



City of Madison

Conditional Use

Location
2083 Atwood Avenue

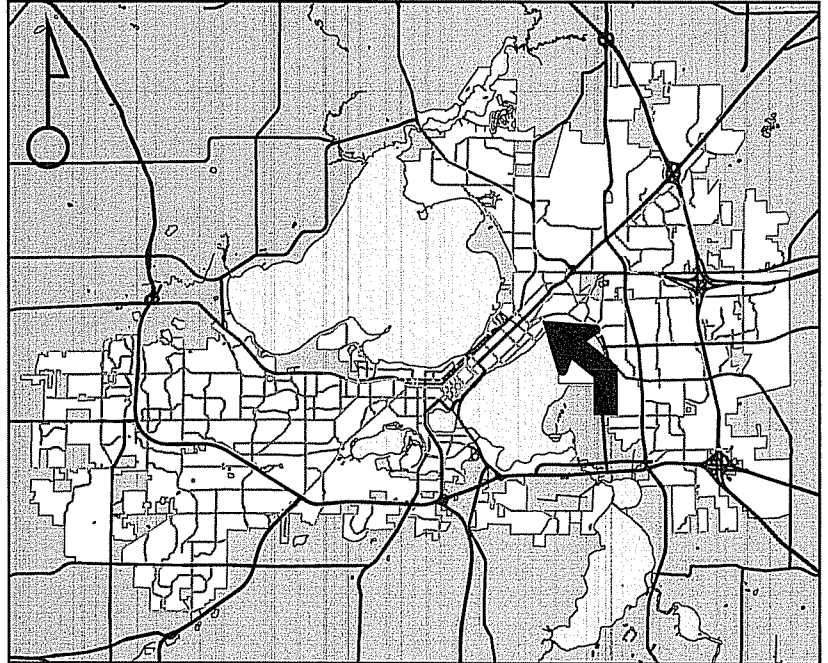
Project Name
Gail Ambrosius Choclatier

Applicant
Joe Krupp - Prime Urban Properties
Randy Bruce - Knothe & Bruce Architects

Existing Use
Restaurant

Proposed Use
Allow limited production and processing for food and related goods sales business

Public Hearing Date
Plan Commission
23 January 2017

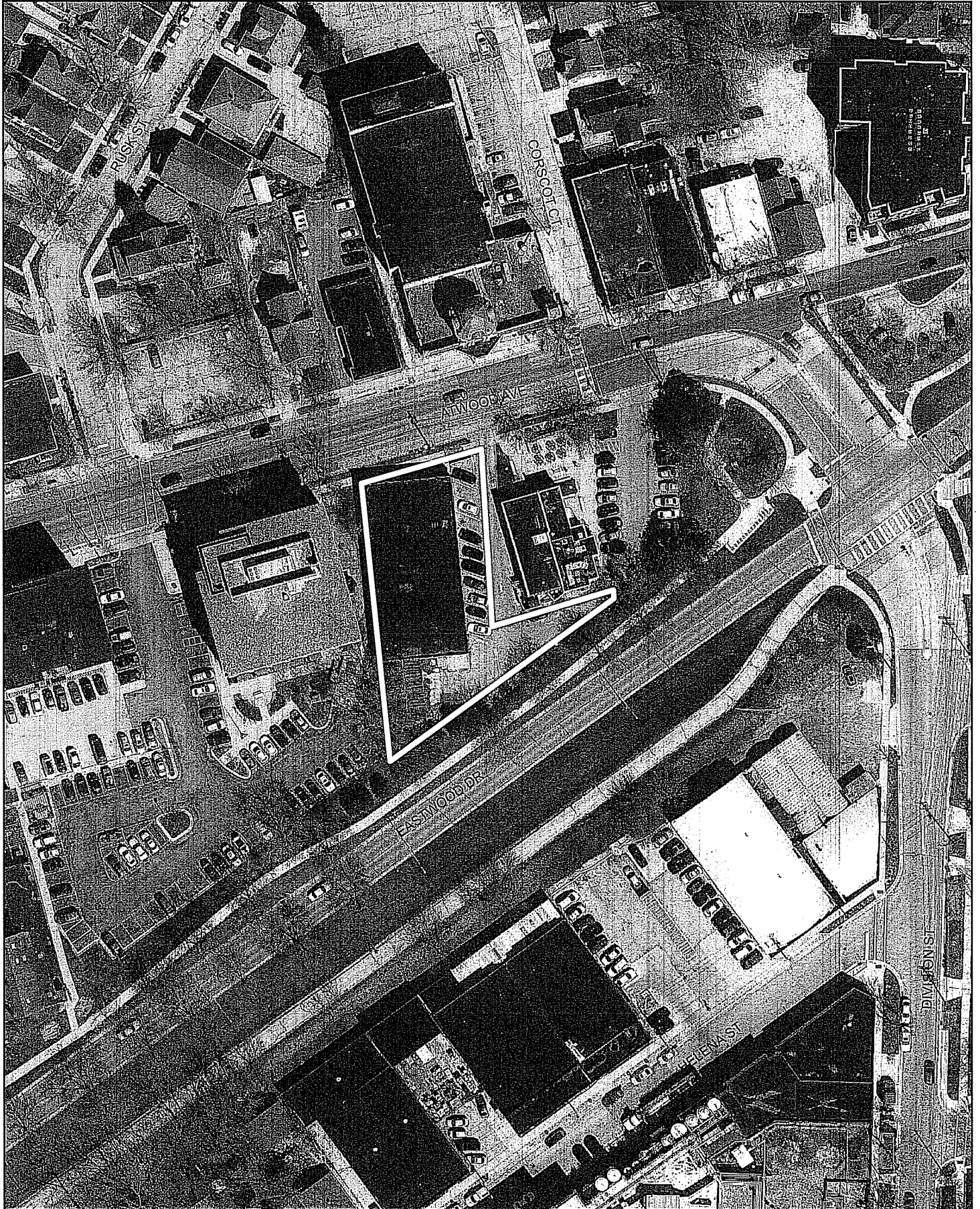


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 January 2017





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. 023808-0003
 Date Received 12/7/16
 Received By [Signature]
 Parcel No. 0710-064-3443-6
 Aldermanic District N/A
 Zoning District TSS
 Special Requirements 6-Rummel
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2083 Atwood Avenue -Commercial(A.K.A. 2081 Atwood Avenue-residential)
Project Title (if any): Gail Ambrosius Chocolatier

LANDUSE-2016-00137

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: Joe Krupp **Company:** Prime Urban Properties
Street Address: 2020 Eastwood Drive **City/State:** Madison, WI **Zip:** 53704
Telephone: (608) 233-6000 **Fax:** () **Email:** joe@primeurbanproperties.com

Project Contact Person: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave., Suite 201 **City/State:** Middleton, WI **Zip:** 53562
Telephone: (608) 836-3690 **Fax:** () **Email:** rbruce@knothebruce.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Retail, small scale production of chocolate and confectionary items

Development Schedule: Commencement January 2017 Completion April 2017

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/alterd 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 Instructions & 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:
Alder Marsha Rummel & Brad Hinkfuss-Atwood NA -see attached

→ 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: _____ Date: _____ Zoning Staff: Matt Tucker Date: Dec 2016

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

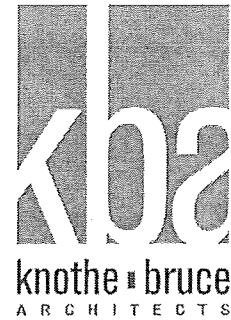
Name of Applicant Joseph D. Krupp Relationship to Property: Owner

Authorizing Signature of Property Owner Joseph D. Krupp Date 12/6/16

Joseph D. Krupp

December 07, 2016

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent - Conditional Use
2083 Atwood Avenue
Madison, WI

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Prime Urban Properties
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-233-6000
Contact: Joe Krupp
joe@primeurbanproperties.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Project Description:

Gail Ambrosius Chocolatier is intending to relocate from their existing shop at 2086 Atwood Avenue to the property for lease at 2083 Atwood Avenue. The site is zoned TSS which allows for general retail and coffee shop. We are applying for a Conditional Use to allow for Limited Production Processing as well. The square footage of this space is 3,046 S.F. which includes both basement and first floor levels.

The hours of operation for both retail sales and production are 10 am – 6 pm Monday through Friday and 10 am – 4 pm on Saturday and Sunday. Deliveries will be handled during that time as well however these are very limited in that they typically average 20 total deliveries per year and are evenly spaced throughout the year with less than 2 per month. The deliveries will consist of just a few pallets of product or shipping supplies and will be handled utilizing the same route that Monty's Blue Plate Diner uses as they share a common access drive and parking area. Outgoing shipments are done through UPS and these occur in the afternoons when needed using a standard delivery truck for these small parcels.

The chocolate production will occur within the basement space and retail sales will occur on first floor. The production operation does not generate any noises or create any disruptions to any neighboring properties. There will be the occasional scent of fine chocolates coming from the ventilation system.

The store will employ approximately 15 full time employees and an additional 3 to 5 seasonal employees as needed. Gail Ambrosius has been operating her store within this neighborhood for over 10 years and is currently located directly across the street from this new facility. Gail Ambrosius Chocolatier has become a true asset to this neighborhood and is looking forward to many more years of serving the community.

Project Schedule:

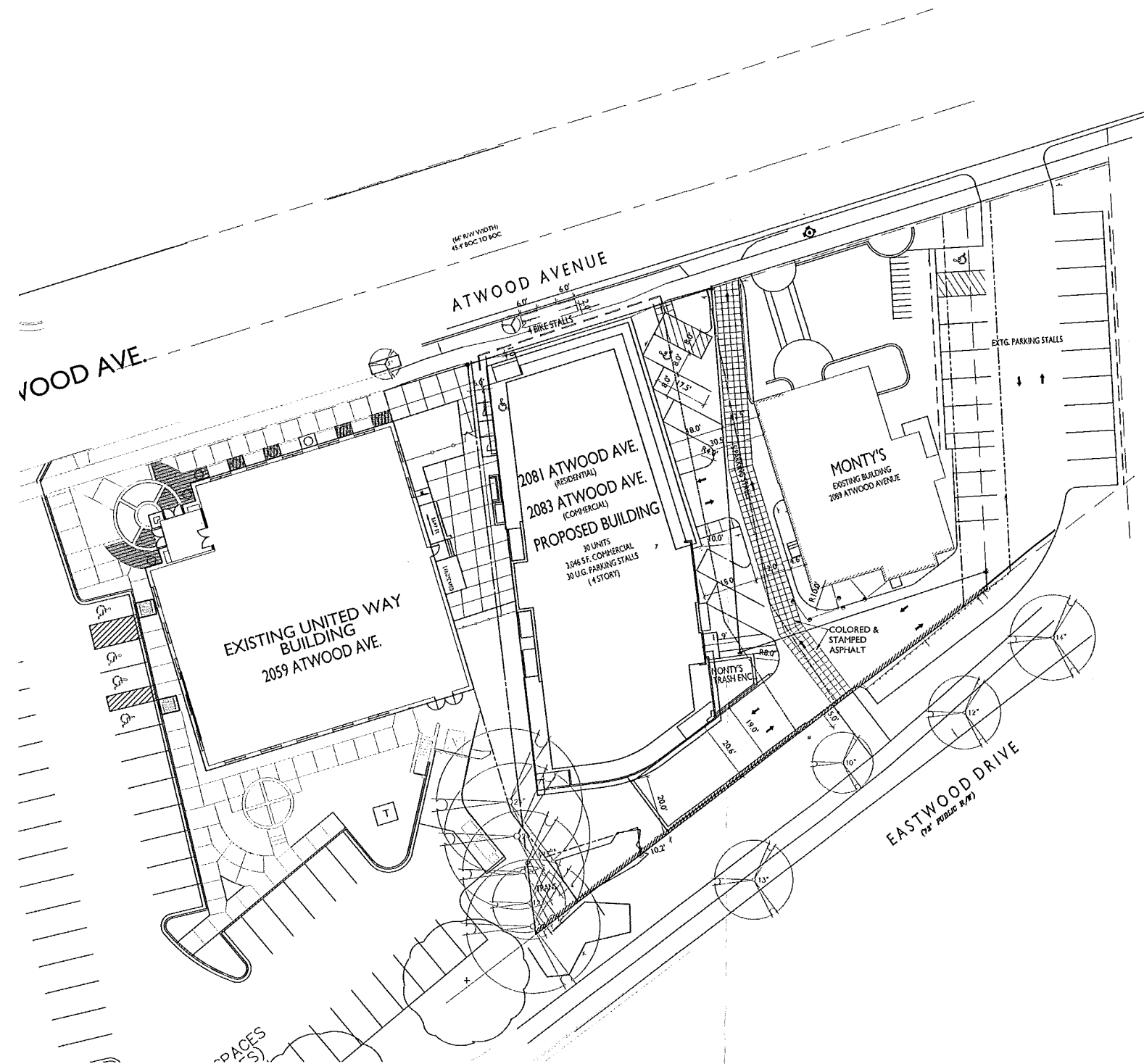
It is anticipated that construction will start in January 2017 and be completed in April 2017.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce
Managing Member



ISSUED
 Issued for Site Plan review - Feb. 3, 2016
 Issued for Bid - March 4, 2016
 Issued Supplements - March 11, 2016
 Issued -Site Plan Supplement - March 30, 2016
 Issued for Tenure Space - November 10, 2016
 Issued for Conditional Use - December 07, 2016

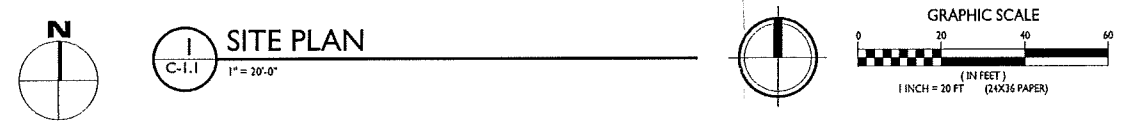
PROJECT TITLE
 2081 & 2083
 Atwood Ave.

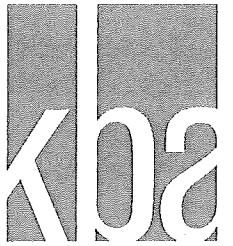
SHEET TITLE
 Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1525
 © Knothe & Bruce Architects, LLC

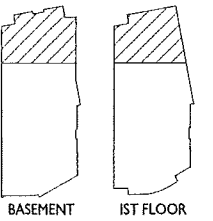




knothe & bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED
January 15, 2016
Issued for Bid - March 4, 2016
Issued for Review - September 1, 2016
Issued for Tenant Space - November 10, 2016
Issued for Conditional Use - December 07, 2016

Revised - October 24, 2016
Revised - October 3, 2016
PROJECT TITLE
2081 & 2083
Atwood Ave.

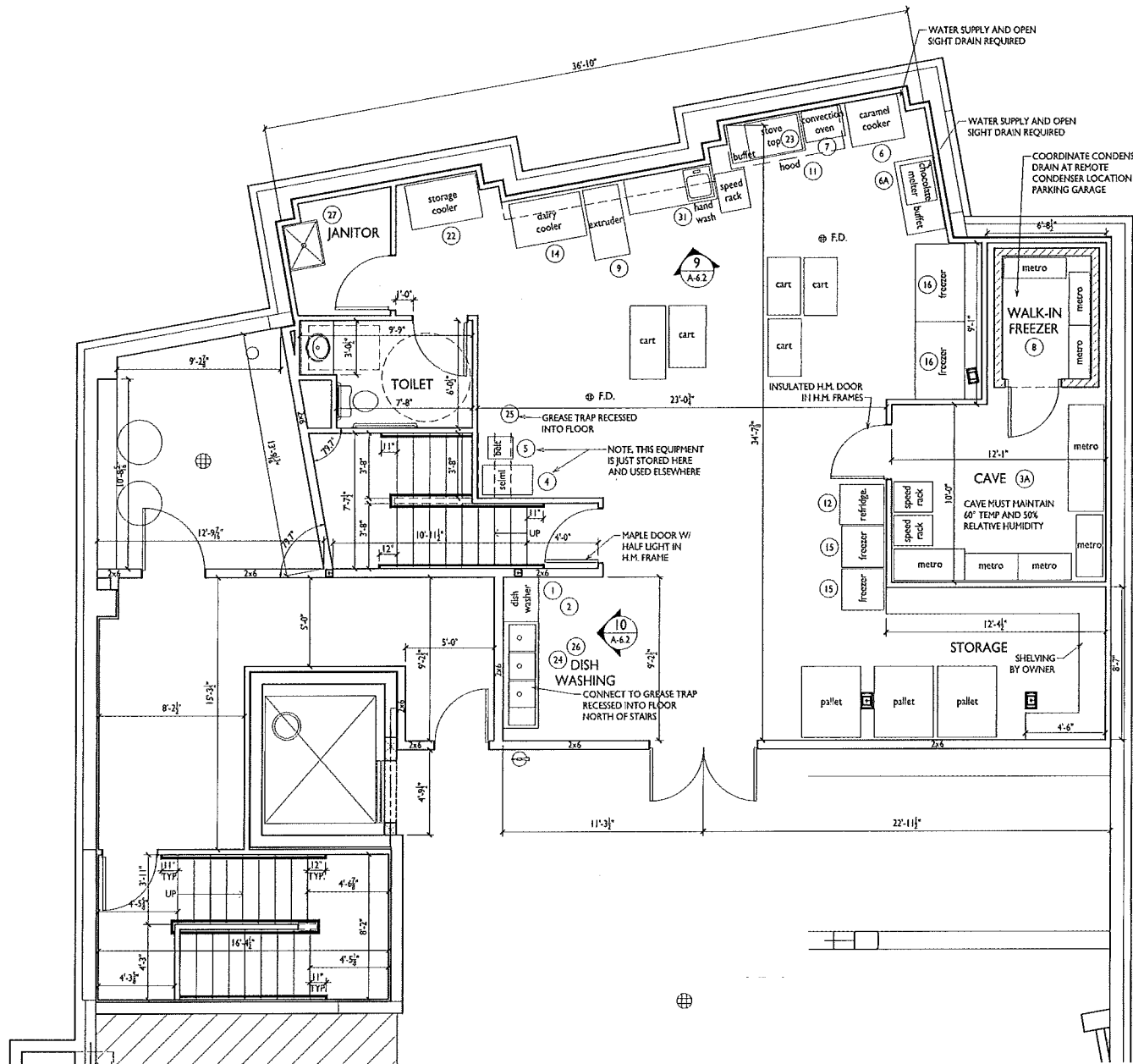
SHEET TITLE
Partial Basement and First Floor Plans

SHEET NUMBER

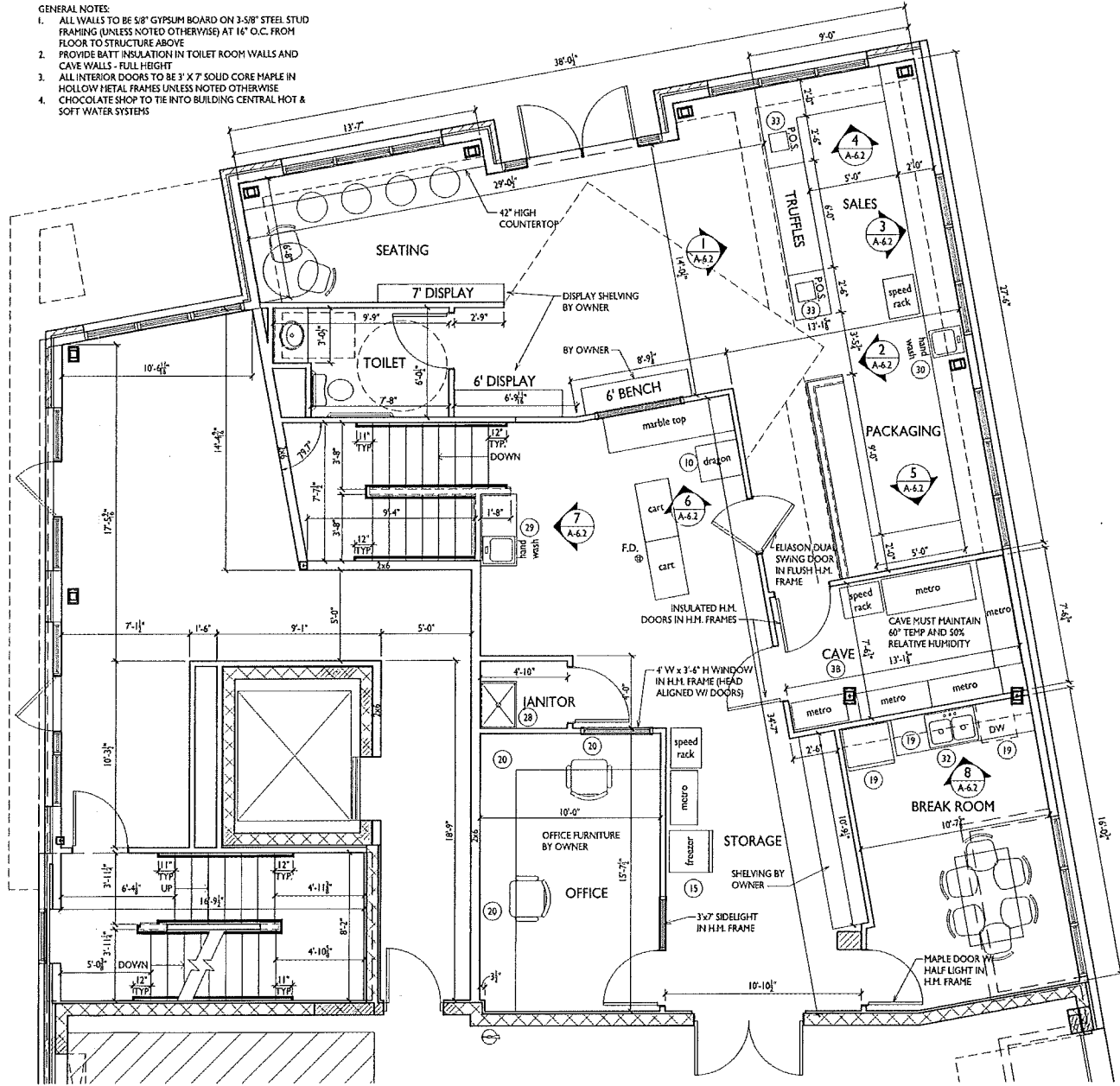
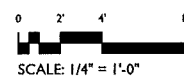
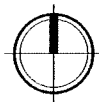
A-5.4

PROJECT NO. **1525**
© Knothe & Bruce Architects, LLC

- GENERAL NOTES:
1. ALL WALLS TO BE 5/8" GYPSUM BOARD ON 3-5/8" STEEL STUD FRAMING (UNLESS NOTED OTHERWISE) AT 16" O.C. FROM FLOOR TO STRUCTURE ABOVE
 2. PROVIDE BATT INSULATION IN TOILET ROOM WALLS AND CAVE WALLS - FULL HEIGHT
 3. ALL INTERIOR DOORS TO BE 3' X 7' SOLID CORE MAPLE IN HOLLOW METAL FRAMES UNLESS NOTED OTHERWISE
 4. CHOCOLATE SHOP TO TIE INTO BUILDING CENTRAL HOT & SOFT WATER SYSTEMS



2 PARTIAL BASEMENT FLOOR PLAN
A-5.4 1/4"=1'-0"



1 PARTIAL FIRST FLOOR PLAN
A-5.4 1/4"=1'-0"

