



Location
3918 Monona Drive

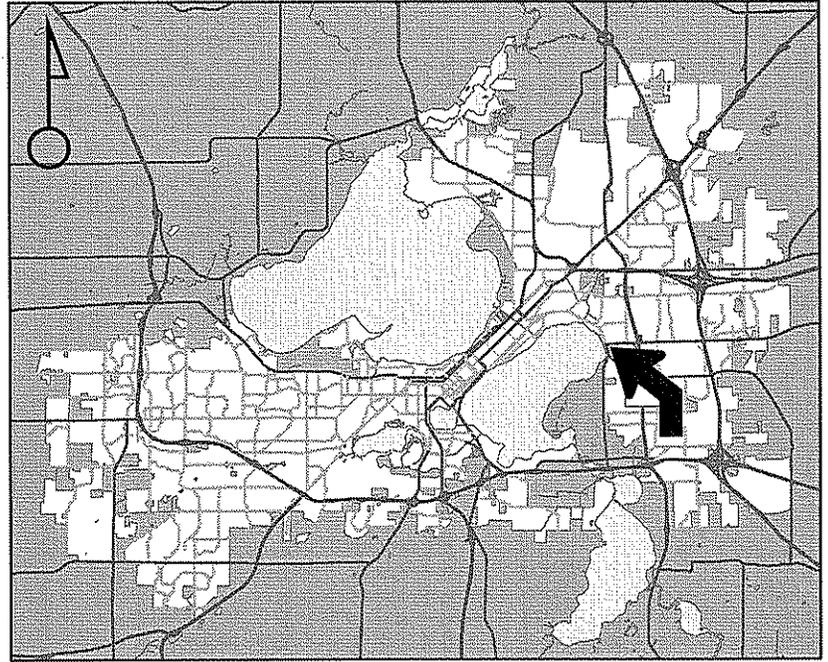
Project Name
Java Cat

Applicant
Ralph Stinson/
Shari Olson - Java Cat

Existing Use
Java Cat Coffee House

Proposed Use
Outdoor Eating Area for Restaurant/
Coffee Shop

Public Hearing Date
Plan Commission
10 May 2010



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 : 27 April 2010





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 zoning applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	550 Receipt No. 108434
Date Received	3/23/2010
Received By	JGP
Parcel No.	0710-093-C302-6
Aldermanic District	15 - PALM
GQ	Ex - C.U.
Zoning District	C2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	3/17/10 Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	3/17/10 Waiver <input type="checkbox"/>
Date Sign Issued	3/23/10

1. Project Address: 3918 Monona Dr Project Area in Acres: _____

Project Title (if any): JAVA CAT

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: Shari Olson Company: Java Cat

Street Address: 3918 Monona Dr City/State: Madison Zip: 53716

Telephone: 608 223-5553 Fax: 608 223-5630 Email: javacatmadison@hotmail.com

Project Contact Person: See above Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Ralph Stinson

Street Address: 4218 Tree Lane City/State: Madison Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: conditional use for outdoor seating

Development Schedule: Commencement _____ Completion _____

CONTINUE →

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 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 350- 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 buildings, **photos** of the interior and exterior 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 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 the: _____ 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:

Letter sent to Larry Palm and Tim Saterfield March 17

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 Counter and Planning Unit staff; note staff persons and date.

Planner Heather Stouder Date 3-15-10 | Zoning Staff Matt Tucker / Heidi Cook Date 3-15-10

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

Printed Name Shari Olson Date 3/22/2010
 Signature [Handwritten Signature] Relation to Property Owner Tenant

Authorizing Signature of Property Owner [Handwritten Signature] Date 3/22/2010

March 23, 2010

Zoning Administration
215 Martin Luther King Jr. Blvd
Room LL-100
PO Box 2985
Madison, WI 53701-2985

Dear Zoning Administration,

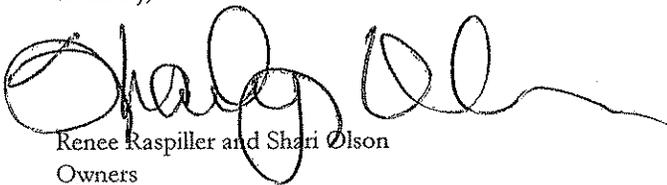
Java Cat is a small, independently owned coffee shop located on Monona Drive. In addition to serving gourmet coffee beverages, we serve breakfast and lunch sandwiches as well as hand-crafted gelato. Indoor seating at Java Cat is limited. In the summertime, when patrons gather by car, bus, bike and feet to meet with their friends and family; partake in our fun, friendly atmosphere; and enjoy our delicious gelato the need for seating is greater and people tend to want to sit outdoors and enjoy the sunshine.

In front of Java Cat, there is approximately 620 square feet between our building and the sidewalk that runs along Monona Drive. We are requesting a conditional use zoning permit to ease the need for seating in the store. We will use the space for tables and chairs so that outdoor seating is an option for our patrons. We understand that this permit does not include any outdoor events, performances or activities and will be strictly used for customer seating. We have removable tables and chairs we will use and believe that a permit allowing for the seating of 15 to 20 people will suffice.

Java Cat currently employs eleven people with the intent of hiring an additional three employees to aid with the summer traffic. Our current hours of operation are from 5:30 am to 8 pm Monday through Thursday, 5:30 am to 9 pm Friday, 7 am to 9 pm Saturday, and 7 am to 7 pm on Sunday. Typically, in the summer we increase our hours so that we are open an hour or two later each day of the week. We have twelve parking stalls on our lot, which is limited, so in addition to driving to our store, our patrons will walk and bike here as well.

When the sun is shining and the birds are chirping, Madison and Monona residents like to gather at the Java Cat to enjoy gourmet coffee beverages and hand-crafted gelato. Unfortunately our store is not capable of seating all of our guests who come by car, bus, bike and feet. And who really wants to sit in the stuffy indoors when the winter frost has finally melted? We sincerely thank you for your consideration in granting us a conditional use zoning permit to allow for the outdoor seating of our patrons.

Sincerely,



Renee Raspiller and Shari Olson
Owners
Java Cat



JAVA CAT
3918 MONONA DR
MADISON, WI 53716

