



Location  
1405 Emil Street

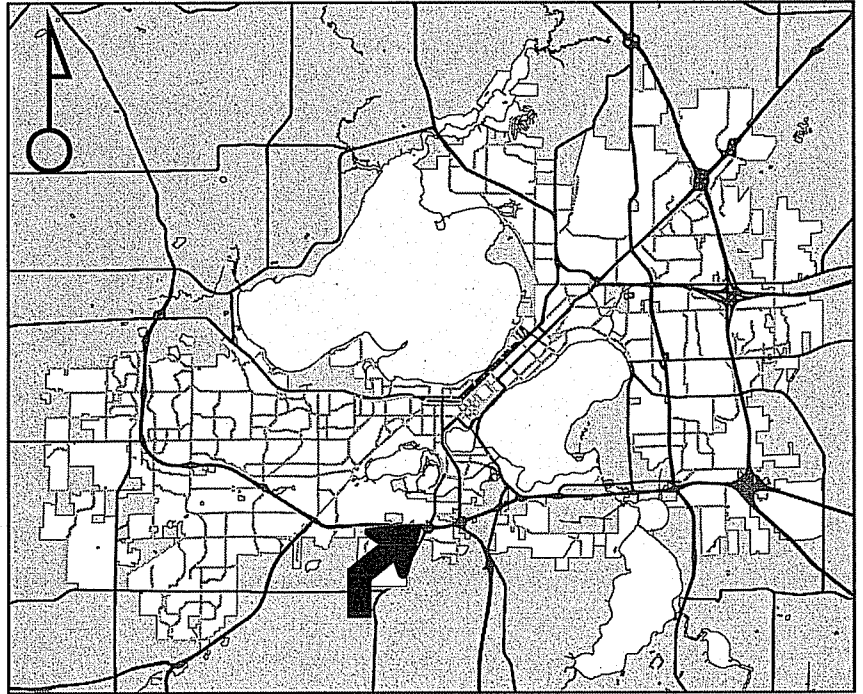
Project Name  
Licari's Outdoor Area

Applicant  
Lawrence Schmidt – L Corporation/  
John H. Vesperman

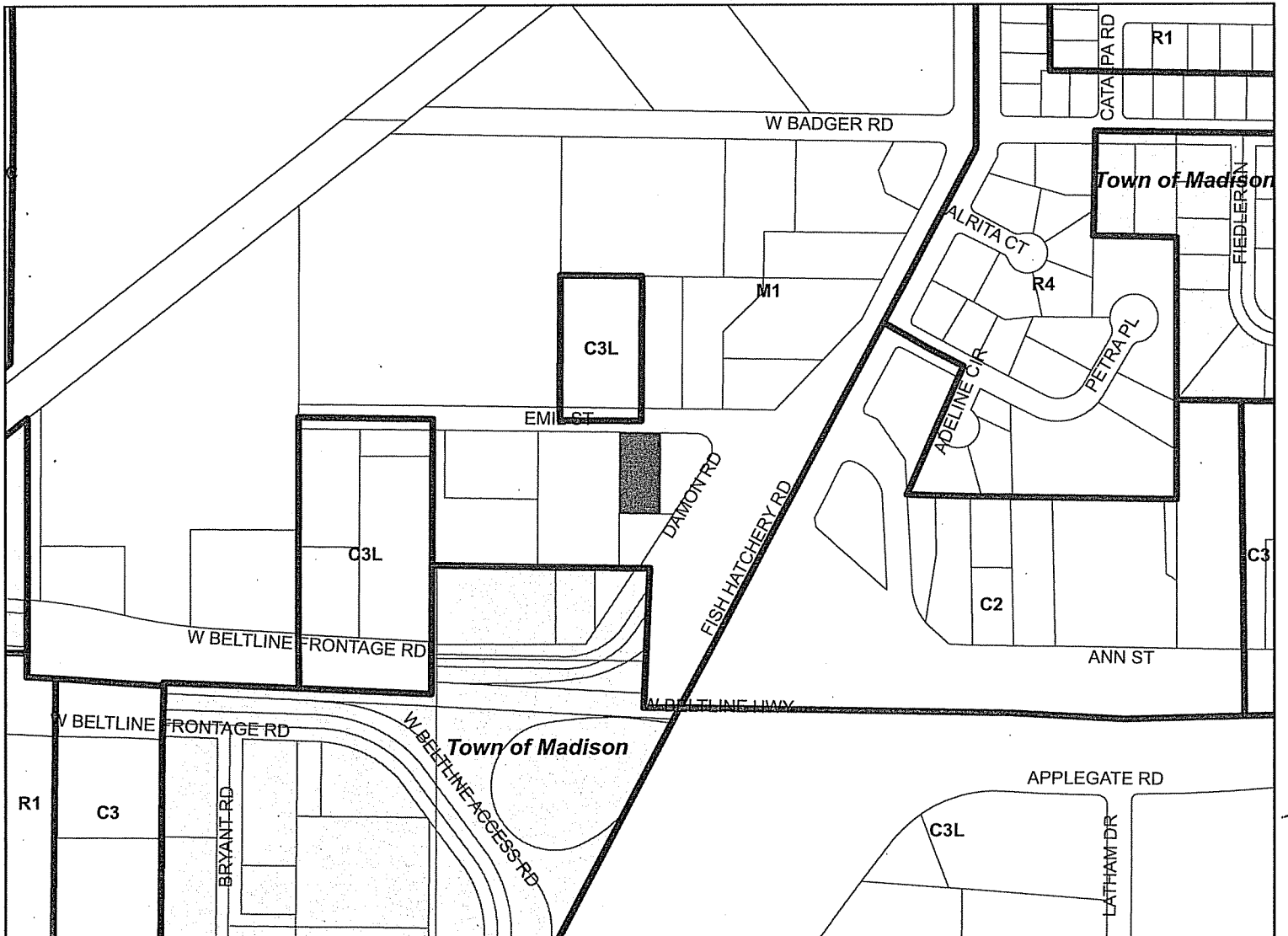
Existing Use  
Tavern

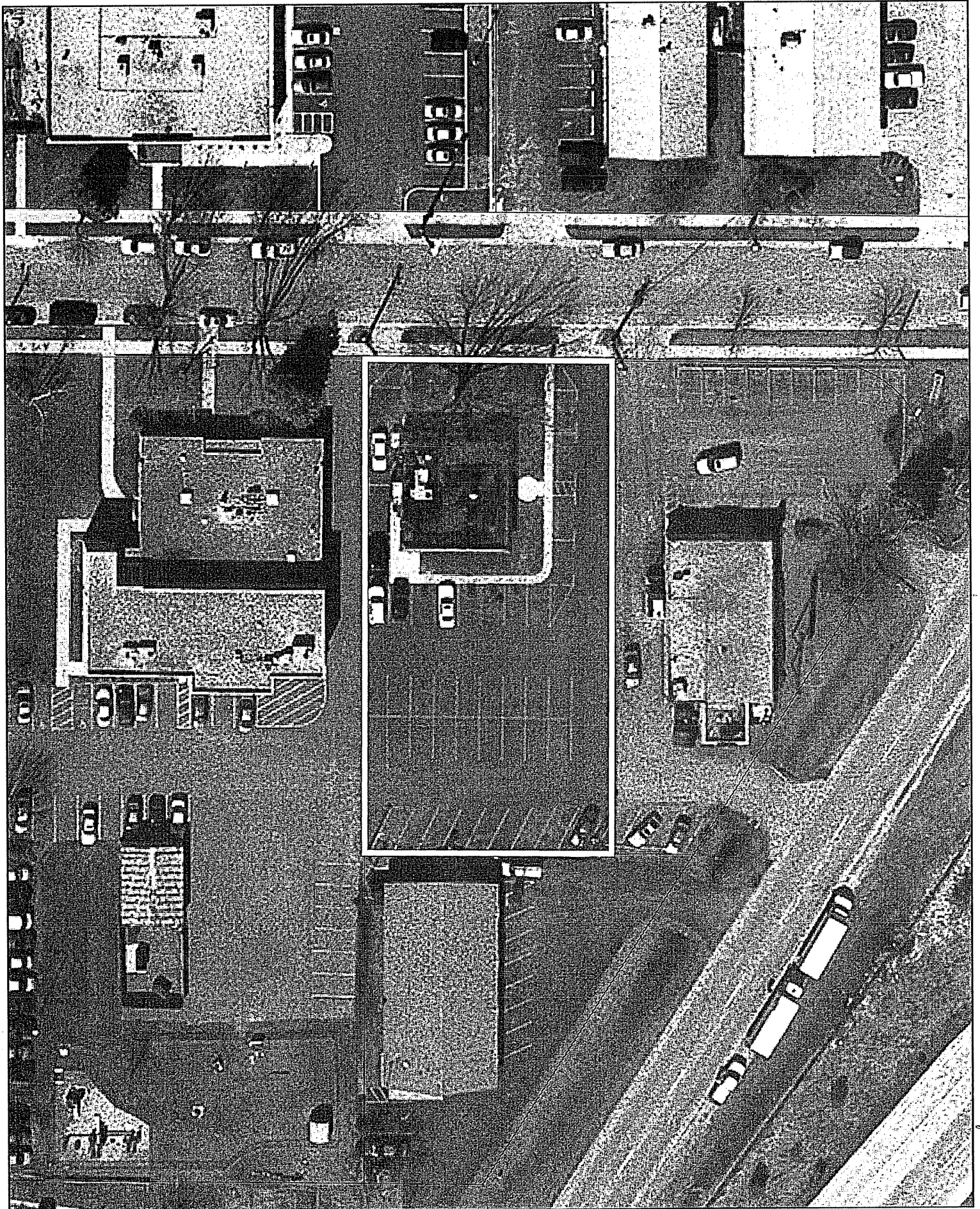
Proposed Use  
Outdoor Eating Area for Tavern

Public Hearing Date  
Plan Commission  
04 December 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@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 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid	\$ <u>550<sup>00</sup></u> Receipt No. <u>75537</u>
Date Received	<u>10-13-06</u>
Received By	<u>RT</u>
Parcel No.	<u>0709-344-0203-6</u>
Aldermanic District	<u>14, Tim Bruer</u>
GQ	<u>ALC</u>
Zoning District	<u>MI</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	_____ Waiver _____
Ngrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	<u>10-13-06</u>

1. Project Address: 1405 Emil Street Project Area in Acres: \_\_\_\_\_  
Project Title (if any): Outdoor Eating & Drinking

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Schmidt (L Corp.) Company: L CORPORATION  
Street Address: 1405 Emil Street City/State: MADISON, WI Zip: 53713  
Telephone: (608) 576-8606 Fax: ( ) Email: \_\_\_\_\_  
Project Contact Person: John H. Vesperman Company: \_\_\_\_\_  
Street Address: 1217 Redex Drive City/State: Madison WI Zip: 53593  
Telephone: (608) 845-3414 Fax: ( ) Email: jtreebird68@aol.com  
Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Expansion of Building on the west and south side of existing building. Expansion is for storage, an additional ADA bathroom and an outdoor patio.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_ 7

**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:** \$ 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 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](mailto: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:

*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 Tim Parks Date 9-29-06 | Zoning Staff MATT Tucker Date 9-29-06

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

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Lawrence J. Schmidt Date \_\_\_\_\_

October 10,2006

Madison Plan Commission  
215 Martin Luther King Jr. Blvd.; Room LL-100  
PO Box 2985, Madison, WI 53701-2985

RE: Land Use Application  
Conditional Use Permit  
Licari's Bar and Grill  
1405 Emil Street  
Madison, WI

The existing property is used as a Bar and Grill.

The proposal is to expand the existing building from 1800 to 2400 square feet by adding on to the west and south sides. It will include a storage area ( to replace the existing steel shed on the west side of the building), an additional ADA bathroom and an outdoor patio.

The construction schedule of this project is Fall / Winter 2006. This addition is relatively small and the construction will be managed by the owner and his family.

The property size is approximately .5 acres. There are 7 employees at this establishment and the hours of operation are from 9AM to 1:45 AM on Sunday through Thursday and 9AM to 2:15 AM on Friday and Saturday.

There are 24 parking stalls in a well defined and lit parking area.

Thank you for your consideration.

PLAN #

SCALE: 1"=20'



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG

CALL YOUR LOCAL UTILITY

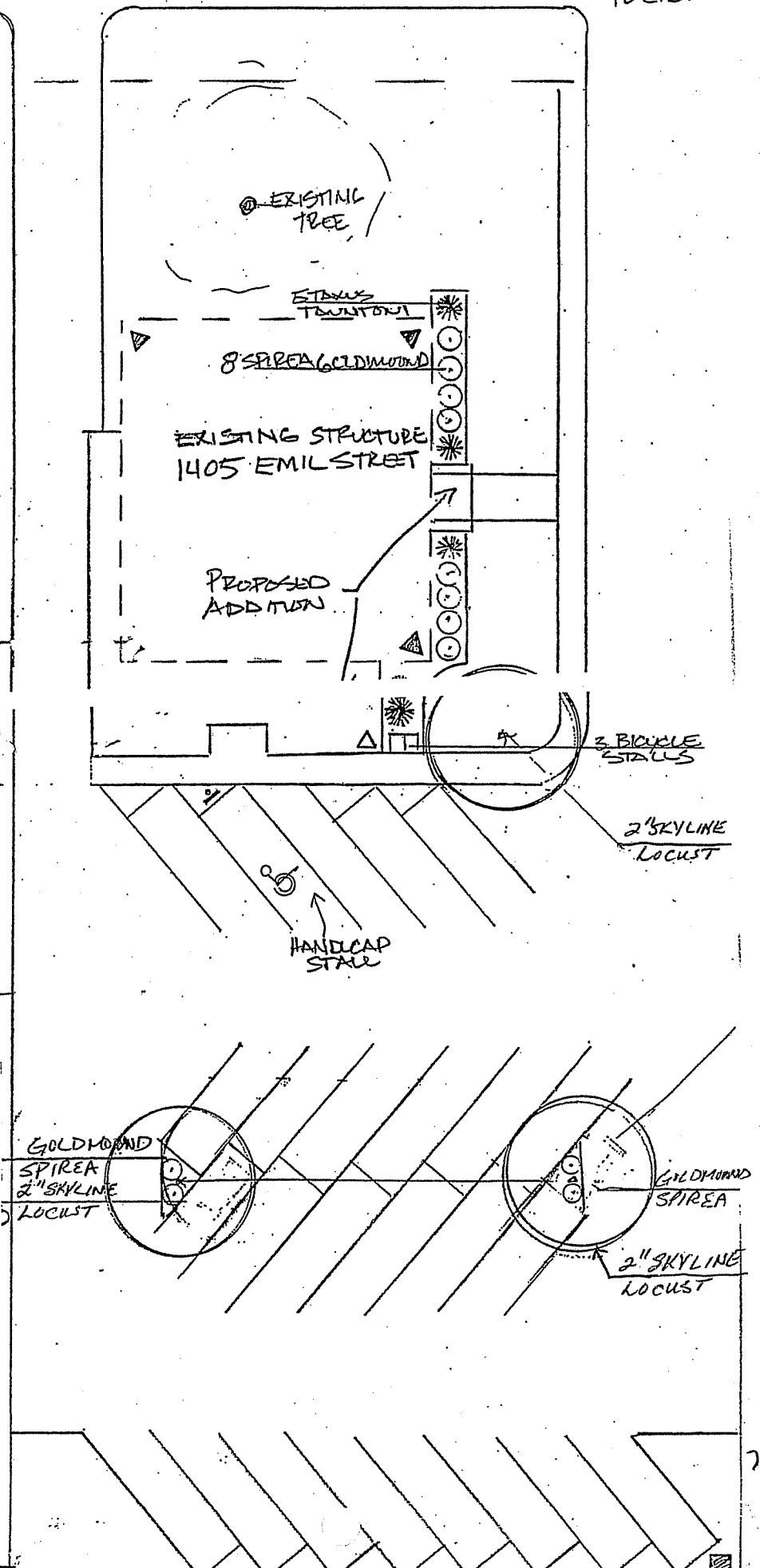
This Drawing remains the property of the undersigned, and no use of it shall be made without their consent. The undersigned and McKay Nursery Company assume no responsibility for accuracy, zoning compliance, structural integrity and all details and dimensions.



DESIGNED BY: KEITH R. [Signature]

# 1405 EMIL STREET LICARI'S TAVERN LANDSCAPING PLAN

- TOTAL STALLS = 24
- TOTAL # OF CANOPY TREES REQUIRED = 2
- TOTAL POINTS REQUIRED = 117
- TOTAL TREES B2" IN DESIGN 3
- POINTS 105
- TOTAL SHRUBS 4
- POINTS 12
- TOTAL POINTS 117



16' C.E.

EMIL STREET

EXISTING TREE

STALLS TRANSITION

8 SPIREA GOLDMOUND

EXISTING STRUCTURE  
1405 EMIL STREET

PROPOSED ADDITION

3 BICYCLE STALLS

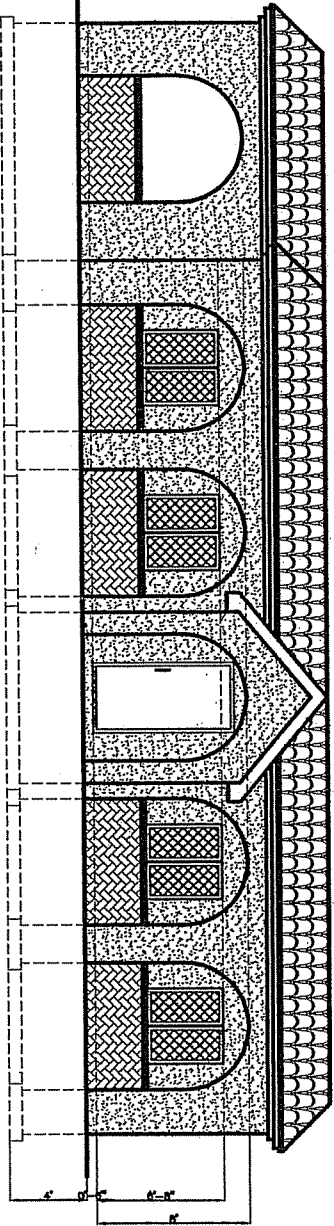
2" SKYLINE  
LOCUST

HANDICAP STALL

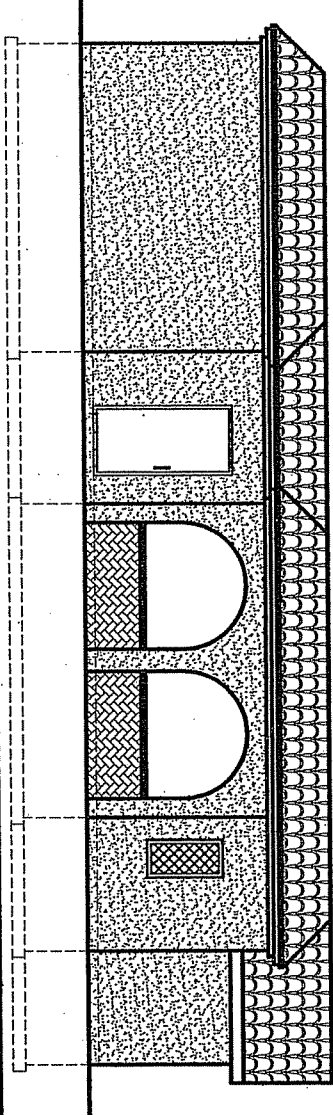
GOLDMOUND  
SPIREA  
2" SKYLINE  
LOCUST

GOLDMOUND  
SPIREA

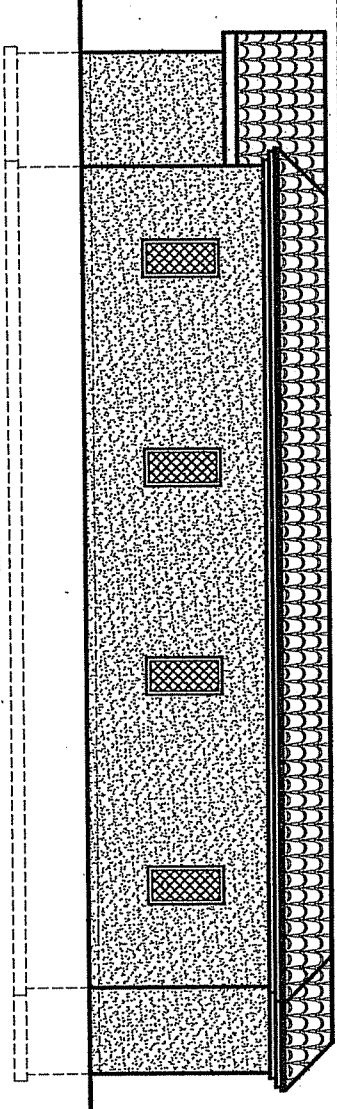
2" SKYLINE  
LOCUST



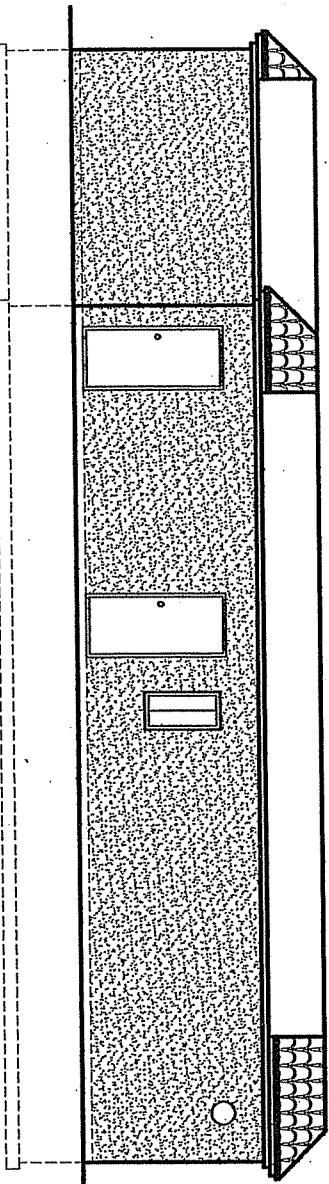
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

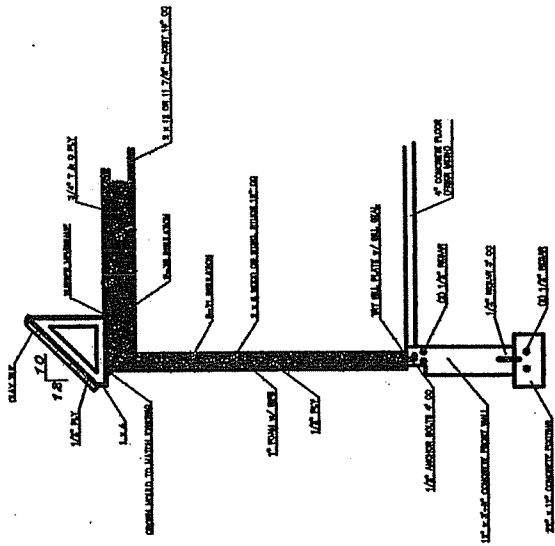


REAR ELEVATION

LICART'S TAVERN  
ADDITION / REMODEL  
ELEVATIONS  
DATE: SEPTEMBER 2006

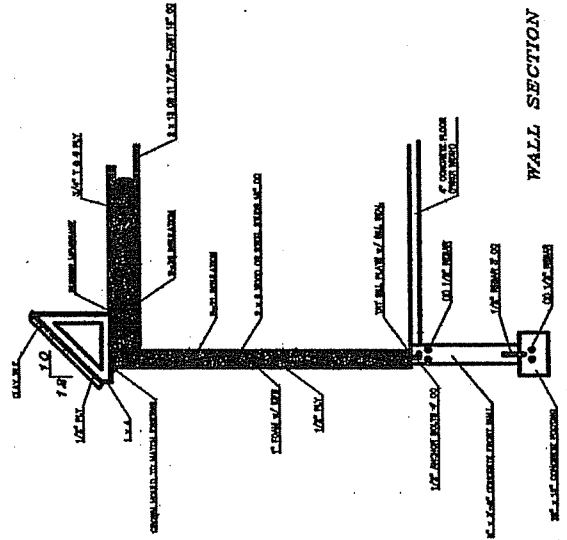




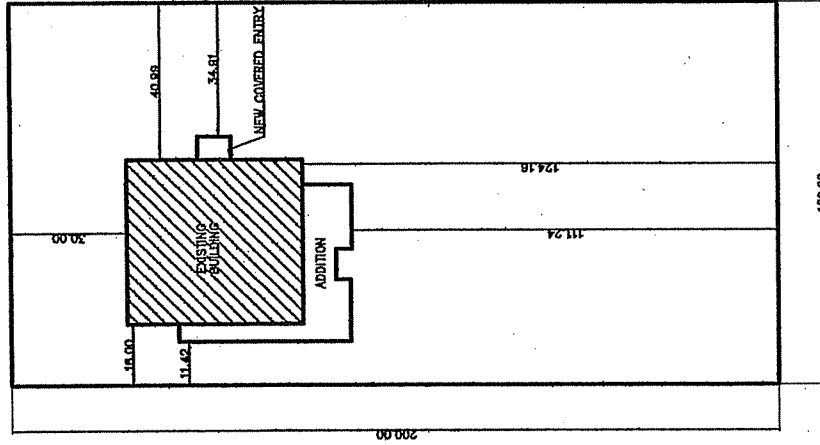


WALL SECTION

NOTE:  
WALL HEIGHTS &  
OVERHANG TO MATCH EXISTING

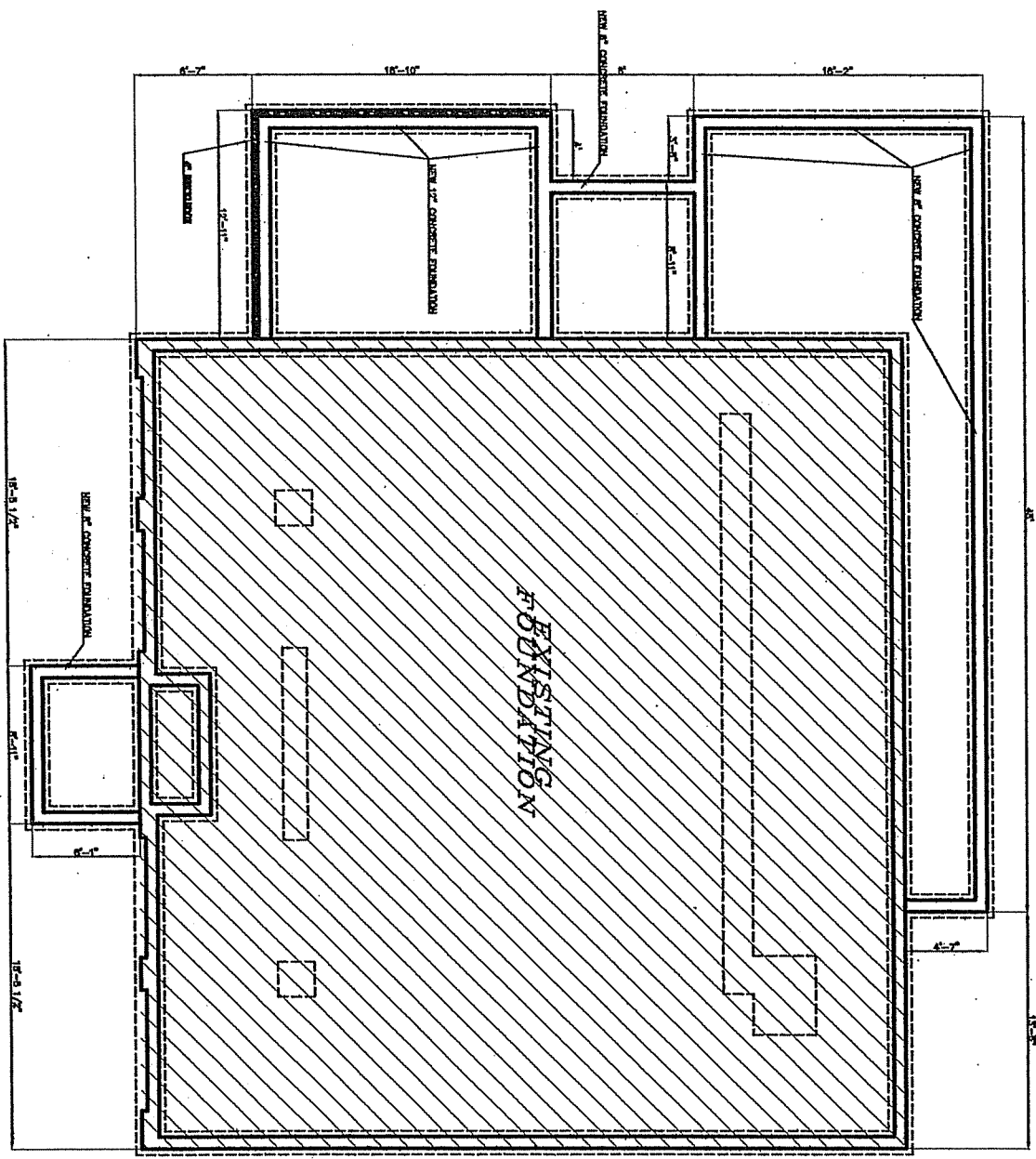


WALL SECTION

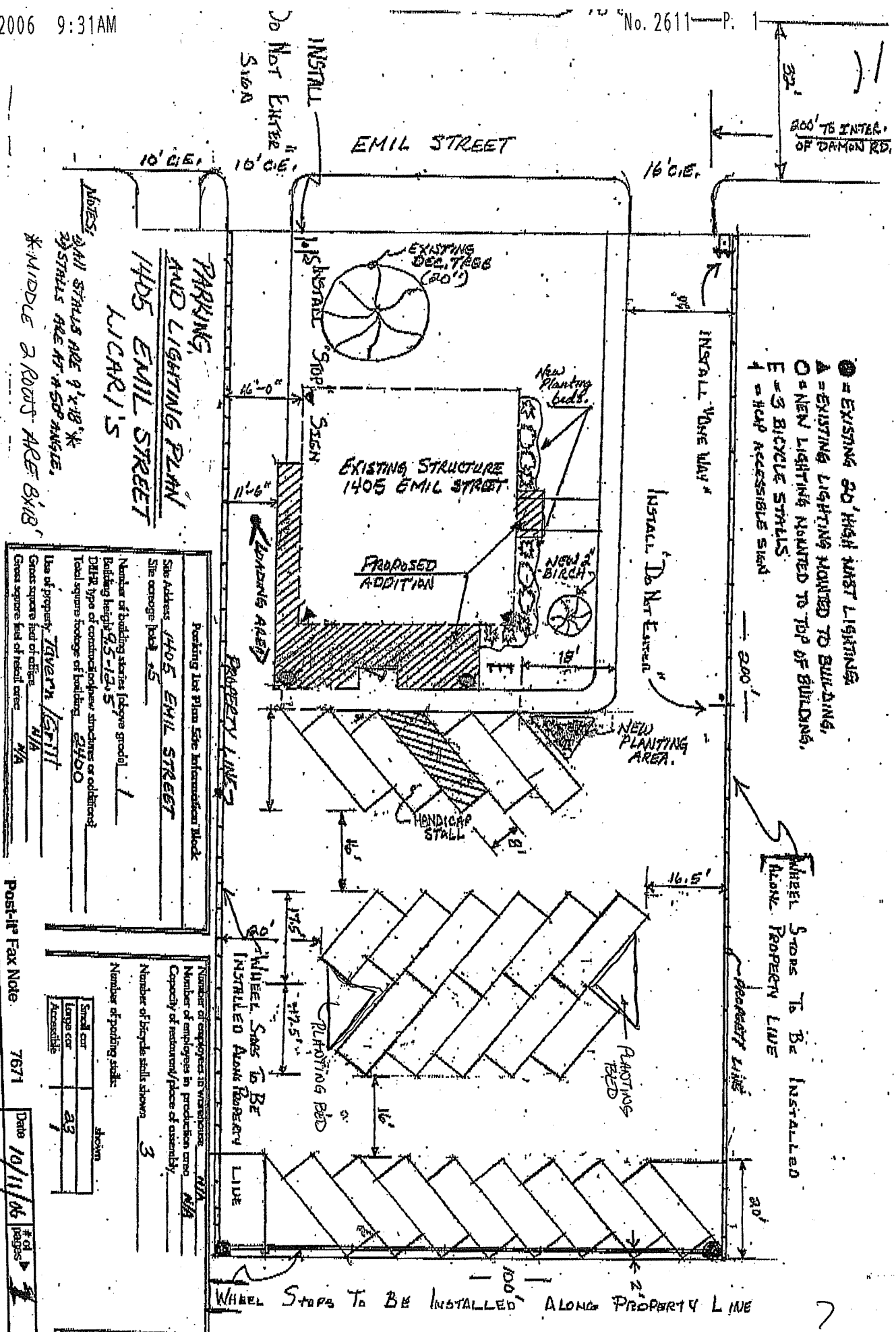


PLOT PLAN

LICARI'S TAVERN PROPOSED ADDITION / REMODEL  
SECTIONS / PLOT PLAN  
DATE: SEPTEMBER 2008



LICARI'S TAVERNY PROPOSED ADDITION  
 FOUNDATION PLAN  
 DATE: SEPTEMBER 2008



NOTES:  
 ALL STALLS ARE 9' x 18' \*  
 24 STALLS ARE AT A 50° ANGLE.  
 \* MIDDLE 2 ROWS ARE 8' x 18'

PARKING AND LIGHTING PLAN  
 1405 EMIL STREET  
 LICARLI'S

Parking Lot Plan Site Information Block	Site Address	1405 EMIL STREET
Site coverage	lot #5	
Number of building stories	1	
Building height	25-26.5	
DEHA type of construction	wood frame or addition	
Total square footage of building	2400	
Use of property	TAVERN RESTAURANT	
Gross square feet of office	N/A	
Gross square feet of retail	N/A	

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

Post-it Fax Note 7671

To	JOHN VESPERIANO	From	J LENCIL
Co./Dept.		Ca.	
Phone #		Phone #	267-8755
Fax #	608-246-5890	Fax #	

Date 10/11/06 # of pages 1

WHEEL STOPS TO BE INSTALLED ALONG PROPERTY LINE