

CITY OF MADISON

Proposed Conditional Use

Location: 305 East Johnson Street

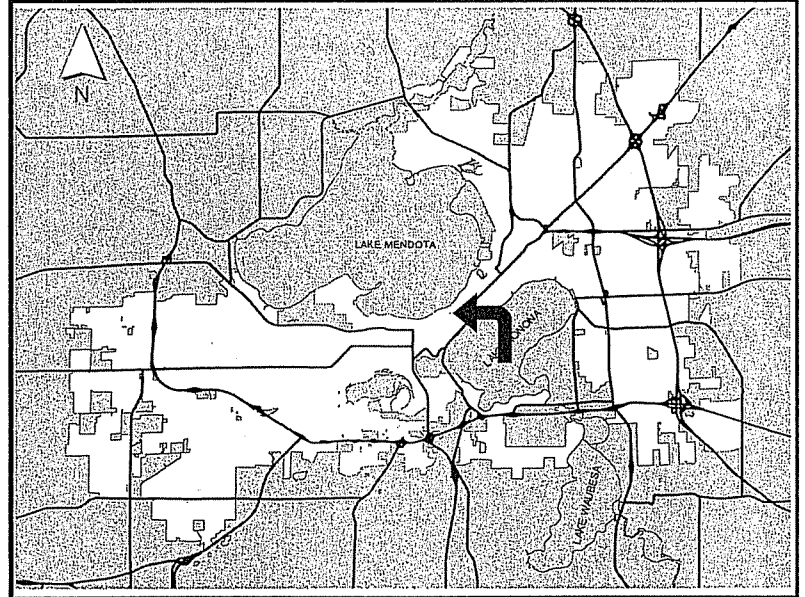
Project Name: Old Marketplace Bistro

Applicant: Navin Jarugumilli

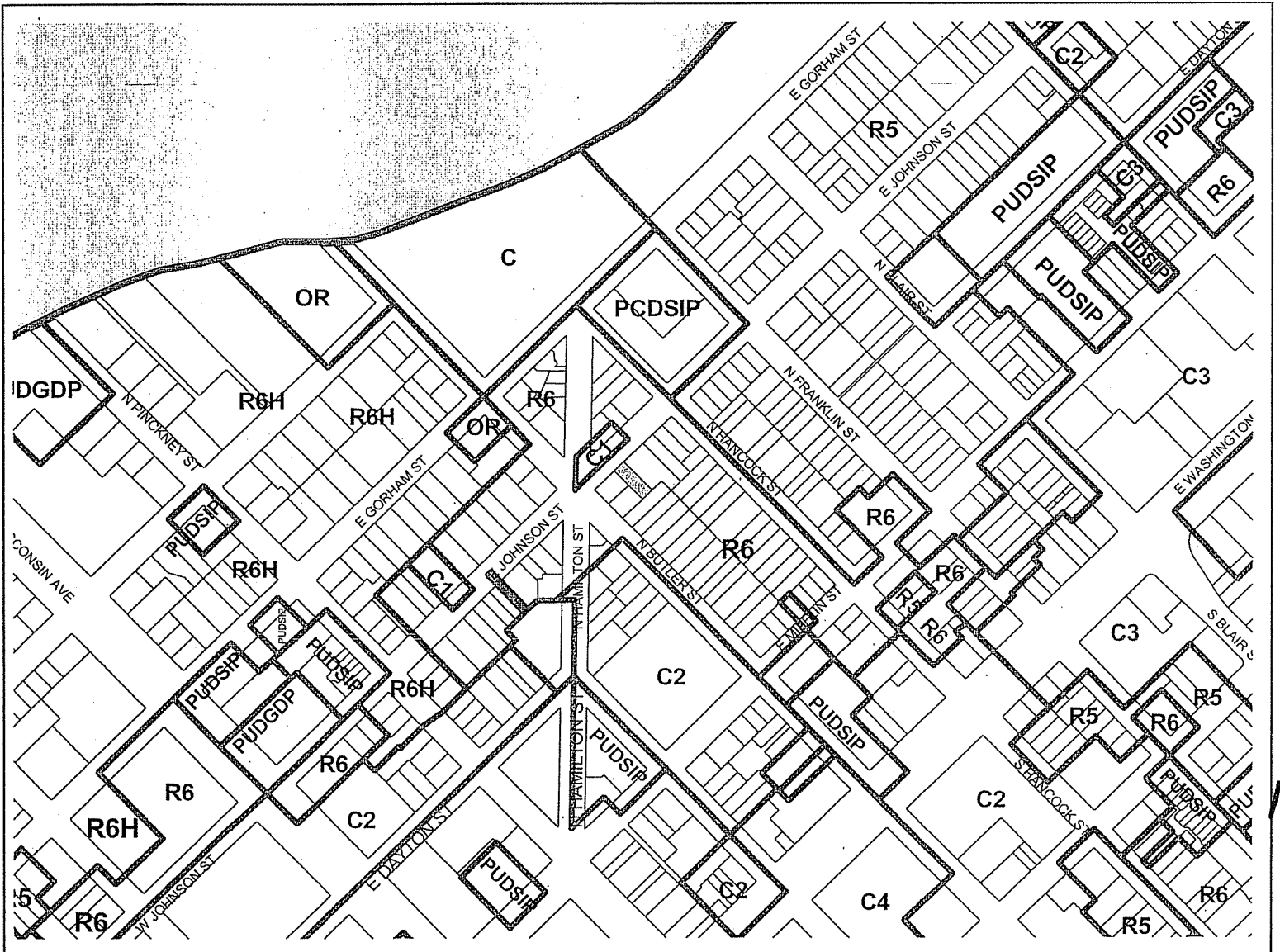
Existing Use: Two Unit Residential Building

Proposed Use: Restaurant & 1 additional unit in a Residential Building

Public Hearing Date:
Plan Commission 20 June 2005




For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



305 East Johnson Street

200 0 200 Feet



Date of Aerial Photography - April 2003



15

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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid 800 - Receipt No. 59829
 Date Received 4/13/05
 Received By [Signature]
 Parcel No. 0709-133-234-01
 Aldermanic District 2- Brenda Kerkel
 GQ OK
 Zoning District R6
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued 4/13/05

1. Project Address: 305 E. Johnson Street **Project Area in Acres:** .075

Project Title (if any): Old Market Bisto & apartments

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: Navin Jarugumilli Company: _____
 Street Address: 18 Shepard Terrace City/State: Madison, WI Zip: 53705
 Telephone: (608) 236-4226 Fax: () Email: _____
 Project Contact Person: Navin Jarugumilli Company: _____
 Street Address: see above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 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: _____
Convert existing building with two residential units with seven bedrooms into a restaurant and three residential units with five bedrooms.

Development Schedule: Commencement _____ Completion _____

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.

Filing Fee: \$ 800 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 (principal) buildings, photos 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 to be approved by the City 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ 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:

Feb 05 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Met with Alderperson Brenda Konkel and twice with the Old Marketplace Neighborhood Assoc.

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 has been completed accurately and all required materials have been submitted:

Printed Name _____ Date 4/11/05

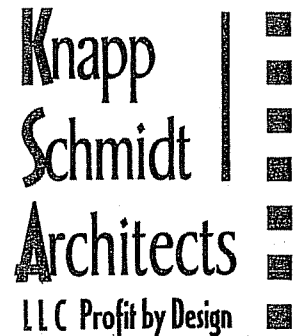
Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 4/11/2005

April 13, 2005

S0402

Land Use Application
Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701-2985



Letter of Intent

For renovations to 305 East Johnson Street, Madison, WI.

Existing Conditions

305 E. Johnson Street is owned by Navin and Barbara Jarugumilli, 2354 Commonwealth Ave, Madison, WI 53711, telephone number 608-213-7170.

The existing two-story building at 305 East Johnson Street, constructed in 1899, has most recently been used for residential apartments. Last occupancy was a four-bedroom apartment on the first floor and a three-bedroom apartment on the second floor. The building is wood frame with a brick veneer.

The site is 33'x 100' = 3,300sf. The basement, first floor, and second floor are all 1,329 sf. With the existing third floor of 396 sf, the total existing floor area is 4,383 sf.

There are no parking spaces on this property. The existing building has a two story mixed use commercial and residential building to the southwest and a two story residential apartment building to the northeast. The rear of the lot is adjacent to parking areas of other residential buildings.

Proposed Use

Commercial Use: The proposed renovation of the building is to convert the basement area and one-half of the first floor into a restaurant. The existing basement floor is one-half of a story below the existing sidewalk. New handicap-accessible sidewalk ramps will connect the street sidewalk to the lower level floor. A new vestibule will be constructed to provide an entrance to both the new commercial space and the apartments. A ground floor addition will be constructed behind the existing building to provide new toilet rooms, mechanical, and utility space.

17

Residential Use: A wheel-chair-accessible sidewalk will also be constructed along the northeast side of the building to reach the first floor (1) bedroom handicap-accessible residential unit. The ground floor addition will provide an exterior usable deck space for the first floor unit.

The second and third floors will be renovated to provide two (2) bedroom units. An existing third floor dormer is planned for expansion to provide better stair headroom and mechanical space.

The resulting usable areas are;

Ground Floor Commercial Space	1,689 sf
First Floor Commercial and Residential Space	1,329 sf
Second Floor Residential Space	1,329 sf
Third Floor Residential Space	<u>747 sf</u>
Total Building Floor Area	5, 396 sf

Other Considerations

The existing building is located less than five feet from the side property boundaries. Although this condition may continue if the building does not change, a major renovation will require review and approval from the building department. Building code variances may be necessary regarding fire protection of the existing window openings. Installation of an automatic sprinkler system may be part of the final construction plans.

No parking is possible on the existing site.

Development Schedule

Upon approval, it is anticipated that construction would be initiated late in the year 2005, and completed in early 2006.

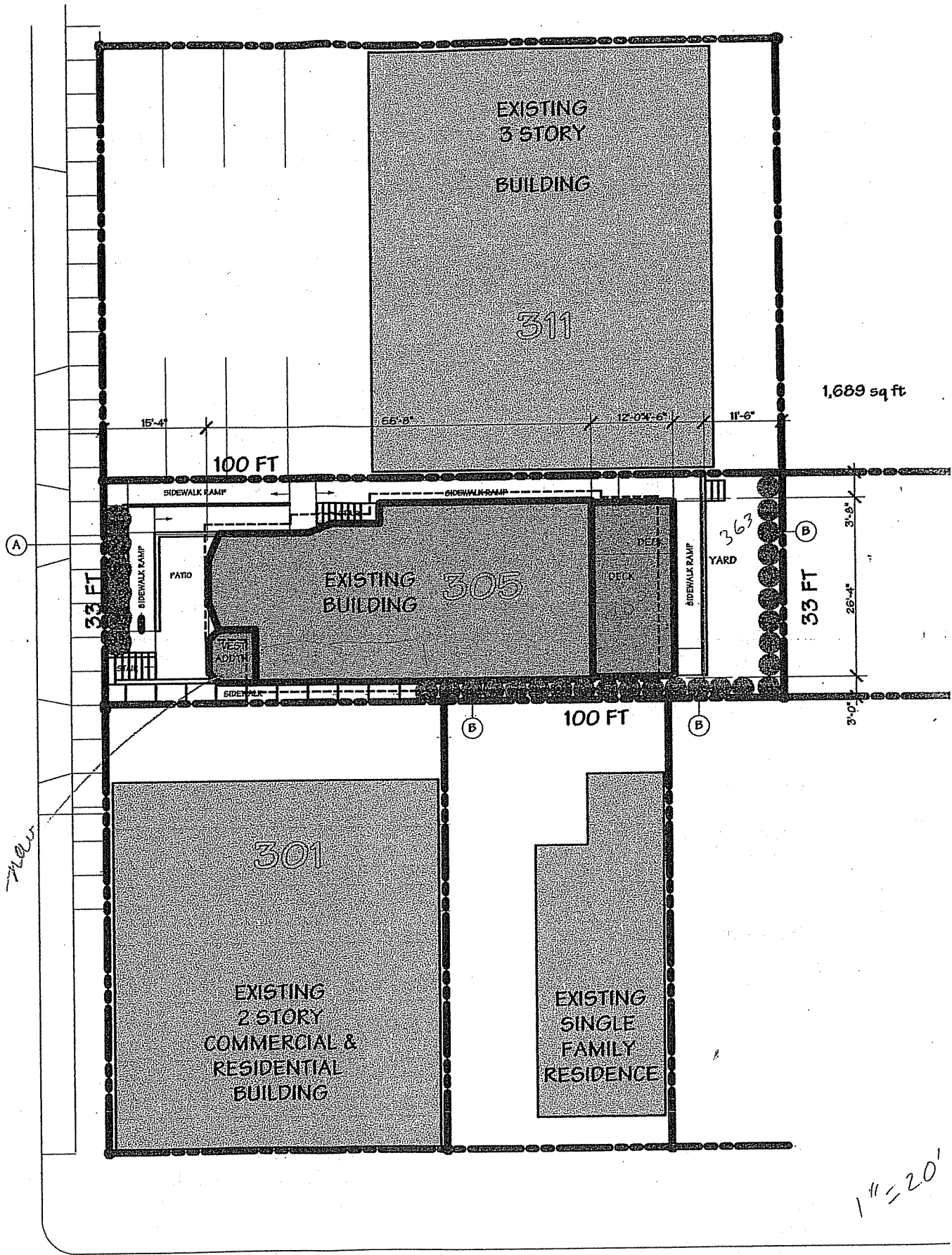
Development Team

The General Contractor has not been selected.

The restaurant will be; Old Marketplace Bistro
Business Owners and Manager will be:
Navin and Barbara Jarugumilli and Peter Sullivan

The restaurant is planning to serve food and drinks from 6:00 am to 12:00 pm. Discussion with the Old Marketplace Neighborhood Committee indicated their desire tat the serving of alcohol will stop at 10:00 pm, but the operators wish to apply for a liquor license until the close time. The maximum capacity of the restaurant will be approximately 53 patrons and 6 employees. The restaurant gross area is 2,181 sf.

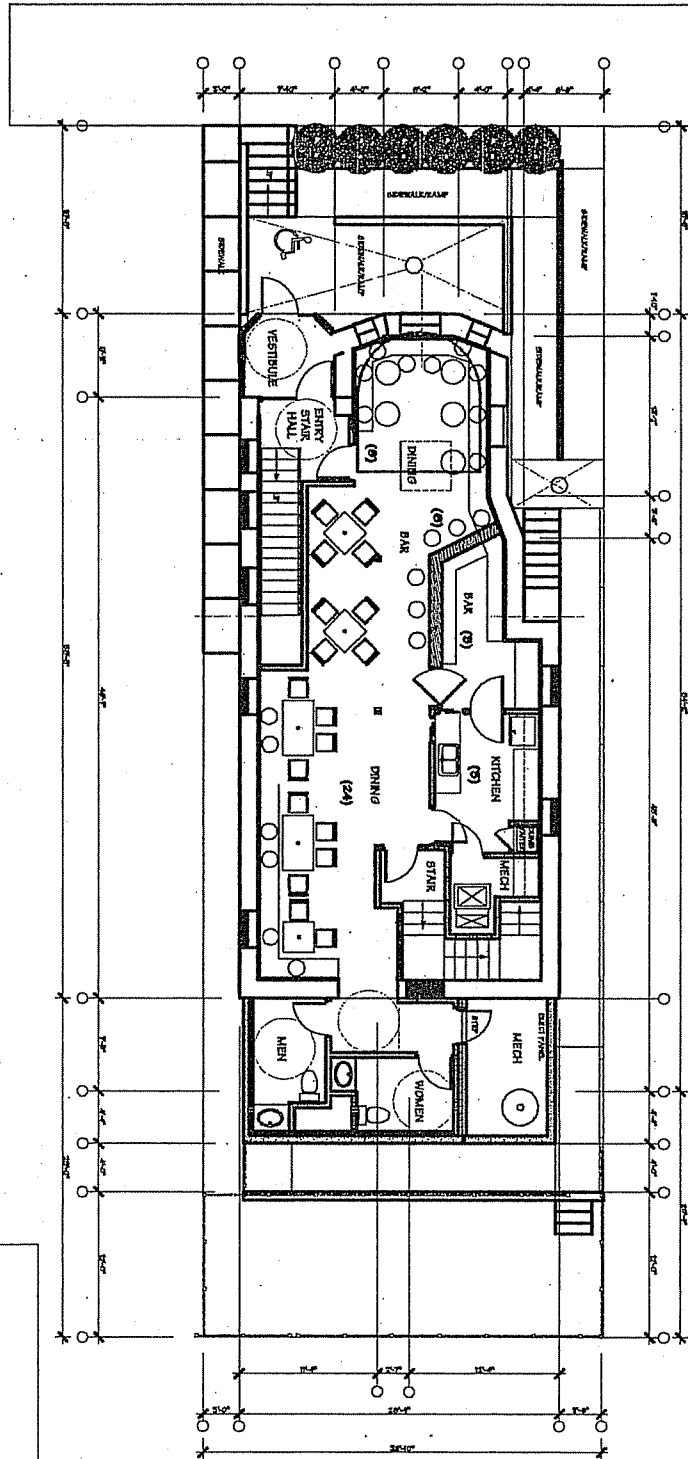
EAST JOHNSON STREET



BUTLER STREET

17

File Date: 04/07/2008 - 00402



SCALE: 1/4"=1'-0"
 PROJECT: MARKET PLACE
 DATE: 04/07/2008
 DRAWN BY: [Signature]

GROUND FLOOR PLAN
 6.0

DATE:	ISSUED:
04/07/2008	PRELIMINARY DESIGN
SCALE:	

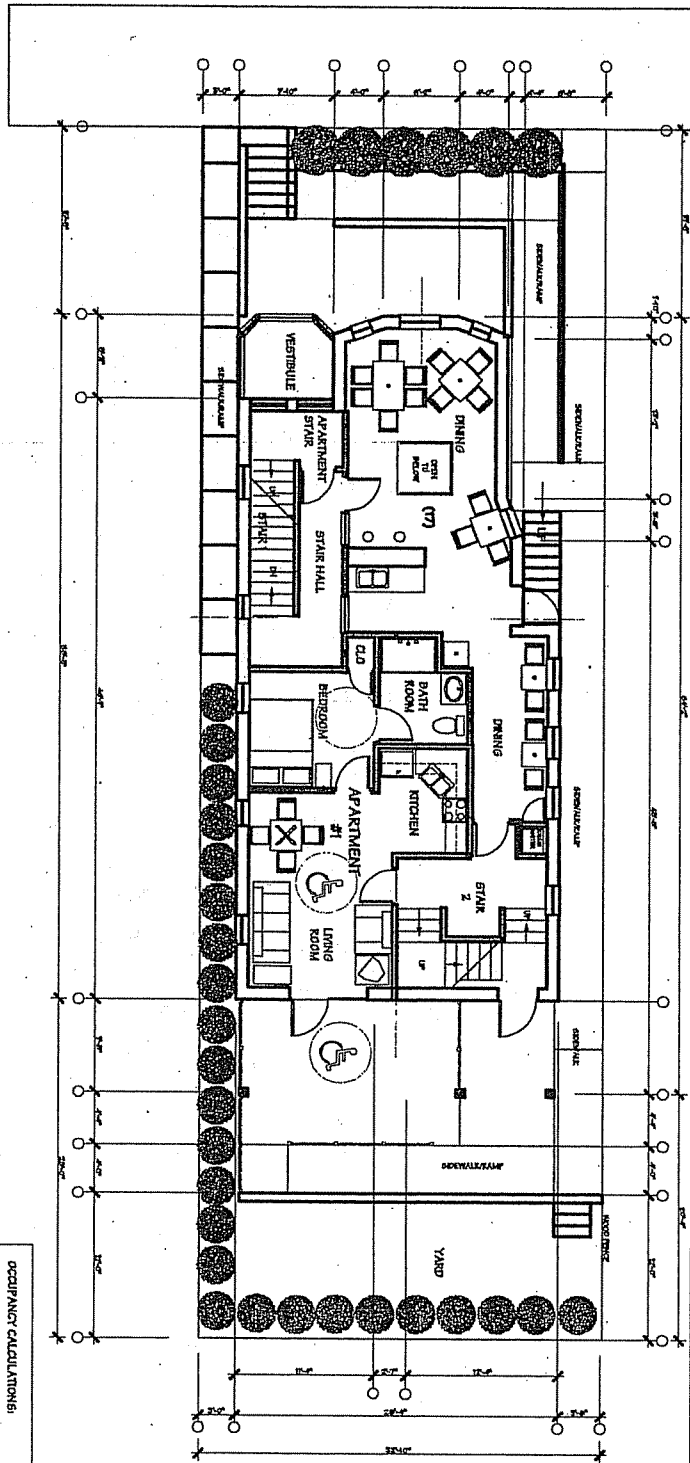
ALTERATIONS TO:
OLD MARKETPLACE BISTRO & APARTMENTS
 305 EAST JOHNSON STREET, MADISON, WI

OWNER:
 NAVIN JARUGUMELLI

GROUND FLOOR PLAN NOTES:
 BUILDING AREA CALCULATIONS:
 EXISTING AREA: 1,329 sq ft
 PROPOSED ADDITIONS: 500 sq ft
 TOTAL BUILDING AREA: 1,829 sq ft

1340 Woodridge St.
 Madison, WI 53704
 Phone: 608-271-0100
 Fax: 608-271-1418
 Email: info@knappp.com
Knappp Architects

17



FIRST FLOOR PLAN NOTES:
 BUILDING AREA/CALCULATION(S):
 RESTAURANT 402 sq ft
 APARTMENT #1 409 sq ft
 STAIR 1 249 sq ft
 STAIR 2 172 sq ft
 TOTAL FIRST FLOOR AREA 1232 sq ft

OCCUPANCY CALCULATIONS:
 RESTAURANT
 SEATING/SEAT = 120 PERSONS
 RESTAURANT
 KITCHEN

SCALE 1/8"=1'-0"
 PROJECT: MARKETPLACE BISTRO & APARTMENTS
 ARCHITECT: KOAPP & SCHMIDT ARCHITECTS

FIRST FLOOR PLAN
 SCALE 6/11"

DATE	REVISION

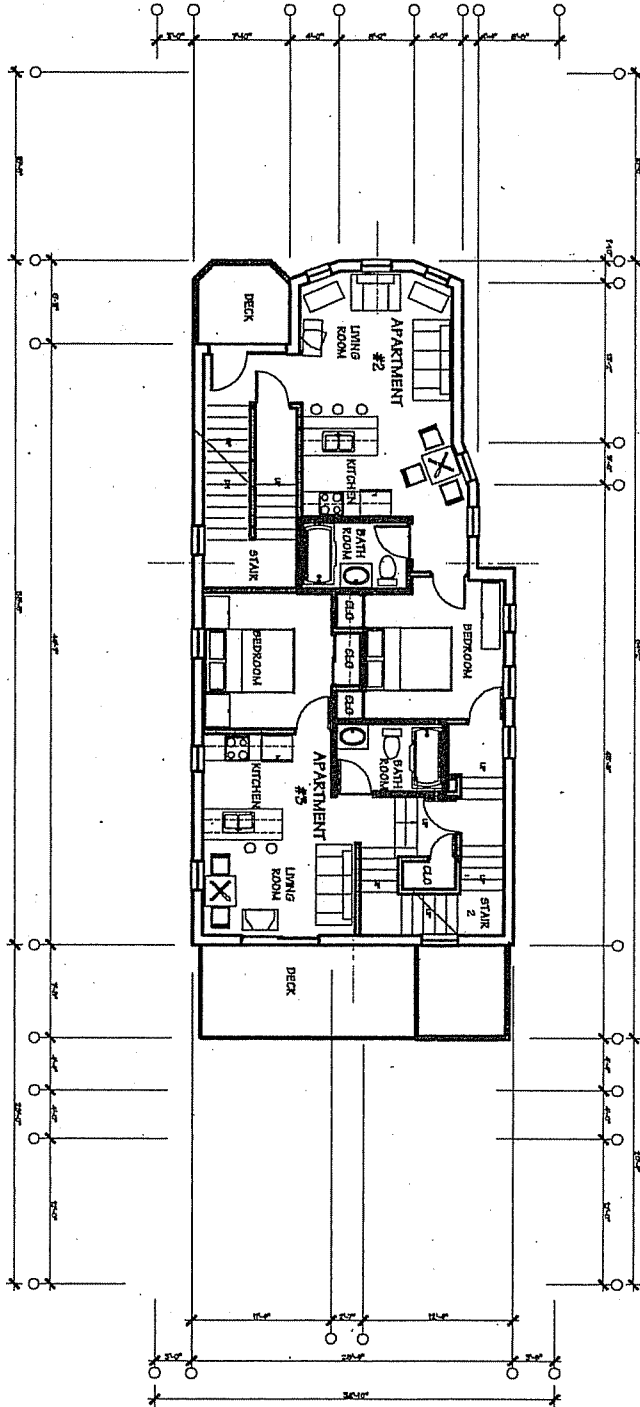
ALTERATIONS TO:
OLD MARKETPLACE BISTRO & APARTMENTS
 505 EAST JOHNSON STREET, MADISON, WI

OWNER
 NAVIN JARUGUMILLI

Koapp & Schmidt Architects
 1340 Wisconsin St.
 Madison, WI 53704
 608-271-0110
 Fax: 608-271-1416
 www.koappandschmidt.com

17

PLA Data 04/07/2008 - 60402



SECOND FLOOR PLAN NOTES:
 FLOOR AREA CALCULATIONS:
 APARTMENT #2 695 sq ft
 APARTMENT #3 536 sq ft
 STAIR 1 100 sq ft
 STAIR 2 89 sq ft
 1,529 sq ft

FRONT UPPER DECK 52 sq ft
 REAR UPPER DECK 135 sq ft

SCALE: 1/4" = 1'-0"
 KRAAPP SCHROEDER ARCHITECTS
 1200 W. WASHINGTON ST.
 MADISON, WI 53704
 TEL: 608.277.1111
 FAX: 608.277.1118
 WWW.KRAAPP-SCHROEDER.COM

SECOND FLOOR PLAN
 SHEET 6.2P

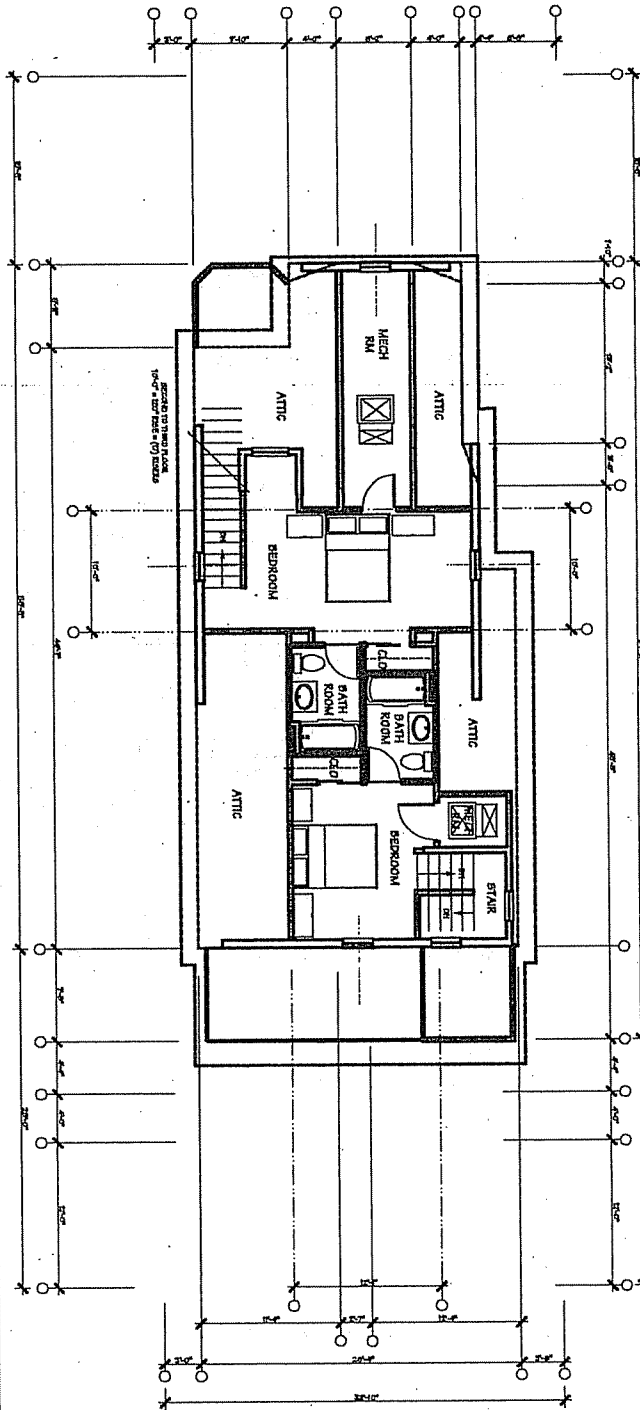
DATE	ISSUED
04/07/08	PRELIMINARY DESIGN

ALTERATIONS TO:
OLD MARKETPLACE BISTRO & APARTMENTS
 306 EAST JOHNSON STREET, MADISON, WI

OWNER:
 HAYN JARUGUMALLI

Kraapp Schrodter Architects
 1200 W. WASHINGTON ST.
 MADISON, WI 53704
 TEL: 608.277.1111
 FAX: 608.277.1118
 WWW.KRAAPP-SCHROEDER.COM

17



THIRD FLOOR PLAN NOTES:

FLOOR AREA CALCULATIONS:

APARTMENT #3	285 sq ft
APARTMENT #2	553 sq ft
MECHANICAL ROOM	122 sq ft
MECHANICAL ROOM	27 sq ft
TOTAL THIRD FLOOR AREA	747 sq ft

SCALE: 1/4" = 1'-0"

PROJECT TITLE: NORTH

DATE: 04/27/06

OWNER: NAVRI JARUGUMILLI

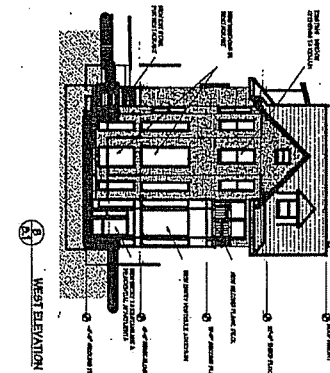
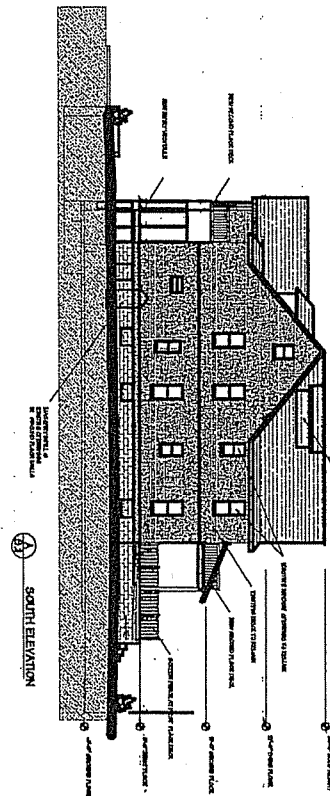
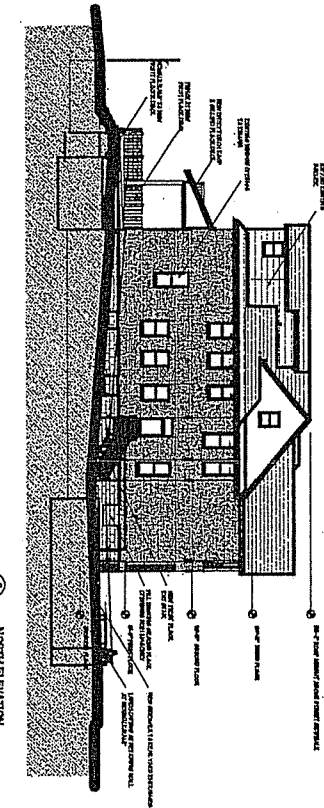
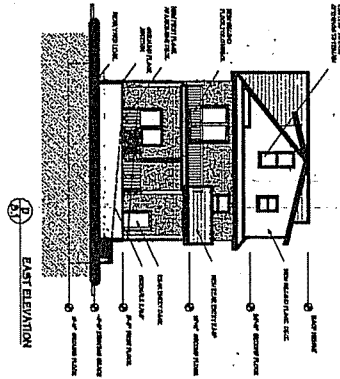
DATE	ISSUED:
04/27/06	04/27/06
04/27/06	04/27/06
04/27/06	04/27/06
04/27/06	04/27/06

ALTERATIONS TO:
OLD MARKETPLACE BISTRO & APARTMENTS
 306 EAST JOHNSON STREET, MADISON, WI

OWNER:
 NAVRI JARUGUMILLI

2340 Watkings Ct.
 Madison, WI 53704
 608-271-1140
 Fax: 608-271-1118
 www.schapp-schmidt.com

Schapp Schmidt Architects



DATE: 04/11/2005

EXTERIOR ELEVATIONS 5/1

DATE:	04/11/2005
BY:	MARK J. SCHAUK
CHECKED BY:	MARK J. SCHAUK
SCALE:	AS SHOWN
PROJECT:	ALTERATIONS TO OLD MARKETPLACE BISTRO & APARTMENTS
LOCATION:	305 EAST JOHNSON STREET, MADISON, WI

ALTERATIONS TO:
OLD MARKETPLACE BISTRO & APARTMENTS
 305 EAST JOHNSON STREET, MADISON, WI

OWNER:
 NAVIN JARUGUMILLI



Mark J. Schauk Architect

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 608-271-0140
 608-271-1418
 Fax
 info@schaukarchitect.com
 www.schaukarchitect.com

17