



Location
120 East Wilson Street

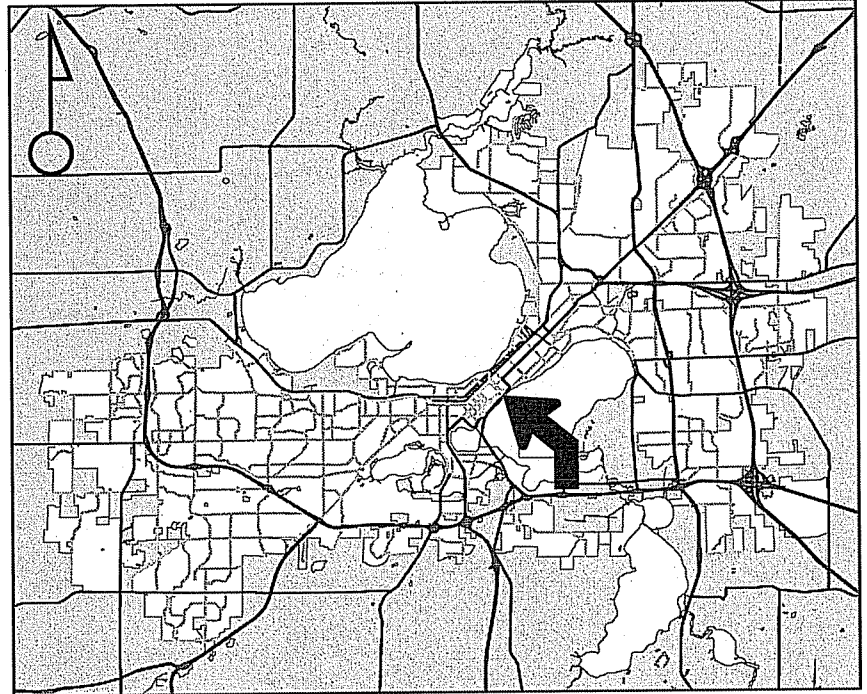
Project Name
Restaurant Magnus Patio

Applicant
Jim Shapiro/
Christopher Berge – Magnus, Inc

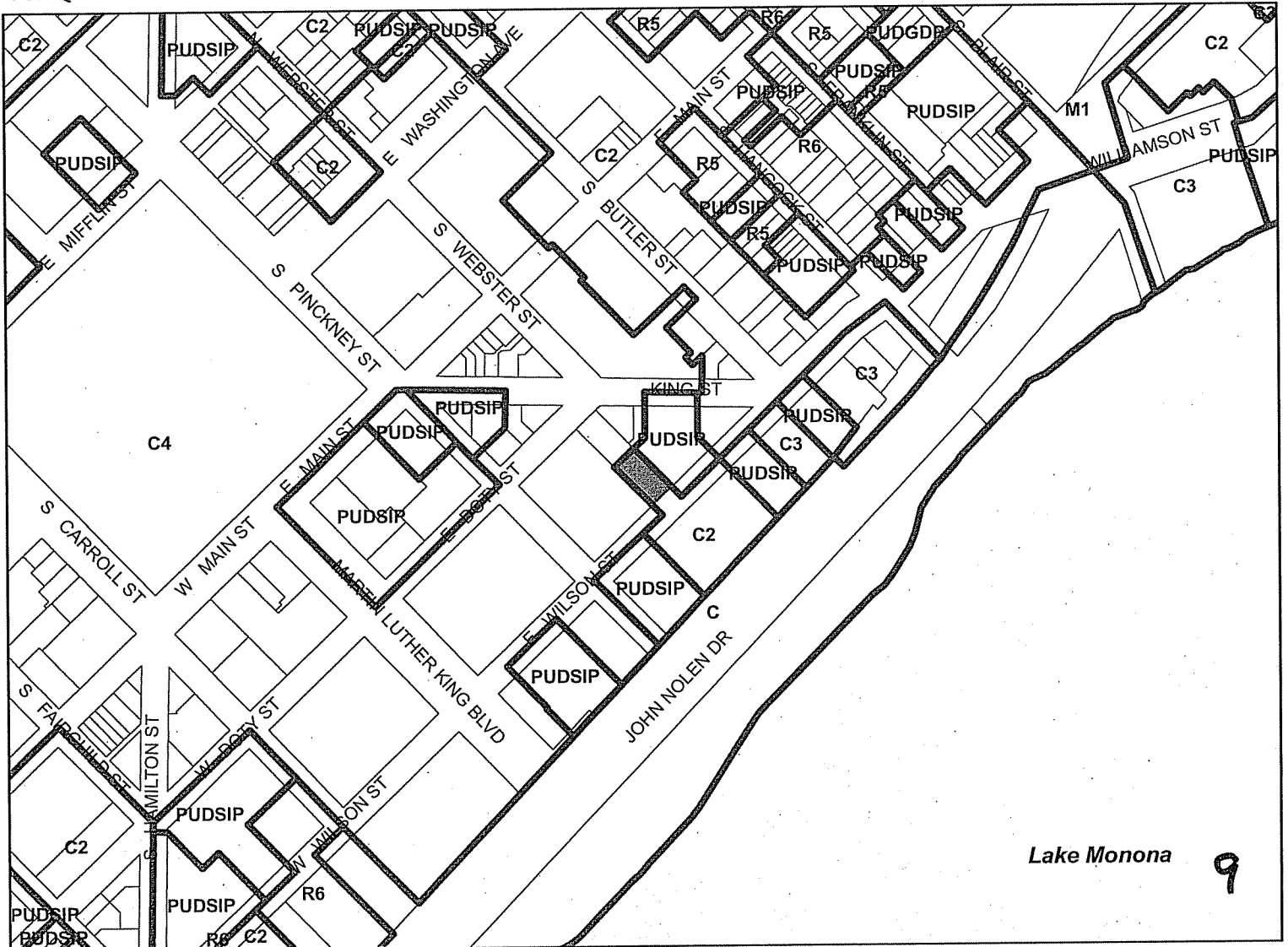
Existing Use
Restaurant

Proposed Use
Outdoor Eating Area for Restaurant

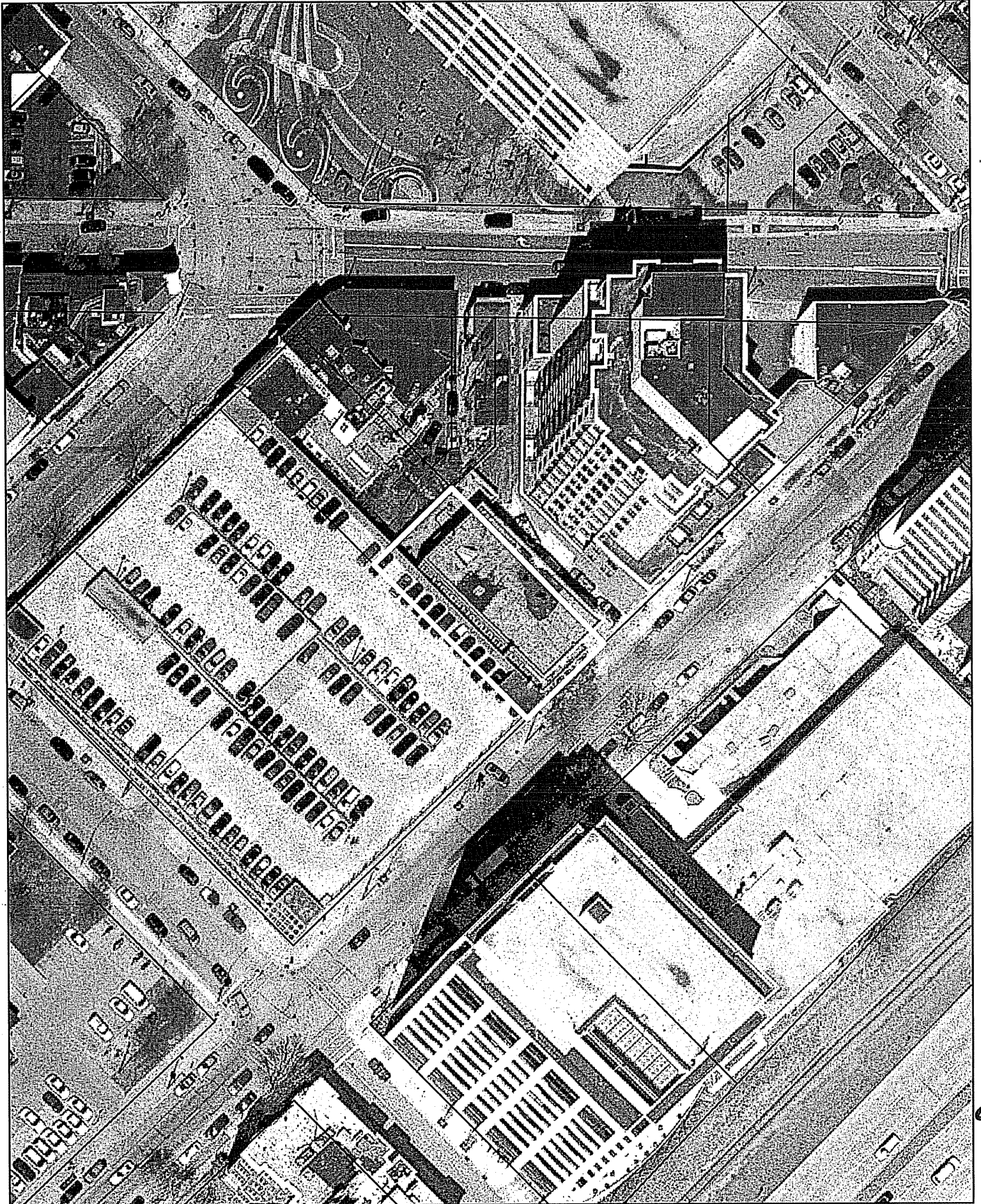
Public Hearing Date
Plan Commission
18 June 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Lake Monona 9



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LAND USE AP. LICITATION 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.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 550</u>	Receipt No. <u>81165</u>
Date Received <u>5-8-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-242-0211-5</u>	
Aldermanic District <u>6, Marsha Rummel</u>	
GQ <u>Adj. to Landmark</u>	
Zoning District <u>C2</u>	
For Complete Submittal	
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 <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5-9-07</u>	

1. Project Address: 120 E. WILSON 53703 Project Area in Acres: _____

Project Title (if any): Restaurant Magnus

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: Restaurant Magnus Company: Magnus Inc.
 Street Address: 120 E. Wilson City/State: Madison, WI Zip: 53703
 Telephone: (608) 258-8787 Fax: (608) 258-1340 Email: magnus@chorus.net

Project Contact Person: Christopher Berge Company: Magnus Inc.
 Street Address: 120 E. Wilson City/State: Madison, WI Zip: 53703
 Telephone: (608) 772-3163 Fax: () None Email: crberge@yahoo.com

Property Owner (if not applicant): Jim Shapiro
 Street Address: 3428 Iceage lane City/State: Verona, WI Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Expand the front patio of building to create seating area for restaurant and bar (existing in operation 9 yrs.) For use seasonally

Development Schedule: Commencement May 1st Completion June 18th

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:** \$ _____ 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:

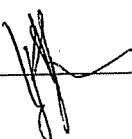
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- 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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name Christopher R. Berge Date 5/7/2007
 Signature  Relation to Property Owner Tenant

Authorizing Signature of Property Owner  Date 5/8/07⁹

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

Patio Expansion, New Door Awning, New Wheelchair ~~Ramp~~ ^{SIDEWALK}

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:

Christopher Berge

President, Magnus Inc.

President, Weary Traveler Inc.

President, Natt Spill Inc.

811 Jenifer St.

Madison, WI 53703

tel. (608) 772-3163

crberge@yahoo.com

Prentice Berge

Comptroller, Restaurant Magnus

tel. (608) 258-8787 weekday mornings

James Shapiro

Building owner at 120 E. Wilson

3428 Iceage Lane

Verona, WI 53719

tel. (608) 798-1140

Terry Temple

President Temple Construction; Contractor

126 ½ East Wilson St.

tel. (608) 833-9099

Marsha Rummel

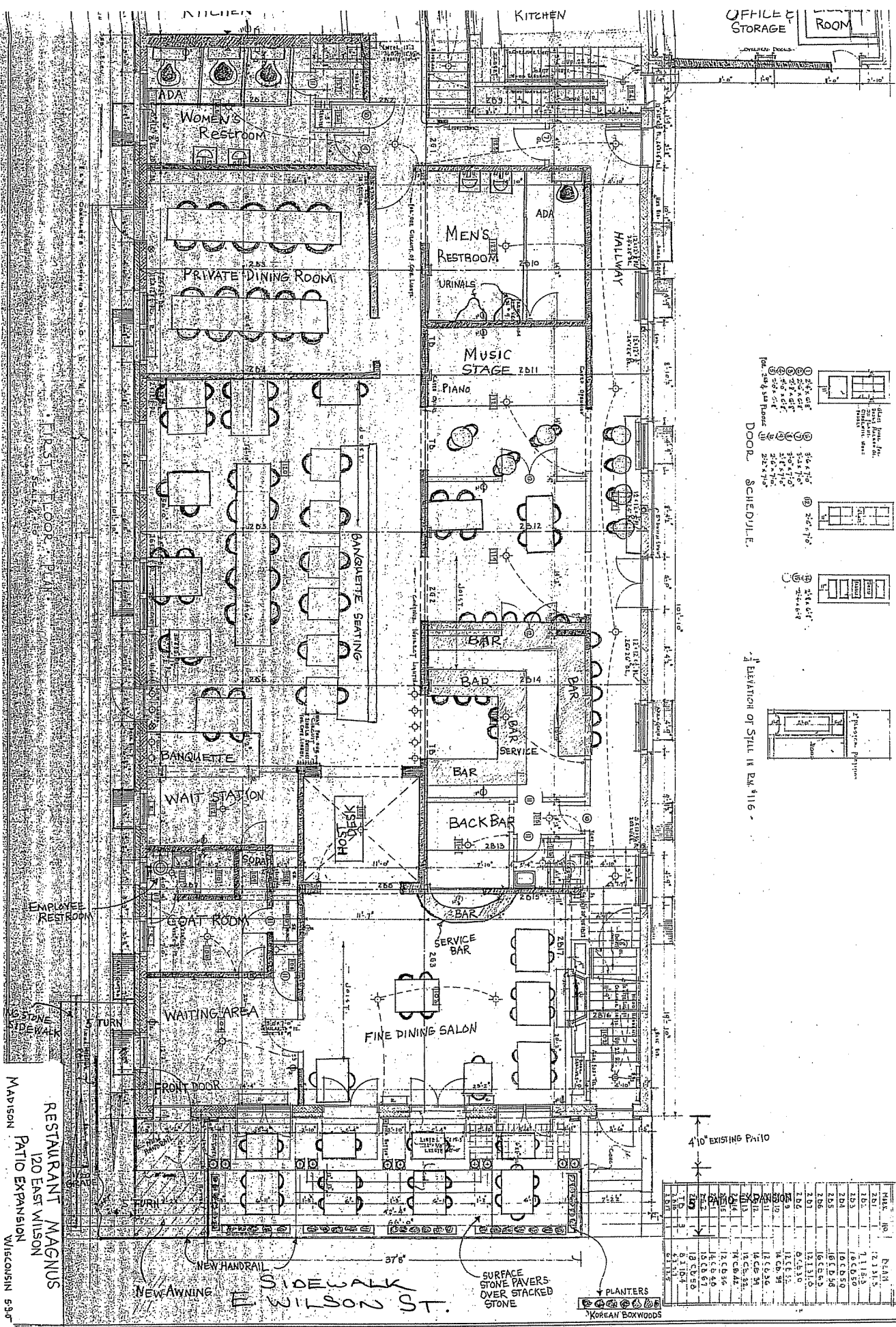
Aldersperson Madison Common Council

MARTIN MARTINEZ

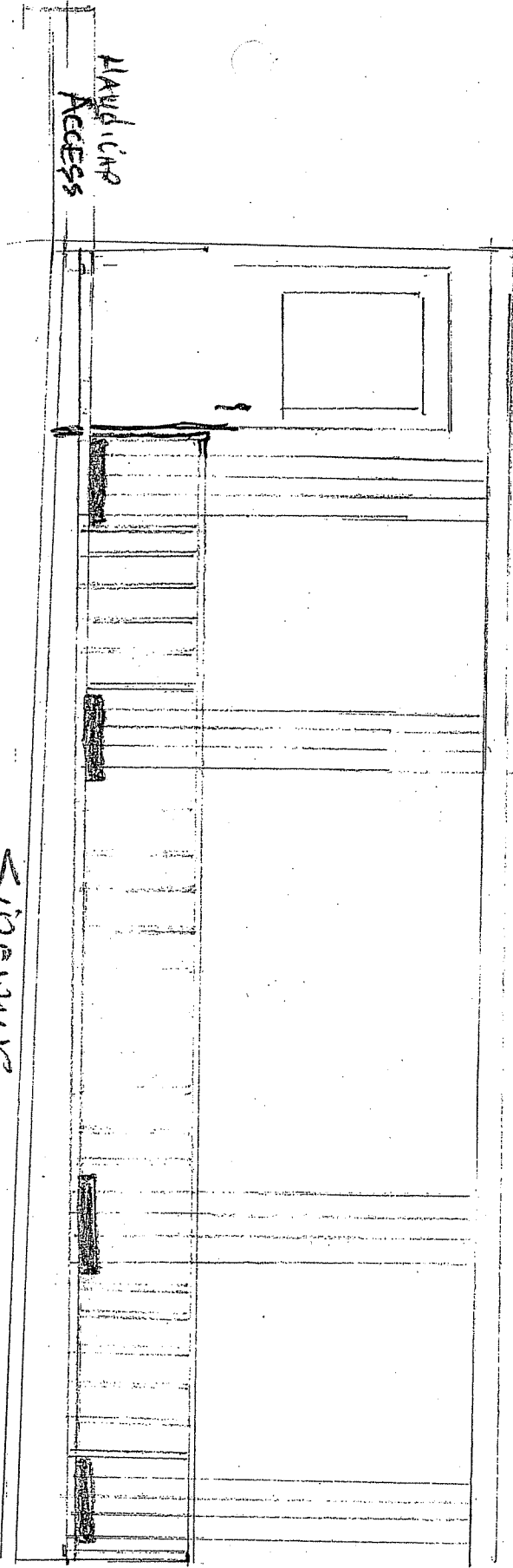
STRAIGHT LINE PROJECTS

1 608 831-1050

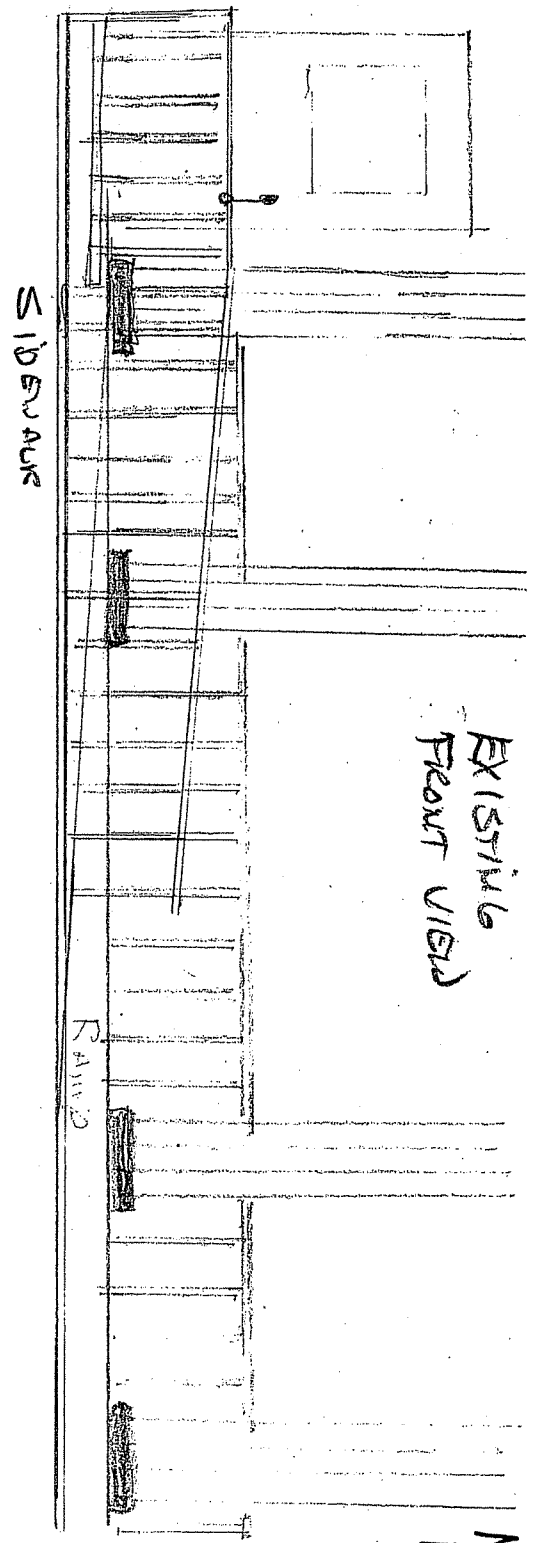




ITEM NO.	QTY	UNIT	PRICE
1	1	sq. ft.	2.31
2	1	sq. ft.	1.13
3	1	sq. ft.	1.60
4	1	sq. ft.	1.67
5	1	sq. ft.	1.66
6	1	sq. ft.	1.21
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Proposed Front View



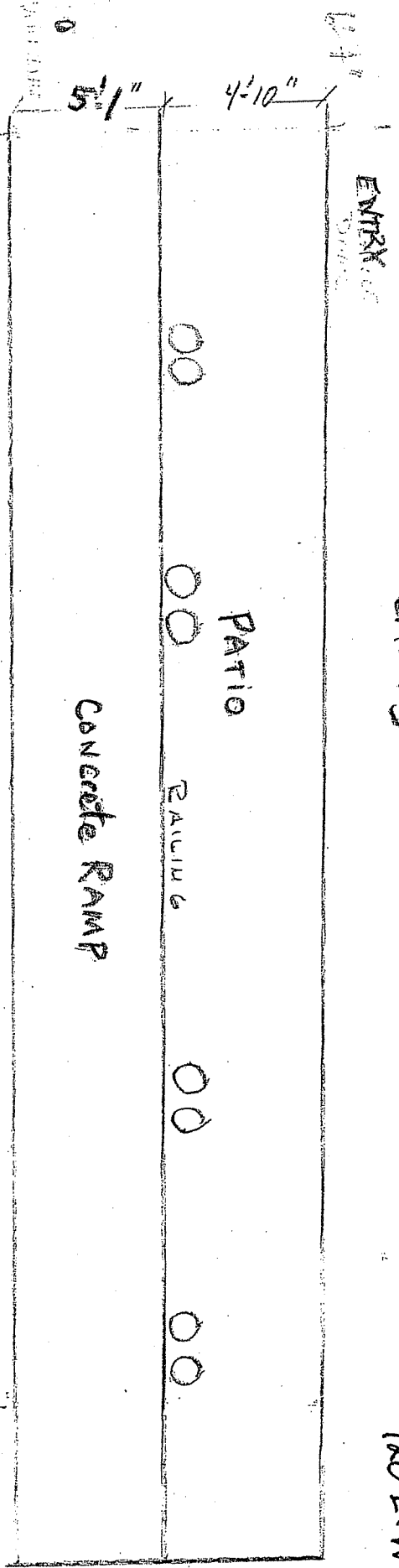
MAGNUS
120 E. WILSON

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EXISTING TOP VIEW

MAGNUS
120 E. WILSON

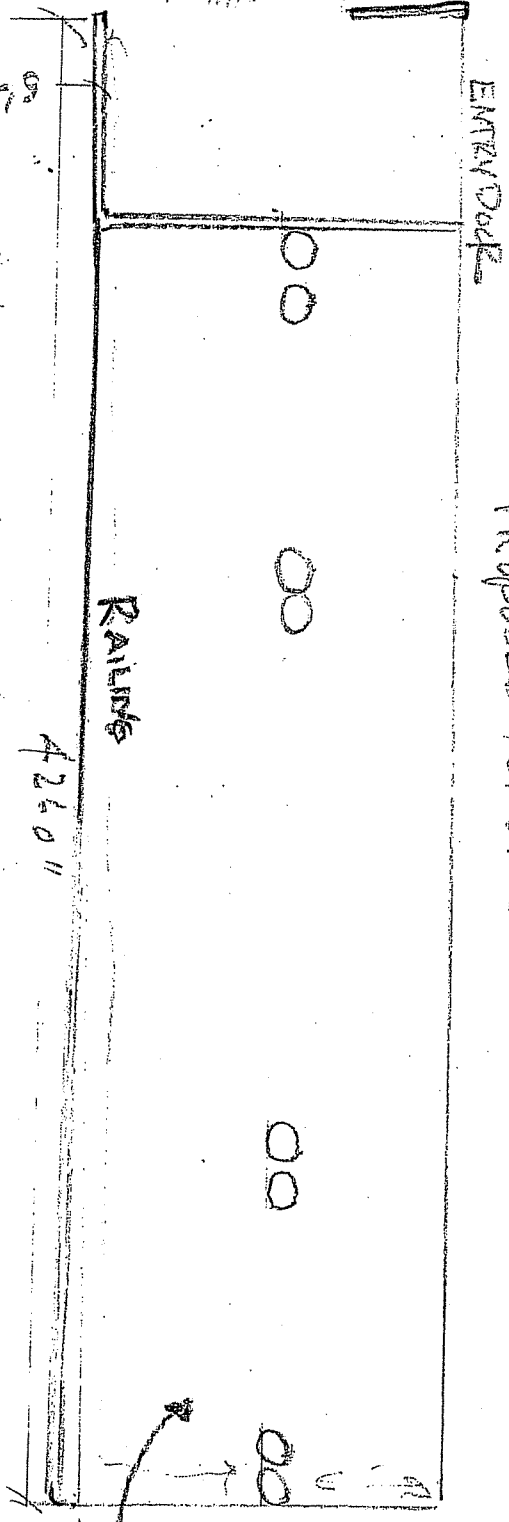
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PROPOSED TOP VIEW

120 E. WILSON ST.

SCALE 3/16" = 1'-0"



STONE PAVERS

CITY SIDEWALK
CITY TERRACE

← DRAIN PIPE TO CURB

NEW PAVING STONE SIDEWALK

ENTRY DOOR

PATIO

CONCRETE RAMP

RAILING

CITY SIDEWALK

4'-2 1/2"

9'-11"

4'-2 1/2"

5'-1"

4'-10"