Monday through Friday 11:30am – 2 a.m., Saturday and Sunday 8am-2am. The patio will be closed at 10 pm daily.

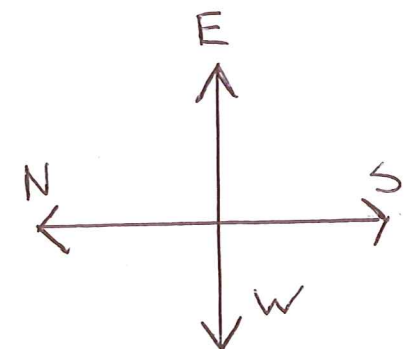
The estimated project cost is under \$10,000 dollars.

TIP TOP TAVERN - 601 NORTH ST. MADISON, WI 53704



Commercial Ave

← North St →



1 inch = 8.5 ft