



# City of Madison

## Proposed Conditional Use

Location  
11 North Allen Street

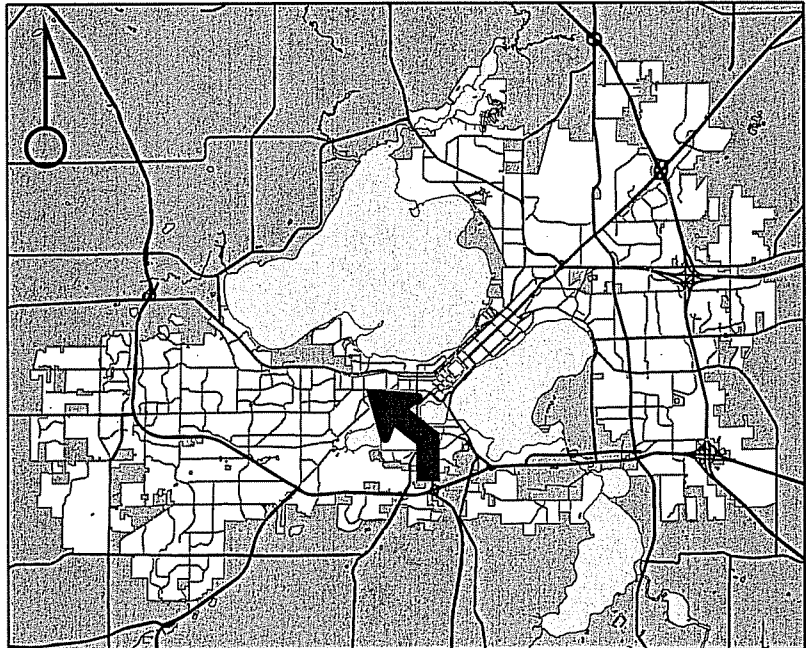
Project Name  
The Froth House

Applicant  
Chrissy Lemmenes –  
Apollo Coffee Company, LLC

Existing Use  
Coffee house

Proposed Use  
Construct outdoor eating  
area for coffeehouse

Public Hearing Date  
Plan Commission  
13 July 2015



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 July 2015





# 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

**FOR OFFICE USE ONLY:**

Amt. Paid 500+100 Receipt No. 4427-0002  
Date Received 3/27/15 + MIN. ALT. FEE  
Received By FDA.  
Parcel No. 0709-222-3711-4  
Aldermanic District 5  
Zoning District HMX  
Special Requirements HIS. - UNIV. H6TS.  
Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

- 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

1. Project Address: 11 North Allen Street Madison  
Project Title (if any): The Froth House

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: Chrissy Lemmenes Company: Apollo Coffee Company LLC  
 Street Address: 2529 Van Hise Avenue City/State: Madison Zip: 53705  
 Telephone: (608) 2381531 Fax: ( ) Email: thefrothhouseallenstreet@gmail.com

Project Contact Person: Chrissy Lemmenes Company: Apollo Coffee Company  
 Street Address: 2529 Van Hise Avenue City/State: Madison Zip: 53705  
 Telephone: (608) 2381531 Fax: ( ) Email: thefrothhouseallenstreet@gmail.com

Property Owner (if not applicant): Chrissy Lemmenes  
 Street Address: 2529 Van Hise Avenue City/State: Madison WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Backyard fenced area to be used for seating for customers during  
Development Schedule: Commencement 5/27 Completion 6/30  
open business hours.

**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/altered 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 1/2 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 <sup>2</sup> 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](mailto: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:

*Shira Bidar-Sielaff - District 5. Waiver granted by Alderperson*

→ 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: *see below* Date: *5/22* Zoning Staff: *see below* Date: *5/22*

*discussed applications with pat who discussed app. with Tim*

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

Name of Applicant: *Christy Lemmon* Relationship to Property: *owner*

Authorizing Signature of Property Owner: *Christy Lemmon* Date: \_\_\_\_\_

Chrissy Lemmenes  
2529 Van Hise Avenue  
Madison, Wisconsin 53705  
608-238-1531  
[thefrothhouseallenstreet@gmail.com](mailto:thefrothhouseallenstreet@gmail.com)

May 22, 2015

To whom it may concern:

I am submitting a land use application for:

11 North Allen Street  
Madison, Wisconsin 53726  
608-238-1531

I am the owner of the building located at 11 North Allen Street, and the new owner of the business, The Froth House, located in the first level, commercial space, at the aforementioned address. It is my intent to use the backyard space at 11 North Allen street for seating for customers. It is also my intent to use the private property space, directly in front of the front windows of the building for seating for customers.

Customers will be able to consume food and non-alcoholic beverages at the tables located in the backyard, and front seating area during the hours The Froth House is open. Operating hours will be 7 am to 9pm, 7 days per week.

In addition, customers will be able to consume, alcoholic beverages, beer and wine only, in the back yard. Hours of alcohol consumption will be limited to 4:30 pm - 10 pm weekdays, and 7 am to 10 pm Saturday and Sunday, while Madison Metropolitan School District is in session. When Madison Metropolitan school district is not in session, customers will be able to consume beer and wine in the backyard during all open business hours. Limitations noted above are per conditions imposed on the current and applied for alcohol license.

No amplified music will be allowed at any time.

The back yard will  
have gardens in designated areas.

The back yard space at 11 North Allen street is currently complete. It was complete when we bought the building in December of 2011. The only addition to the space will be annual and perennial flowers and herbs. Karl Lemmenes and I will be the project team for this. The cost

will be \$200.00. Flowers will be planted by June, 30th, 2015. No jobs will be created as a result of this project. No public subsidy is requested for this project.

The Froth House is located in the 1st level, commercial space, of the building located at 11 North Allen Street, Madison, Wisconsin. The building is a 2 unit (upper and lower). Each unit is 1,320 square feet. The upper unit is a residential apartment and is occupied. The basement is 1,350 square feet and is used for storage. The building has a total square footage of 4,020.

There are no auto stalls or off street parking. There are two, single bike racks located in the terrace/median in front of the building to allow for bike parking.

The value of the land per the city assessor's office is \$75,000.

The lot size per the city assessor is 3,788, .09 acres.

Thank you for considering my land use application.

Please see the attached, very detailed site plan for specific information.

Thank you,

Chrissy Lemmenes

Chrissy Lemmenes  
2529 Van Hise Avenue  
Madison, Wisconsin 53705  
608-238-1531  
[thefrothouseallenstreet@gmail.com](mailto:thefrothouseallenstreet@gmail.com)

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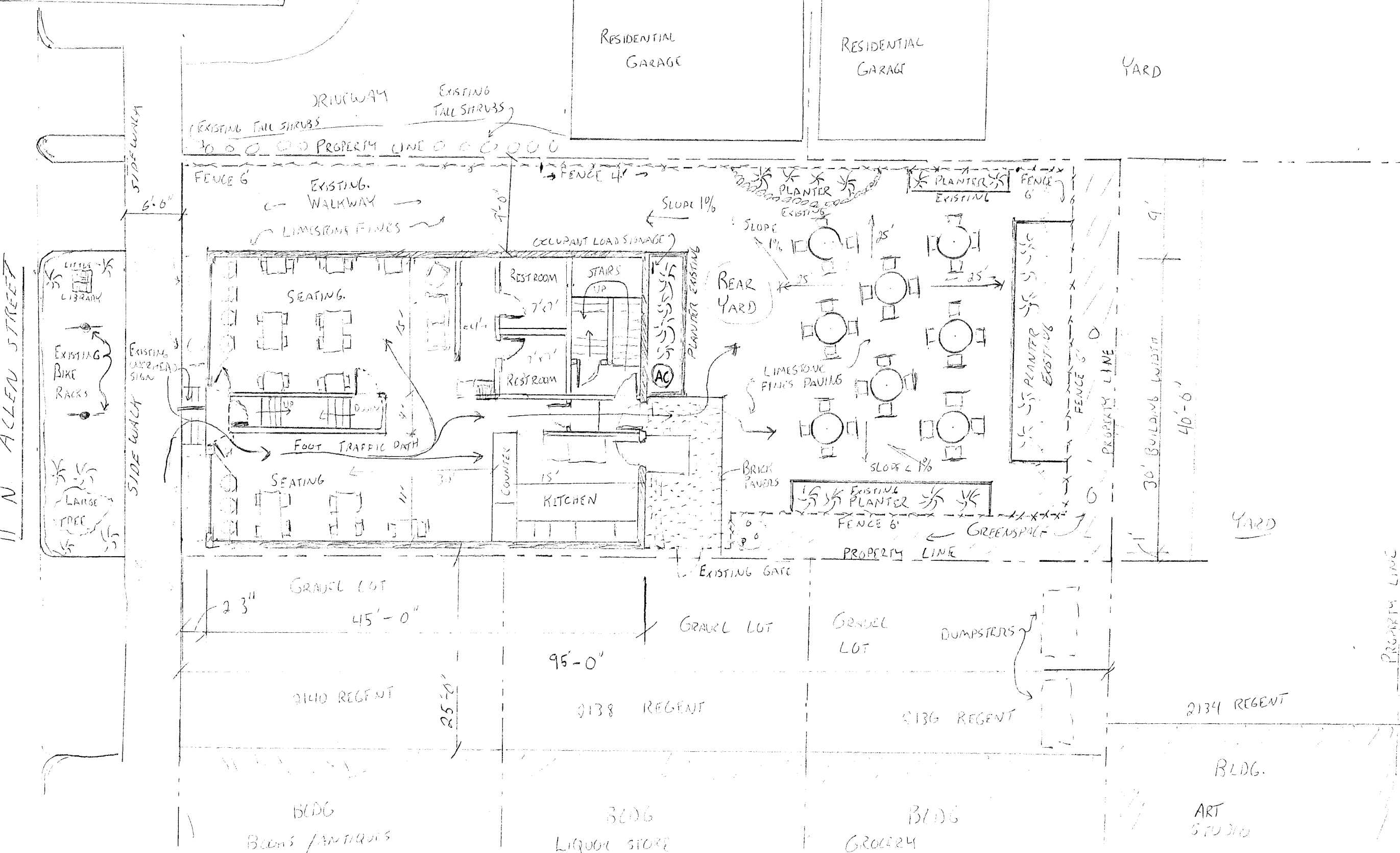
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Thank you,

Chrissy Lemmenes



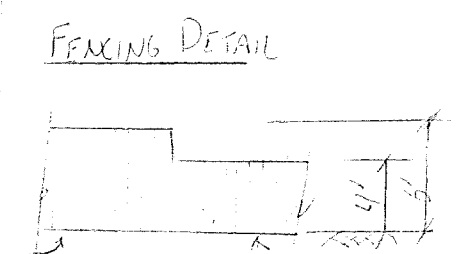
11 NORTH ALLEN  
 EXISTING 2 STORY W/ BASEMENT  
 1ST FLOOR COFFEE SHOP 'THE FROTH HOUSE'  
 2ND STORY APARTMENT UNIT.  
 5/24/15  
 SCALE 1" = 10'-0"



- LEGEND**
- FENCE 6'x4' SOLID WOOD
  - PROPERTY LINE
  - BIKE RACK
  - TREE
  - PLANTING < 4' TALL ANNUAL PERENNIAL
  - AIR CONDITIONER
  - 4'x4' TABLE W/ (4) CHAIRS
  - 2'x2' TABLE W/ (2) CHAIRS
- OUTDOOR OCCUPANT LOAD

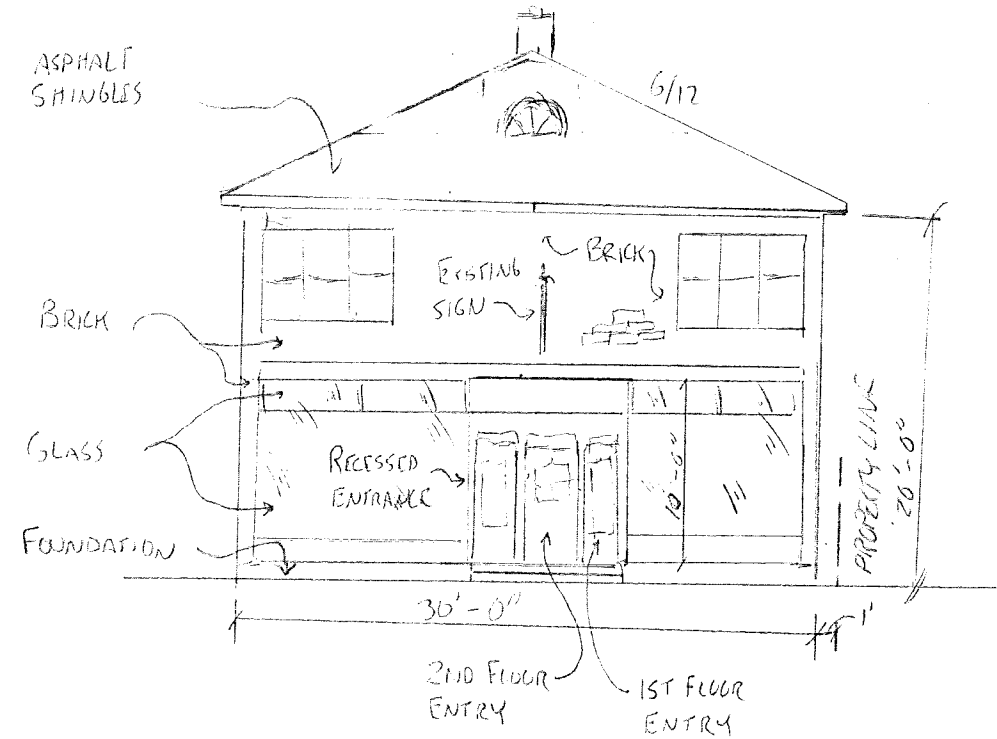
REAR YARD: 28 SEATS  
 $25' \times 35' = 875 \text{ sq ft}$   
 $875 / 15 \text{ sq ft/person} = 42 \text{ PERSONS}$

UTILITIES - NO CHANGES - EXISTING  
 EXISTING ELECTRIC OVERHEAD  
 UNDERGROUND WATER & SEWER & GAS.

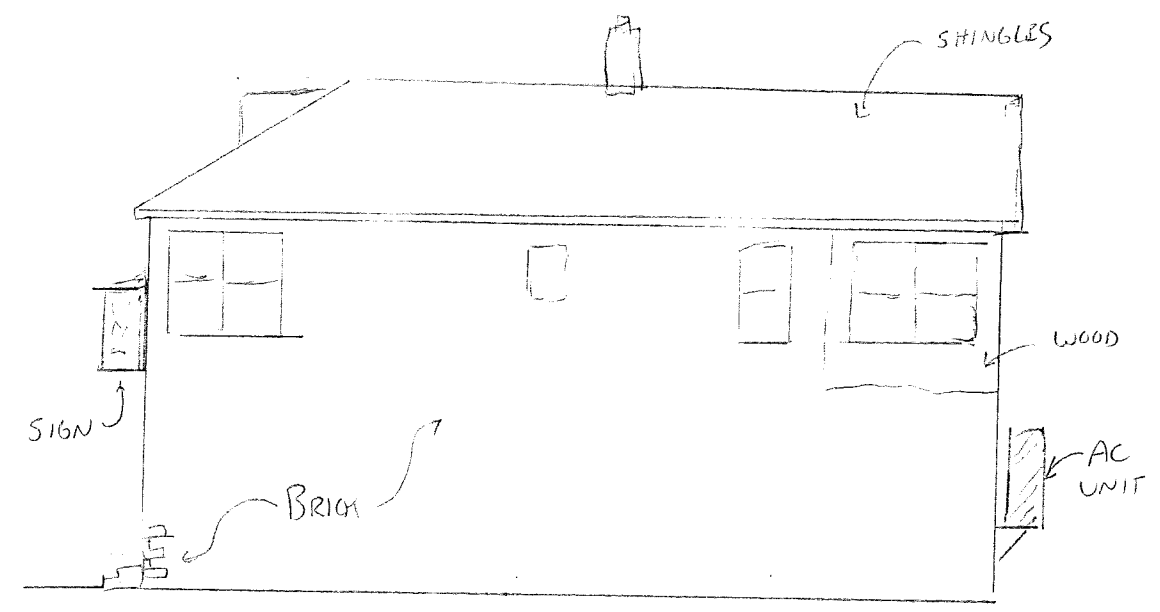


SITE & FLOOR PLAN

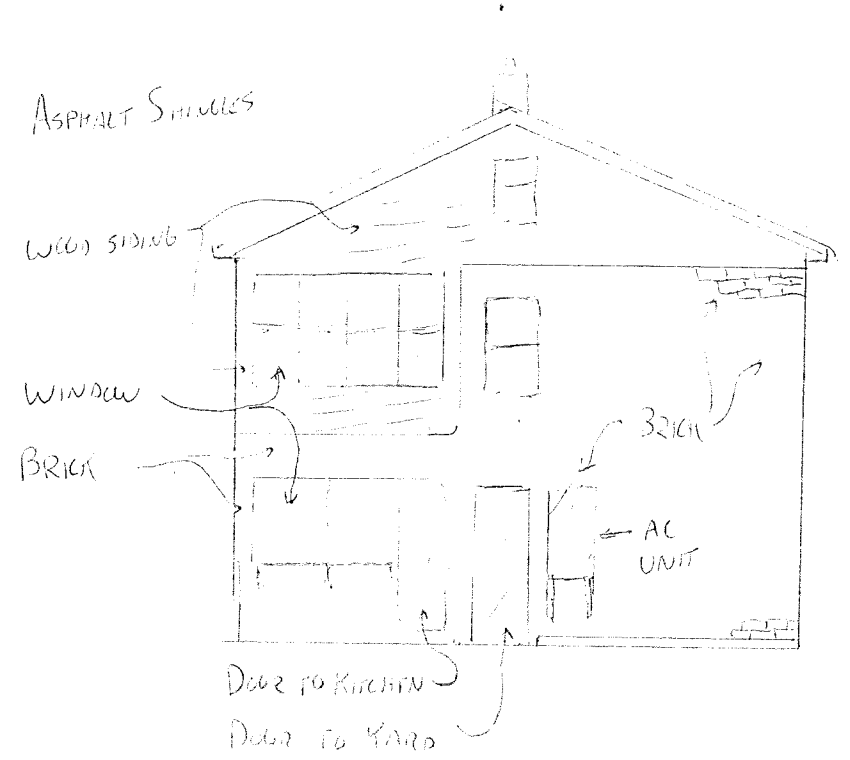
11 N ALLEN  
 EXISTING 2 STORY  
 5/24/15



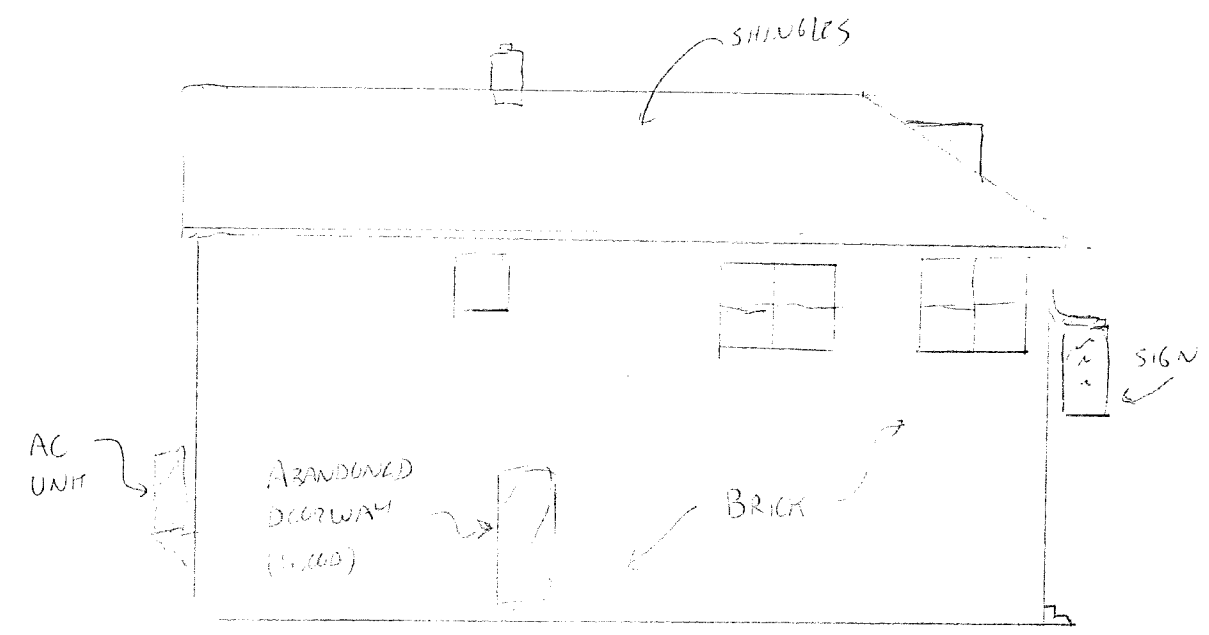
FRONT ELEVATION (WEST) ALLEN ST. FRONTAGE  
 1"=1'-0" ALL FEATURES EXISTING.



SOUTH ELEVATION  
 1"=1'-0" ALL FEATURES EXISTING.



REAR ELEVATION (EAST)  
 1"=1'-0" ALL FEATURES EXISTING.



NORTH ELEVATION  
 1"=1'-0" ALL FEATURES EXISTING

ELEVATIONS