



City of Madison

Conditional Use

Location

1968 Atwood Avenue

Project Name

Randall Outdoor Seating Area

Applicant

Michael Randall – Ideal Bar LLC

Existing Use

Tavern

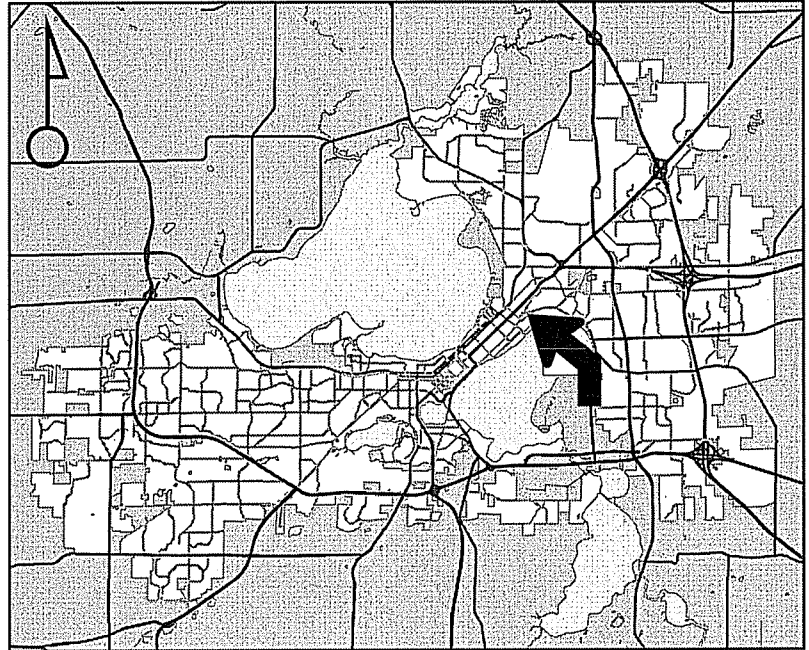
Proposed Use

Establish outdoor eating area for tavern

Public Hearing Date

Plan Commission

17 October 2016

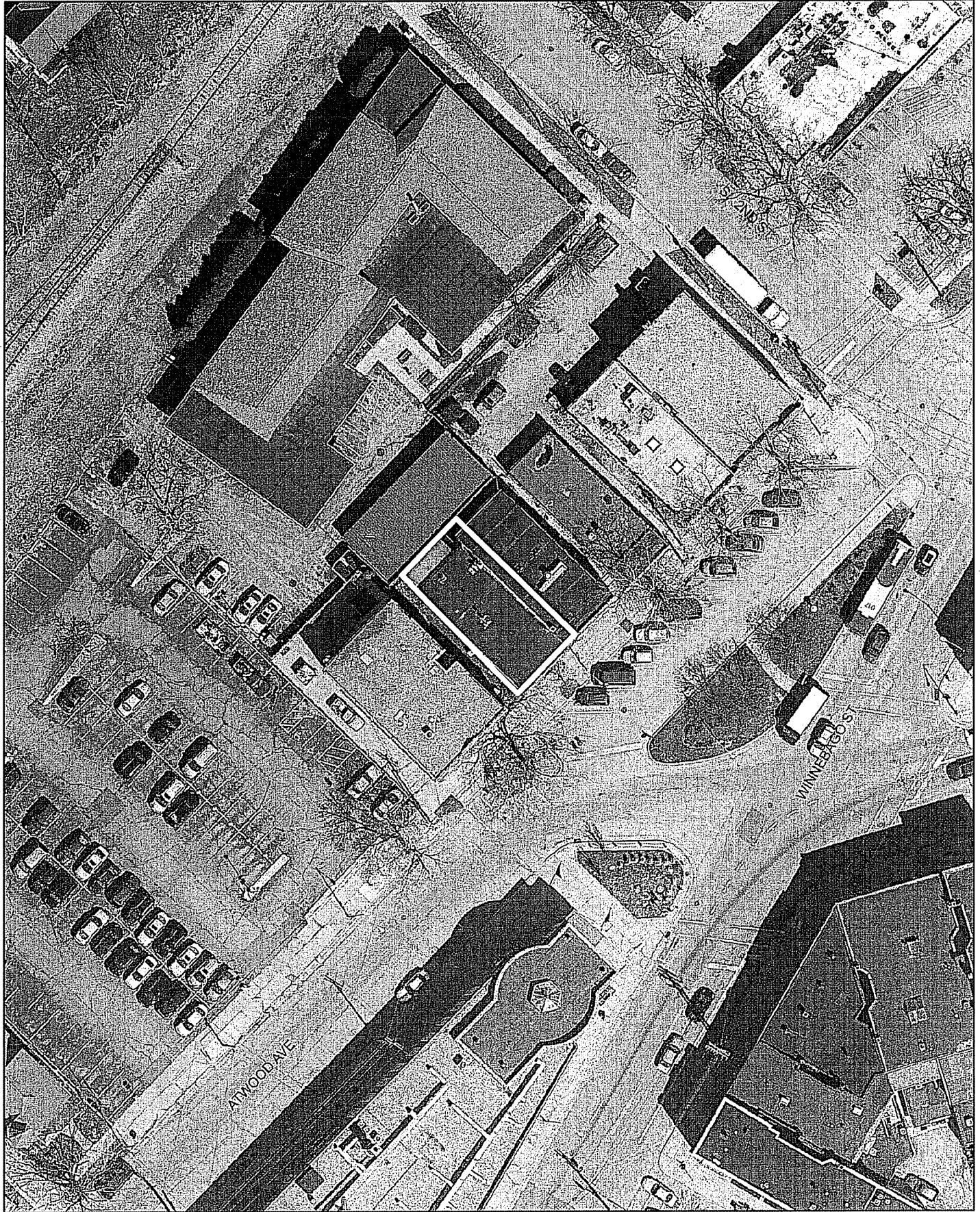


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016





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 <u>600</u>	Receipt No. <u>20026-0005</u>
Date Received <u>8/24/16</u>	
Received By <u>PDA</u>	
Parcel No. <u>0710-063-1321-8</u>	
Aldermanic District <u>6</u>	
Zoning District <u>TSS</u>	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013
LANDUSE-2016-00100

1. Project Address: 1968 Atwood Ave. Madison, WI 53704
Project Title (if any): _____

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: Ideal Bar LLC Company: Ideal Bar LLC
 Street Address: 1968 Atwood Ave City/State: Madison, WI Zip: 53704
 Telephone: (262) 903-1676 Fax: () Email: emptyrandall@hotmail.com

Project Contact Person: Michael Randall Company: Ideal Bar LLC
 Street Address: 1968 Atwood Ave City/State: Madison, WI Zip: 53704
 Telephone: (262) 903-1676 Fax: () Email: emptyrandall@hotmail.com

Property Owner (if not applicant): 1968 Atwood LLC
 Street Address: 1968 Atwood Ave City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: To obtain a Conditional Use Permit for the outdoor patio at Ideal Bar and bring said space into compliance

Development Schedule: Commencement Upon Approval Completion ASAP

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 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 well 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:

Marsha Rummel - Alder Brad Hinkley - SASSY 4/5/16 - 3/30/16

→ 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: Matt Tucker Date: April 16 Zoning Staff: _____ Date: _____

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

Name of Applicant Michael Randall Relationship to Property: Partner
Authorizing Signature of Property Owner [Signature] Date 05/22/16

Conditional Use Permit Application

Letter of Intent

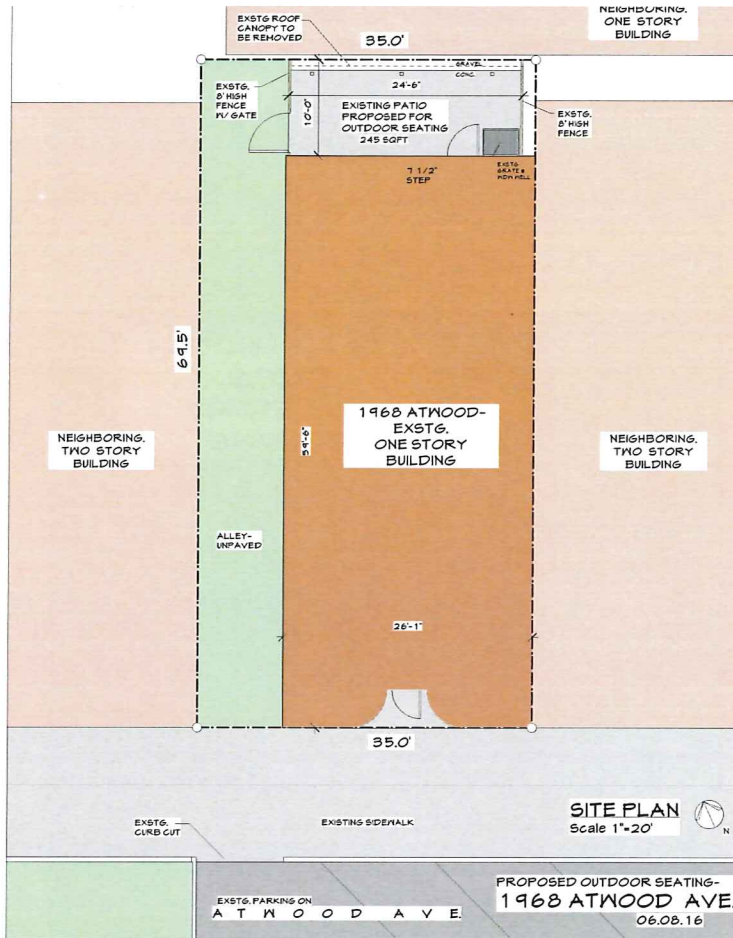
Ideal Bar LLC

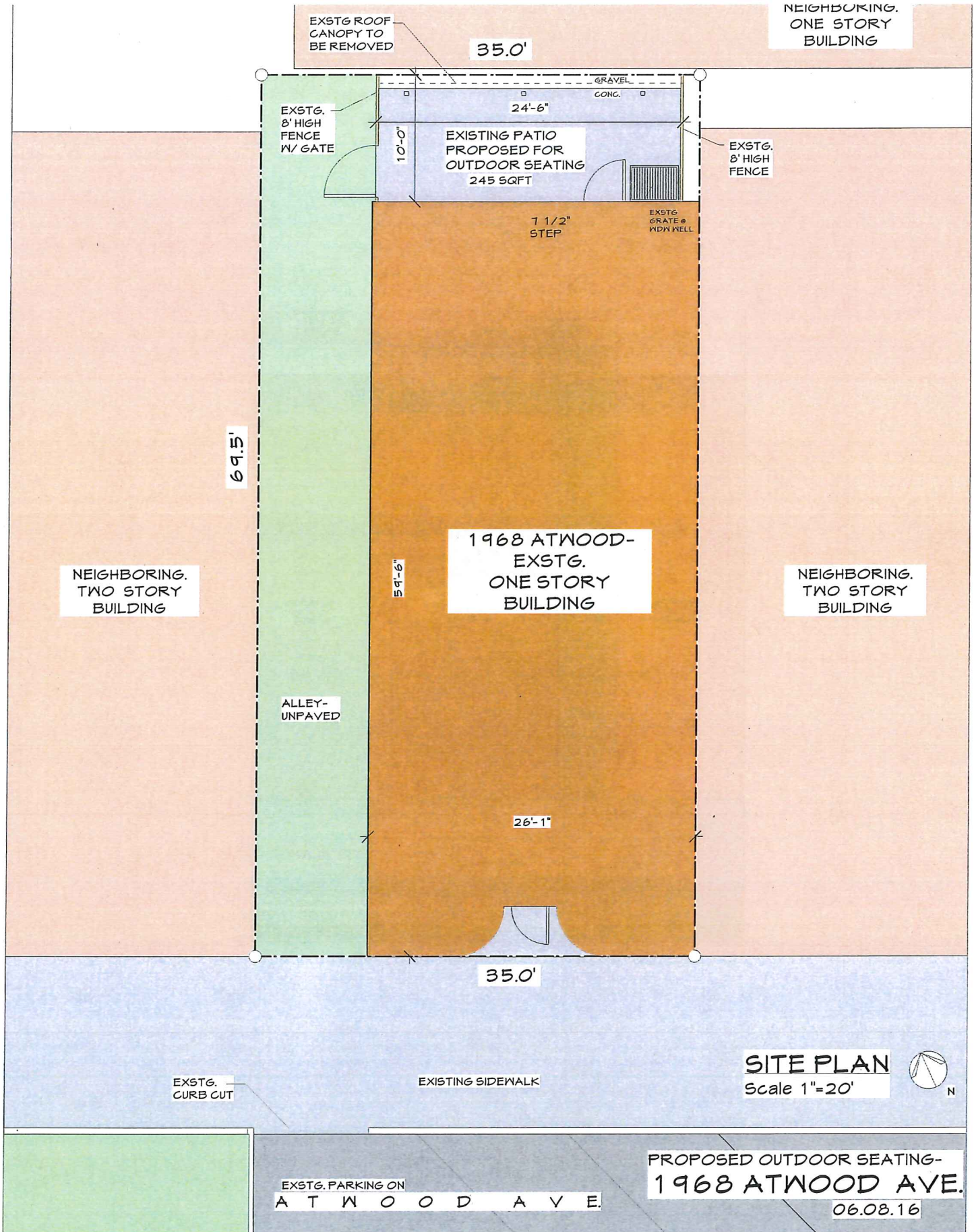
In approximately 2005 after Madison passed the smoking ban, the previous owners of Ideal Bar constructed 8 foot fences on either side of the paved area at the rear of the building, to create a patio that could be used for smoking and/or drinking. At said time, those owners went through the process with the ALRC to "expand their licensed premise". They did not however, realize that a conditional use permit was required for such purposes. Moreover, a few years later they constructed an awning-like structure to shield the patio from the elements.

That said, it is our hope as the new owners to continue to use the patio for this purpose, as it has become both a vital part of the business and a much loved gathering space.

We believe the drawing will show that the existing fences fall within zoning guidelines and we intend to remove the awning structure, as we have been informed that it does infringe on the property rear setback.

- Project Team – Managing Members of Ideal Bar LLC / Design Coalition
- Existing Conditions – Good / Has been in existence under previous ownership
- Project Schedule – As soon as possible / permitted
- Patio Square Footage – 245 sqft
- Hours of Operation – Open to 1am (per request of ALRC, no amplified music)
- Building Square Footage – 1,560
- Dwelling Units – None
- Value of land - \$22,000 (2016 assessment less improvements)
- Seating – 3 round tables and 12 chairs





EXSTG ROOF CANOPY TO BE REMOVED

35.0'

NEIGHBORING ONE STORY BUILDING

EXSTG. 8' HIGH FENCE W/ GATE

24'-6"

GRAVEL
CONC.

EXISTING PATIO PROPOSED FOR OUTDOOR SEATING
245 SQFT

EXSTG. 8' HIGH FENCE

7 1/2" STEP

EXSTG GRATE & MDM WELL

69.5'

NEIGHBORING TWO STORY BUILDING

1968 ATWOOD- EXSTG. ONE STORY BUILDING

NEIGHBORING TWO STORY BUILDING

ALLEY- UNPAVED

59'-6"

26'-1"

35.0'

EXSTG. CURB CUT

EXISTING SIDEWALK

SITE PLAN
Scale 1"=20'



EXSTG. PARKING ON
A T W O O D A V E.

PROPOSED OUTDOOR SEATING-
1968 ATWOOD AVE.

06.08.16