

**Application for Change of Licensed Premise**  
(No Fee Required)

**Applicants must appear before the ALRC. Detailed floor plans must accompany this form, or request will not be presented to the committee.**

**Please contact City Zoning (Municipal Building LL-100, 266-4560). A Conditional Use Permit may be required. There is a fee for the Conditional Use Permit.**

Corporate/Owner Name Magnus Inc.

DBA Restaurant Magnus

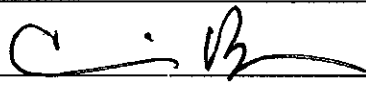
Address 120 E. Wilson

Agent Finn Berge

Capacity 110 % Alcohol 40 % Food 60

**Description of Expansion Plans:**

Expand our existing patio seating on the front of building (E. Wilson side) by ~~four~~<sup>five</sup> feet. The patio will be enclosed by an iron fence that will be permanently attached to concrete. The area in the terrace will only be accessible from the inside.

Signature of Applicant  Date 4/24/07

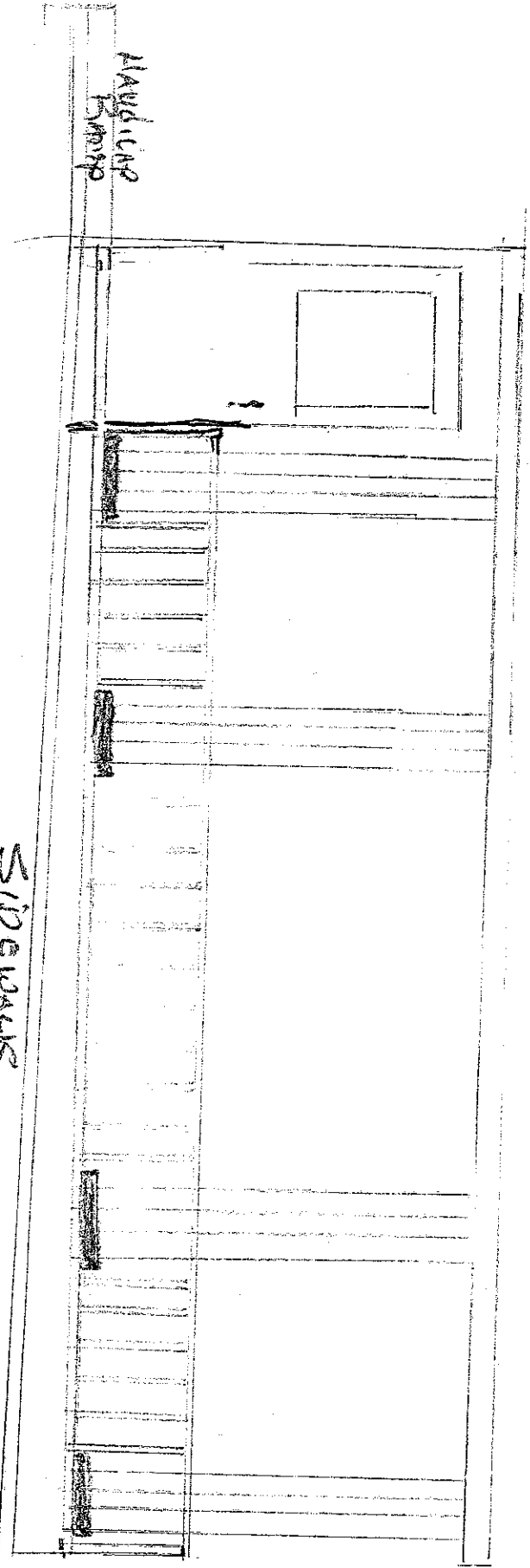
To be considered at ALRC meeting of May 16

and Common Council Meeting of June 5

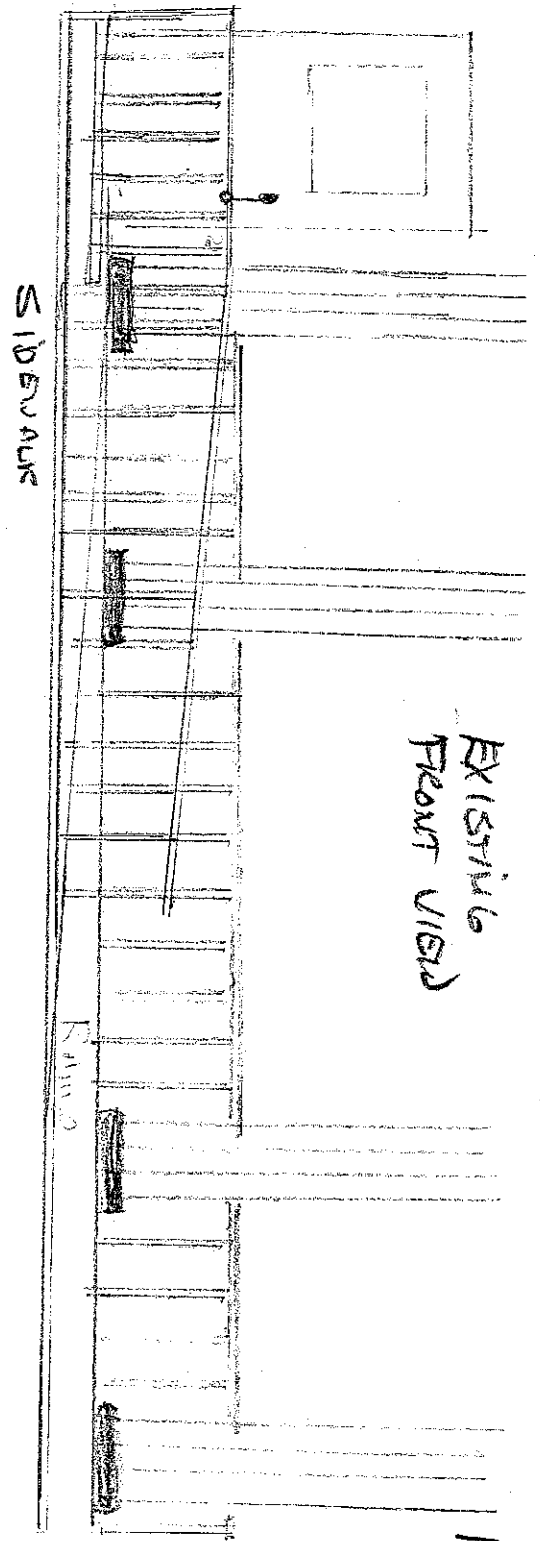
License Type Class B Liquor + Beer Combo License # 52124 Registrar # \_\_\_\_\_

Approved      Disapproved

Routed:      City Zoning  
                 Building Inspection Unit – Permit Counter  
                 Madison Police Department  
                 Alderperson \_\_\_\_\_



Proposed Front Yard

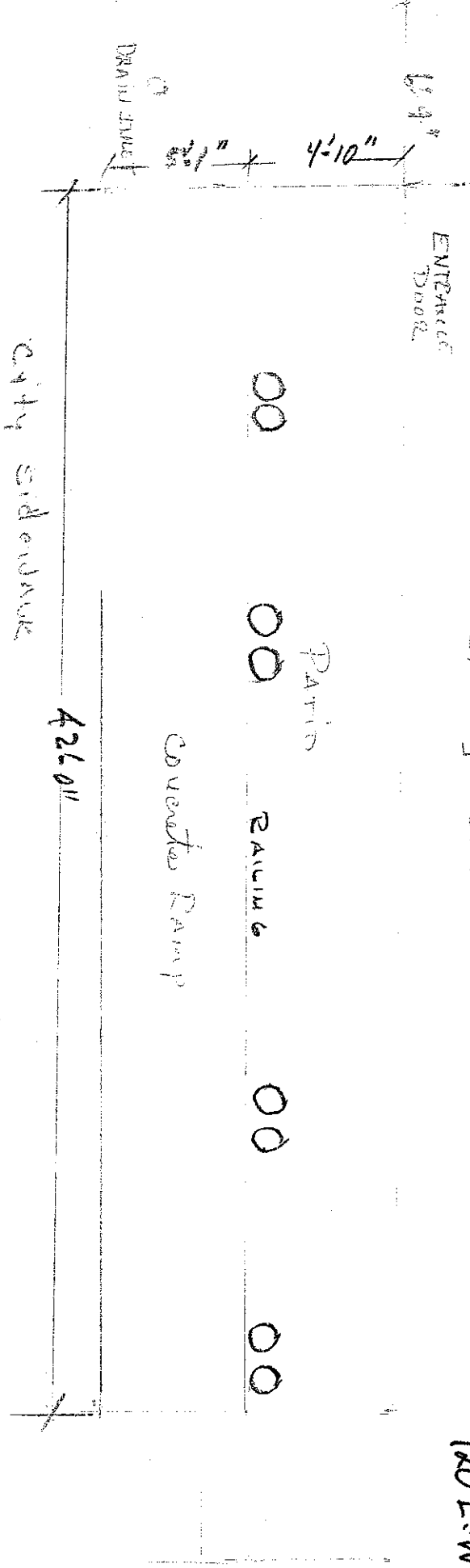


EXISTING FRONT YARD

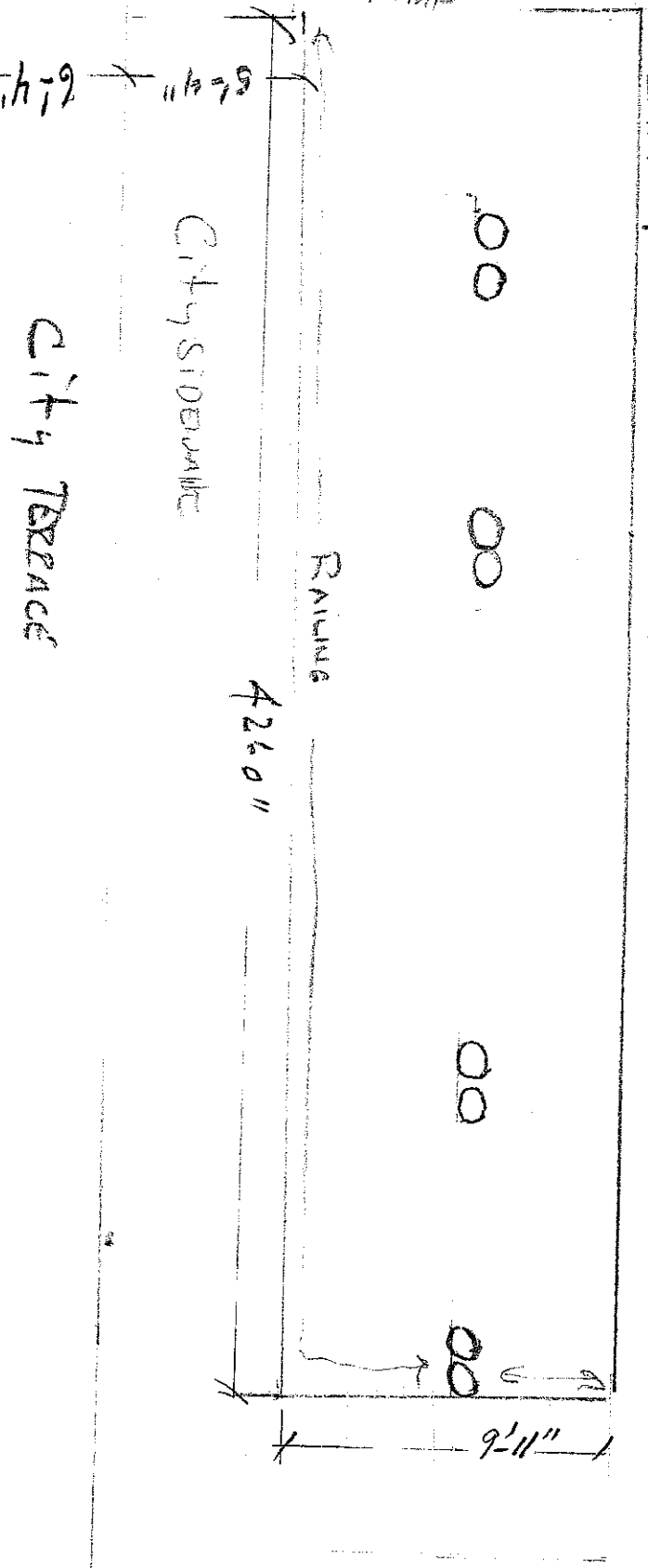
MAGNUS  
120 E. WILSON

MAGNUS  
120 E. WILSON

EXISTING TOP VIEW



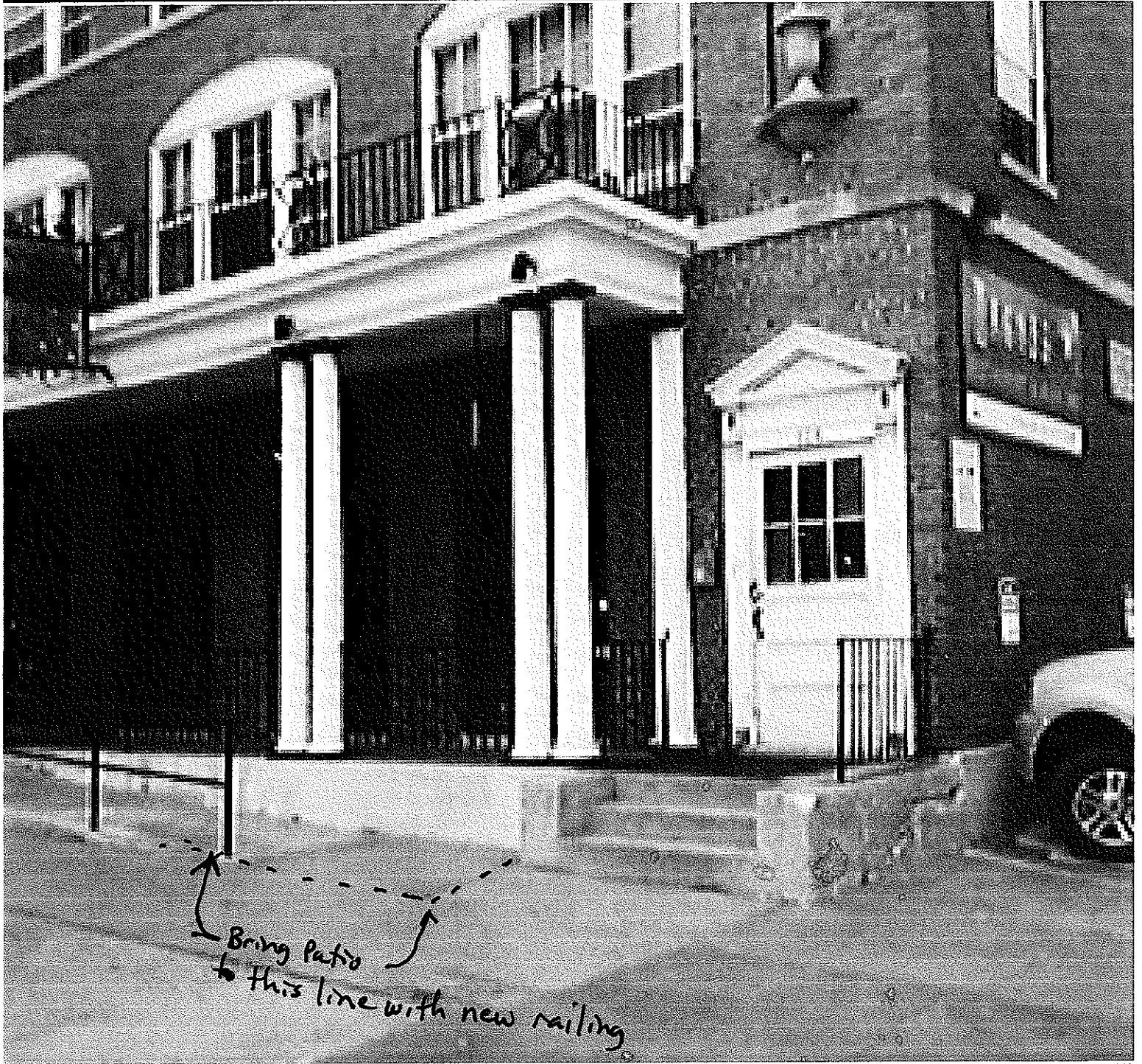
PROPOSED TOP VIEW



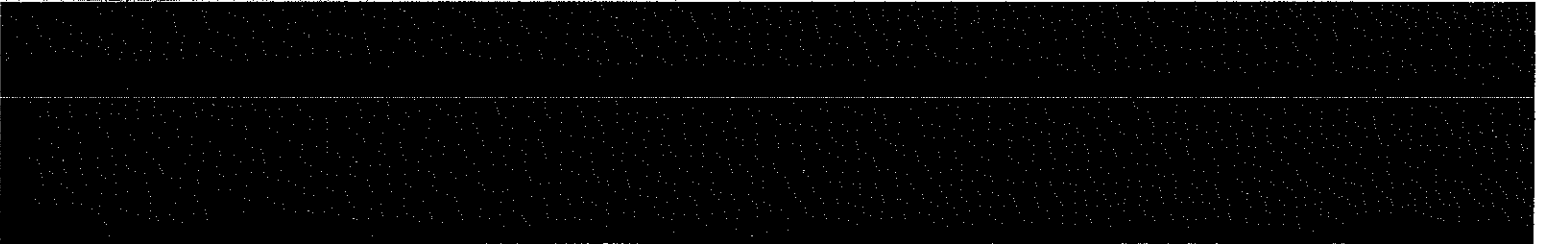
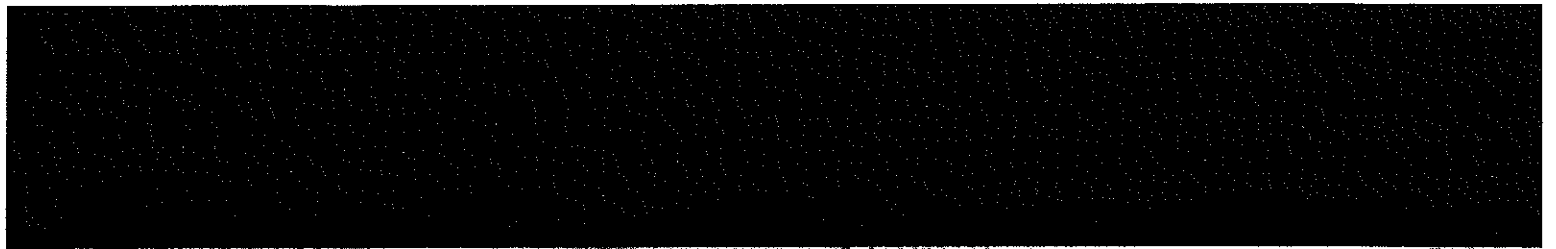
120 E. WILSON ST.

SCALE 3/16" = 1'-0"

# MAGNUS PATIO EXPANSION







To: Madison Plan Commission  
G.P.R. Letter of Intent

Patio Expansion, New Door Awning, New Wheelchair Ramp

From: Christopher Berge, co-owner Magnus Inc.  
(also co-owner of Weary Traveler and Natt Spill,  
former co-owner of Blue Marlin and Barriques Wine Cave.)

LOCATION  
120 E. Wilson St.

Restaurant Magnus  
Madison, WI 53703  
tel. (608) 258-8787  
cel. (608) 772-3163

To Whom it May Concern,

Restaurant Magnus has been in continuous operation since January 23, 1998 as a 110 seat fine dining restaurant and bar. For the purpose of this application the project may be referred to as the "Magnus patio expansion". We hope to add thirty seats to our present operation during the warm weather months. Our desperate hope is to start a.s.a.p. construction of this 5' 1" wide by 42' long cement expansion of an existing patio that is 4' 10" wide by 42' long. Presently the patio is mostly decorative as the 4' 10" width allows only minimal seating possibilities (tables of two with a slender passage for the server to get by). The cement work that was installed ten years ago is cracking and in need of repair. Magnus Inc. does not own the building, yet is tied by a triple-net lease to pay for all improvements. To make cosmetic improvements without increasing the commercial viability of the property is not within our strained budget. With the new intense competition of other restaurants with outdoor seating, Magnus loses more money in the slow summer than can be paid off in the rest of the year. The change will also include a more practical out-and-back turn around for wheelchair accessibility. Aesthetically the front of our historic building will look cleaner and more functional. The Magnus patio plan also calls for a large cement planter with well groomed bushes in each street-side corner to cloister the diners and enhance the patio's appearance. A traditional arched door awning is proposed for above the front door, in dark brown, and would include the "Magnus" name on the skirt and front. The awning will come to 0 lot line and flush to the front of the proposed patio expansion.

The building at 120 E. Wilson is home to Restaurant Magnus on the ground level, Temple Construction in the basement, and 14 apartments on two floors above. It is a cement and brick building built in 1927 - 28 and operated originally as Frautchi Funeral home and furniture store. The location is flanked to the West by the Government East paring ramp and to the East by a parking lot, then the Madison Mark apartment building with a deep set-back on the third floor where the apartments begin. The closest corner space in the Madison Mark building is occupied by another dining establishment, Papavero, with similar operating hours. The Great Dane garden is to the rear.

The footprint of the building is 6,500 sq. feet. 1,500 sq. feet at the rear of the building is one story above grade, whereas the remaining 5000 sq. feet are three stories above grade. Three apartments have windows that face out the Wilson St. front side and above the proposed patio expansion. A neoclassic portico supported by fluted columns covers all of the existing patio, and would cover half of the proposed finished depth. Note: the angle from the 0 lot line sidewalk edge of the proposed patio expansion is cut off by the portico's roof line that would deflect sound and a visual line to the apartments' windows. It may be the case that sound deflected off the buildings across the street may be more of a nuisance than direct sounds from below. The Great Dane Brew Pub has its garden service area to the rear of the building with as many as several hundred patrons drinking outdoor on a summer evening. Magnus serves food until midnight and tapers off afterward as a business because our average age patron is 40yrs +. Our service will be white linen and wine service with gourmet food. Smoking table option outside? Hours of operation are from 4:30PM - 1:00AM Sunday - Thursday; 4:30PM - 2:00 Friday and Saturday. Our parking is on the street and in the Government East Ramp next door for our patrons. We have a parking lot and delivery alley for the businesses and apartments in our building. We are proposing an addition of approximately 30 more seats that may only be an option for different seating. I see this addition as an option for our patrons in the summer to keep them coming back and not something new that would push the limits of our capacity. Magnus' floor plan is approximately 40% dining room seating, 20% bar, 15% kitchen, 25% office, restrooms, hallways, entranceway and storage.



Magnus employs 48 service industry restaurant and bar workers. We have a music stage at the rear of the operation that has jazz bands on Thursday through Saturday nights. We are looking to obtain at least a 140 person or more capacity with the additional seating on the patio. (The current capacity is 110). We have three toilets and two sinks in the Womens' public restroom. We have one toilet and two urinals with two sinks in the Mens' public restroom. There are two other private restrooms available to all staff on the premiss's. Our nine year relationship with our garbage hauler is in good stead. Madison Property Management is contracted by the building owner James Shapiro to manage the apartments and do snow removal. In 17 years as a restaurant and bar operator, I have never had a single demerit point assessed against any of the five liquor license holding establishments I have founded. When Magnus first opened there was a few noise complaints on band nights in the first several months from my ex-girlfriend who lived upstairs in 1998.

Question: Does this project meet the criteria for a Madison Facade improvement grant?

Contacts:

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*President, Weary Traveler Inc.*  
*President, Natt Spill Inc.*  
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Verona, WI 53719  
tel. (608) 798-1140

Terry Temple  
*President Temple Construction, Contractor*  
126 ½ East Wilson St.  
tel. (608) 833-9099

Marsha Rummel  
*Aldersperson Madison Common Council*