

CITY OF MADISON

Proposed Conditional Use

Location: 1127 University Avenue

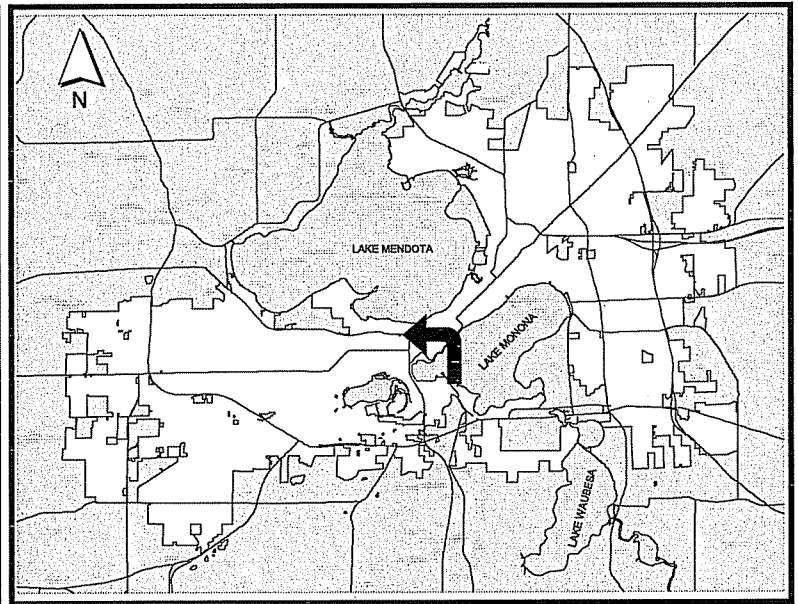
Project Name: Three Squares Cafe Remodel

Applicant: James Hook - The Wesley Foundation/
Phil Kollmeyer

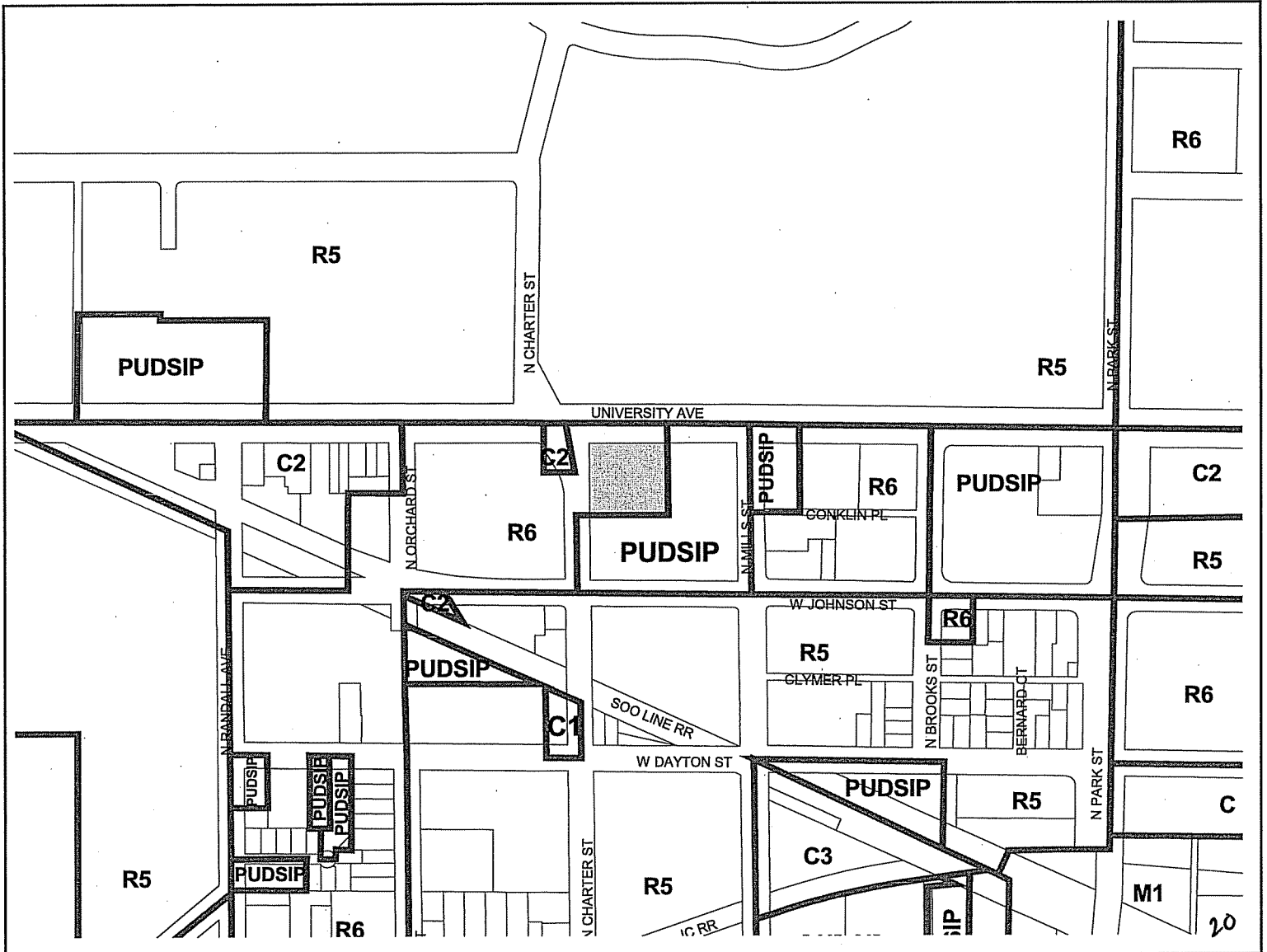
Existing Use: Church

Proposed Use: Restaurant in Lower Level
of Existing Church

Public Hearing Date:
Plan Commission 10 July 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

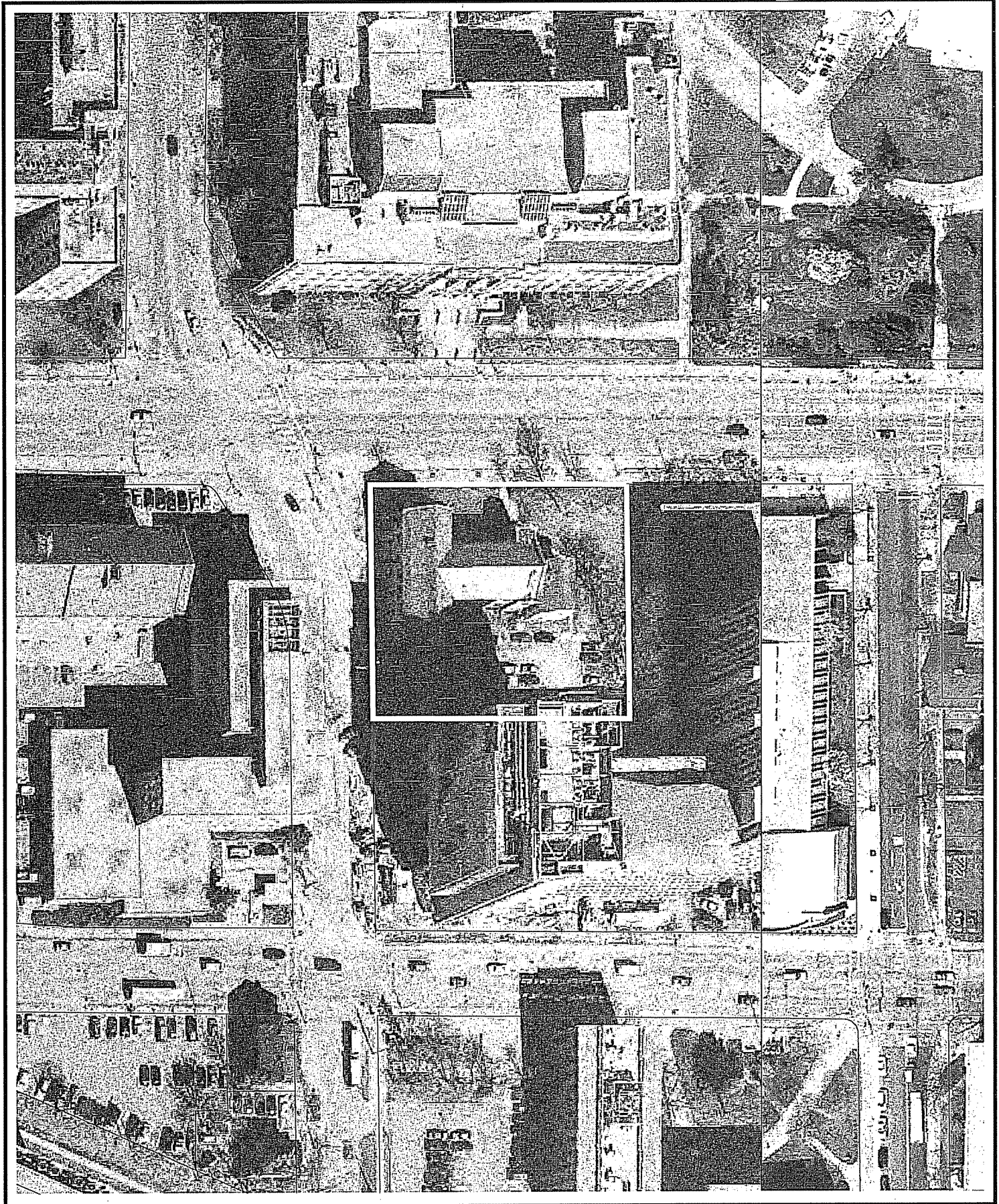


1127 University Avenue

100 0 100 Feet



Date of Aerial Photography - April 2000



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.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$500.00 Receipt No. 71047
 Date Received 5-24-06
 Received By Kaw
 Parcel No. 0709-221-0101-2
 Aldermanic District 08 - Austin King
 GQ ok
 Zoning District R-C
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** 1127 Univ. Ave **Project Area in Acres:** N/A less than 1 acre
Project Title (if any): Three Squares Cafe Remodel

2. **This is an application for:** (check at least one)

<input checked="" 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: Phil Kollmeyer Company: _____
 Street Address: 1127 University Ave City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-1039x3 Fax: () Email: ThreeSquaresCafe@gmail.com
 Project Contact Person: Phil Kollmeyer Company: _____
 Street Address: Same info as above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): The Wesley Foundation, President James Hook
 Street Address: 1127 University Ave City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Project entails bringing the basement of the building up to code and opening a non-profit cafe catering primarily to students and faculty

Development Schedule: Commencement August 1st, 2006 Completion Aug 31st, 2006

CONTINUE →

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 ½ 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:** \$ 500.00 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 shall be in accordance with all adopted City of Madison 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:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Austin King has granted a waiver which is attached
 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 4/1/06 | Zoning Staff Matt Tecker Date 4/1/06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Phillip Kollmeyer Date 5/23/06
 Signature Phil Kollmeyer Relation to Property Owner Volunteer

Authorizing Signature of Property Owner J. Hook president Wesley Foundation Date 6/14/06

1127 University Ave.
Madison, WI 53715

May 9, 2006

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Room LL-100
PO Box 2985
Madison, WI 53701-2985

Dear Sirs:

We are applying for a conditional use permit in order to open Three Squares Café at 1127 University Avenue. Three Squares will be housed in a 2800 square foot space in the basement of The Crossing, an ecumenical campus ministry center owned by the Wesley Foundation. The Crossing does not currently have any commercial space; it now houses a campus ministry, the University United Methodist Church, music recitals, and dance practices. The café remodeling project will begin on August 1, 2006 and is scheduled to conclude on August 30, 2006. The project is being directed by Phillip Kollmeyer and architect Gary Oien under the supervision of the Wesley Foundation Board of Directors (James Hook, Chair) and The Crossing Executive Director Doug Pierce.

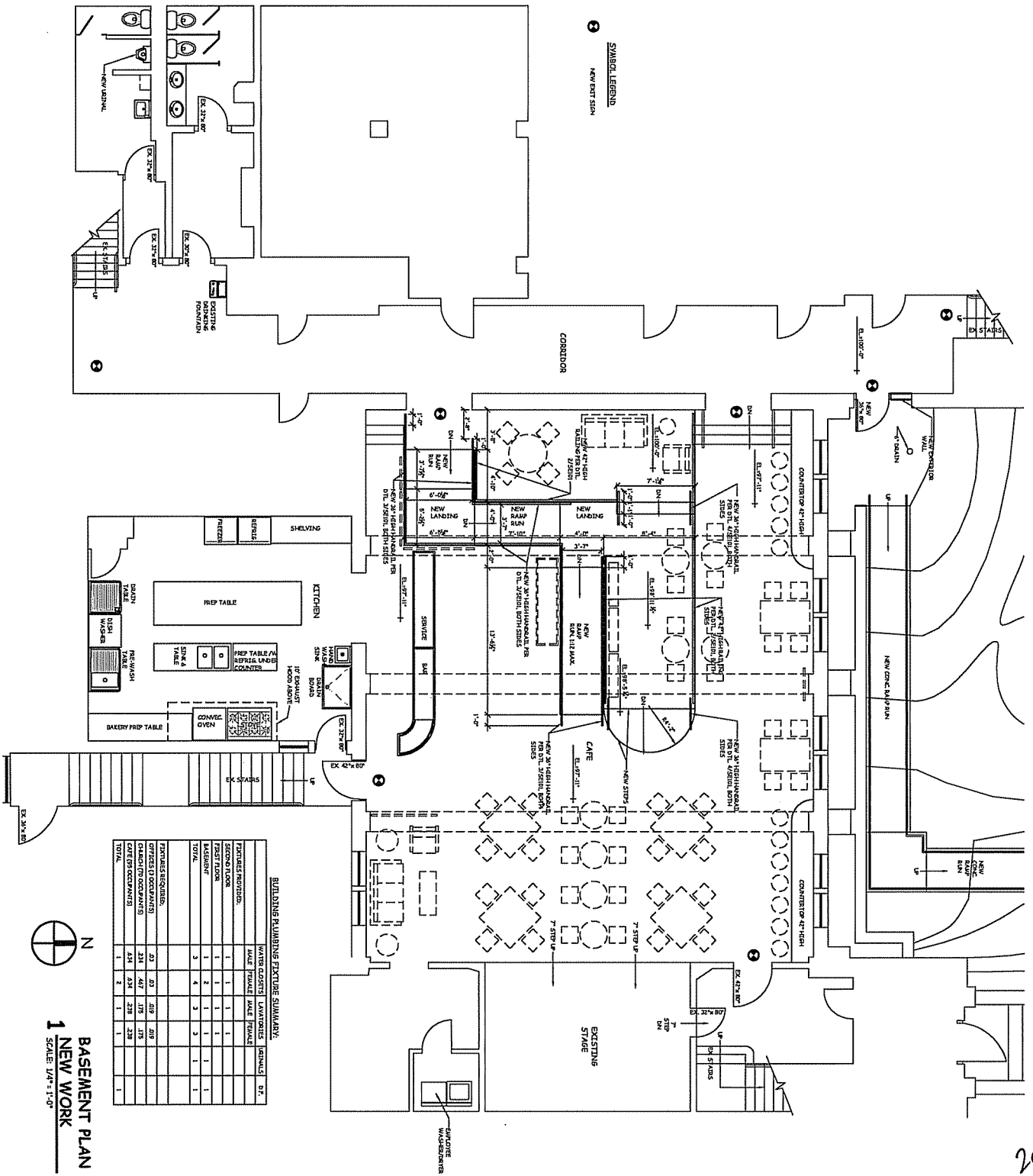
We intend to open a café/coffeehouse in September 2006 that will serve the west UW-Madison campus community. Our mission is to provide patrons with tasty, locally grown, organic food at reasonable prices while providing a needed study space and evening hangout for students and other members of the community. We will be open from 7 am—12 am Monday through Saturday, with more limited hours on Sunday, and plan to employ five to eight full-time workers. We plan to provide breakfast, lunch, and dinner each day, and to host concerts and performances on weekend evenings. Our space is designed for a capacity of about 90 patrons and 5 staff. We anticipate serving primarily students who will arrive via foot or bicycle.

We look forward to serving the Madison community and appreciate your support.

Best Regards,



Three Squares Visioning Committee
Phillip Kollmeyer (Chair)
1127 University Ave.
Madison, WI 53715



SYMBOL LEGEND

NEW EXIST SIGN

BUILDING FINISHES FEATURE SUMMARY:

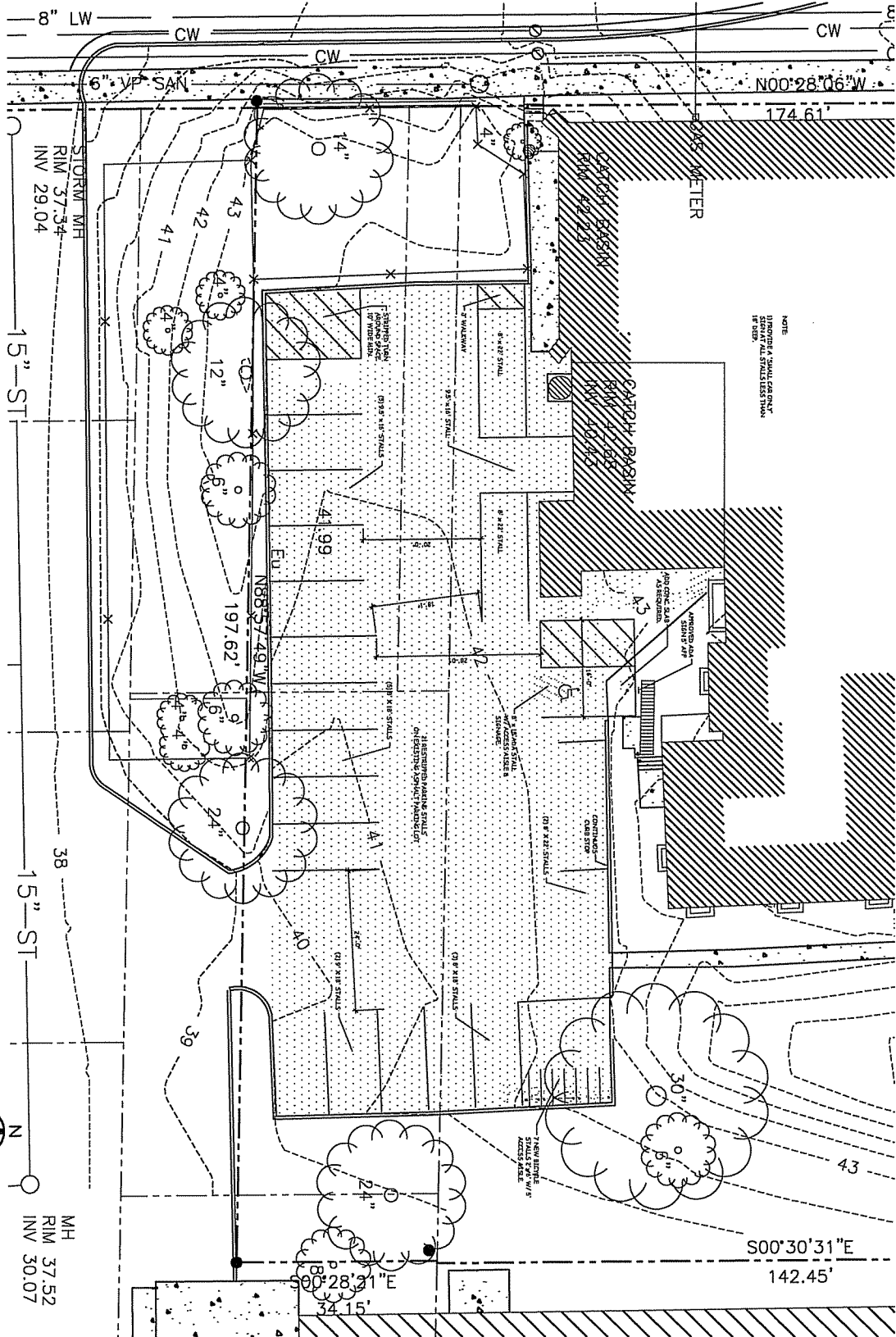
FINISHES	QUANTITY	UNIT	AREA	FINISHES	QUANTITY	UNIT	AREA
WATER CLOSETS	1	EA	1	LABORERS	1	EA	1
FINISHES PROVIDED:				FINISHES			
SECOND FLOOR	1	EA	1	FINISHES	1	EA	1
FIRST FLOOR	1	EA	1	FINISHES	1	EA	1
BASEMENT	1	EA	1	FINISHES	1	EA	1
TOTAL	3	EA	3	FINISHES	3	EA	3
FINISHES REQUIRED:				FINISHES			
FINISHES OCCUPANT	23	EA	23	FINISHES	23	EA	23
FINISHES OCCUPANT	231	EA	231	FINISHES	231	EA	231
FINISHES OCCUPANT	431	EA	431	FINISHES	431	EA	431
TOTAL	1	EA	1	FINISHES	1	EA	1



BASEMENT PLAN -
1 NEW WORK
 SCALE: 1/4" = 1'-0"

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<p>PROJECT: 03-21-06 PROJECT NO: 05016 SHEET NO: AE101</p>	<p>THREE SQUARES CAFE REMODEL 1127 UNIVERSITY AVE. MADISON, WI</p> <p>THE CROSSING 1127 UNIVERSITY AVE. MADISON, WI 53715</p>	<p>BASEMENT PLAN - NEW WORK</p>	<p>GO/A Architects, Inc. 7878 Big Sky Dr., Madison, WI 53719 Office 608.251.5255 Fax 608.831.2963 goain@goa-architects.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
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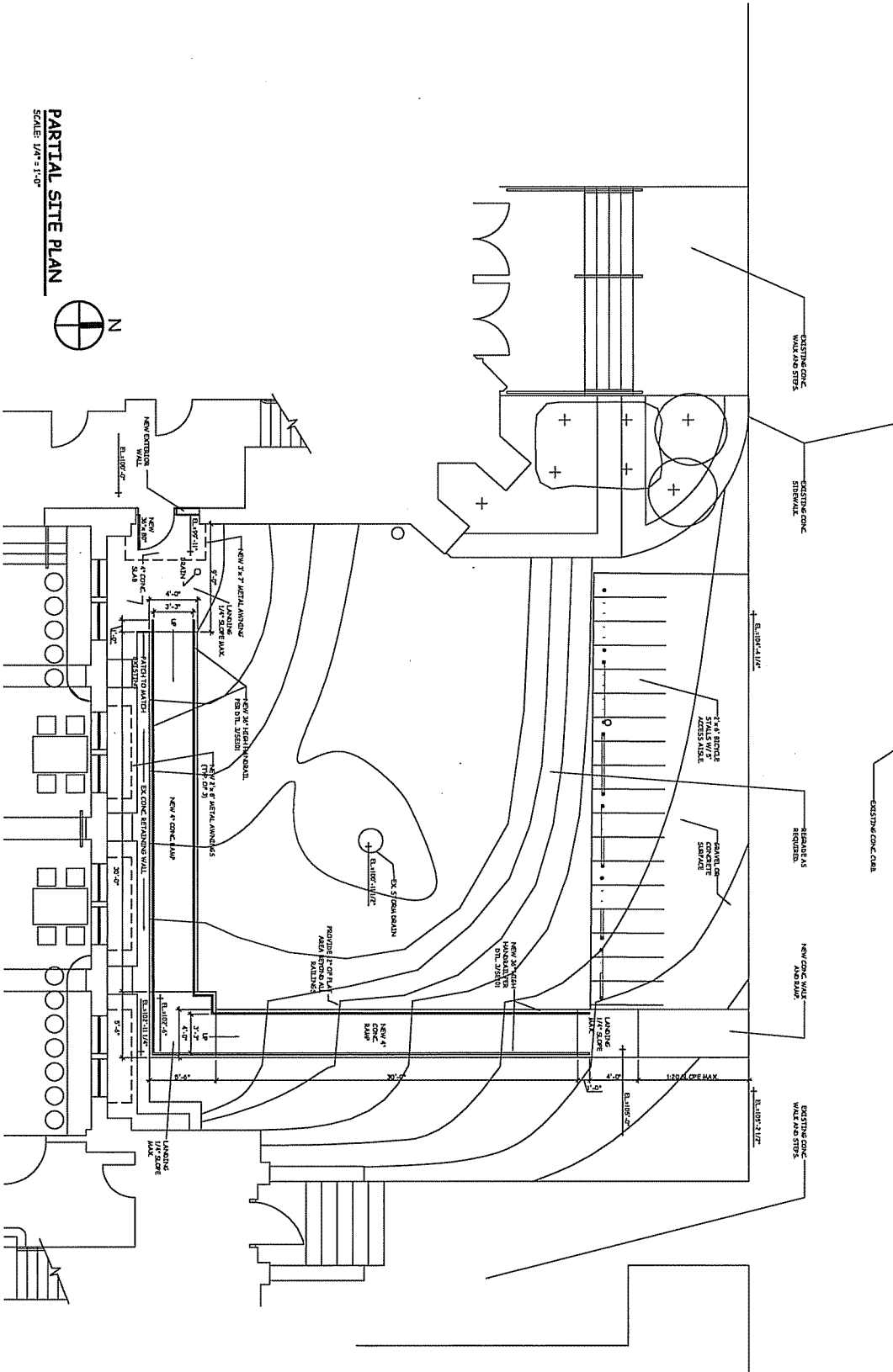
NOTE
 1. UNLESS OTHERWISE NOTED,
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



<p>PROJECT: 03-21-06 SHEET: 05016 CI103</p>	<p>THREE SQUARES CAFE REMODEL 1127 UNIVERSITY AVE. MADISON, WI</p>	<p>Net For Construction For Construction</p>	<p>ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE SHALL BE SHOWN WITH A DIMENSION LINE AND CENTER MARK. DIMENSIONS TO FACE SHALL BE SHOWN WITH A DIMENSION LINE AND CENTER MARK. DIMENSIONS TO FACE SHALL BE SHOWN WITH A DIMENSION LINE AND CENTER MARK.</p>	<p>GO/A Architects, Inc. 7870 Old Sky Dr., Madison, WI 53719 Office 608.231.5255 Fax 608.231.2963 goa@a-architects.com</p>	<p>DATE</p>	<p>DESCRIPTION</p>
	<p>THE CROSSING 1127 UNIVERSITY AVE. MADISON, WI 53715</p>				<p>ENLARGED SITE PLAN</p>	<p>REVISIONS</p>

PARTIAL SITE PLAN



2

PROJECT	CLIENT
THREE SQUARES CAFE REMODEL 1127 UNIVERSITY AVE. MADISON, WI	THE CROSSING 1127 UNIVERSITY AVE. MADISON, WI 53715
PROJECT DATE	03-24-06
PROJECT NO.	05016
SHEET NO.	CI102

NOT FOR CONSTRUCTION	FOR CONSTRUCTION
PARTIAL SITE PLAN	

GO/A Architects, Inc.
7878 Dig Sky Dr., Madison, WI 53719
Office 608.831.5255 Fax 608.831.2963
golden@goa-architects.com

REVISIONS	No.	DATE	DESCRIPTION