

# CITY OF MADISON

# Proposed Rezoning

Location: 305 East Johnson Street

Applicant: Navin Jarugumilli/Mark Schmidt - Knapp Schmidt Architects

From R6 District(s)

To PUD (GDP-SIP) District(s)

Existing Use: Residential

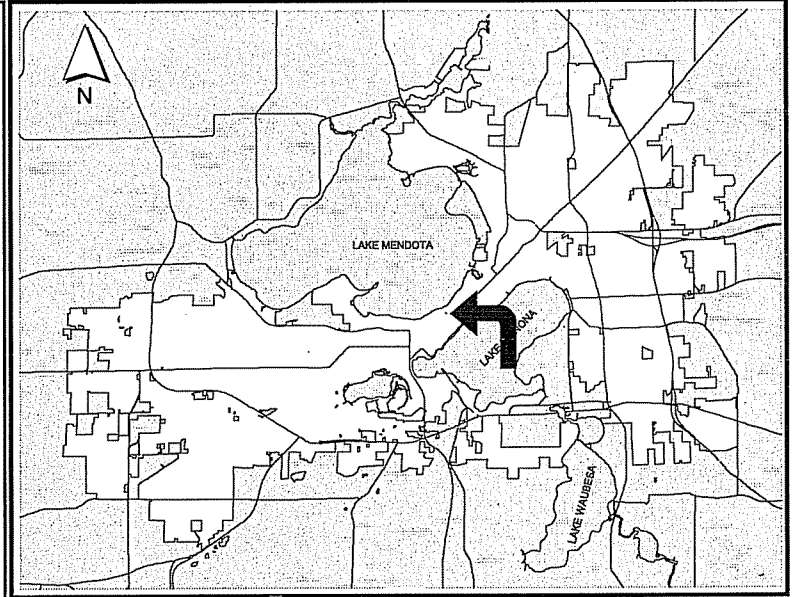
Proposed Use: Convert 1st Floor Residential Space to Restaurant/Tavern

File No. \_\_\_\_\_

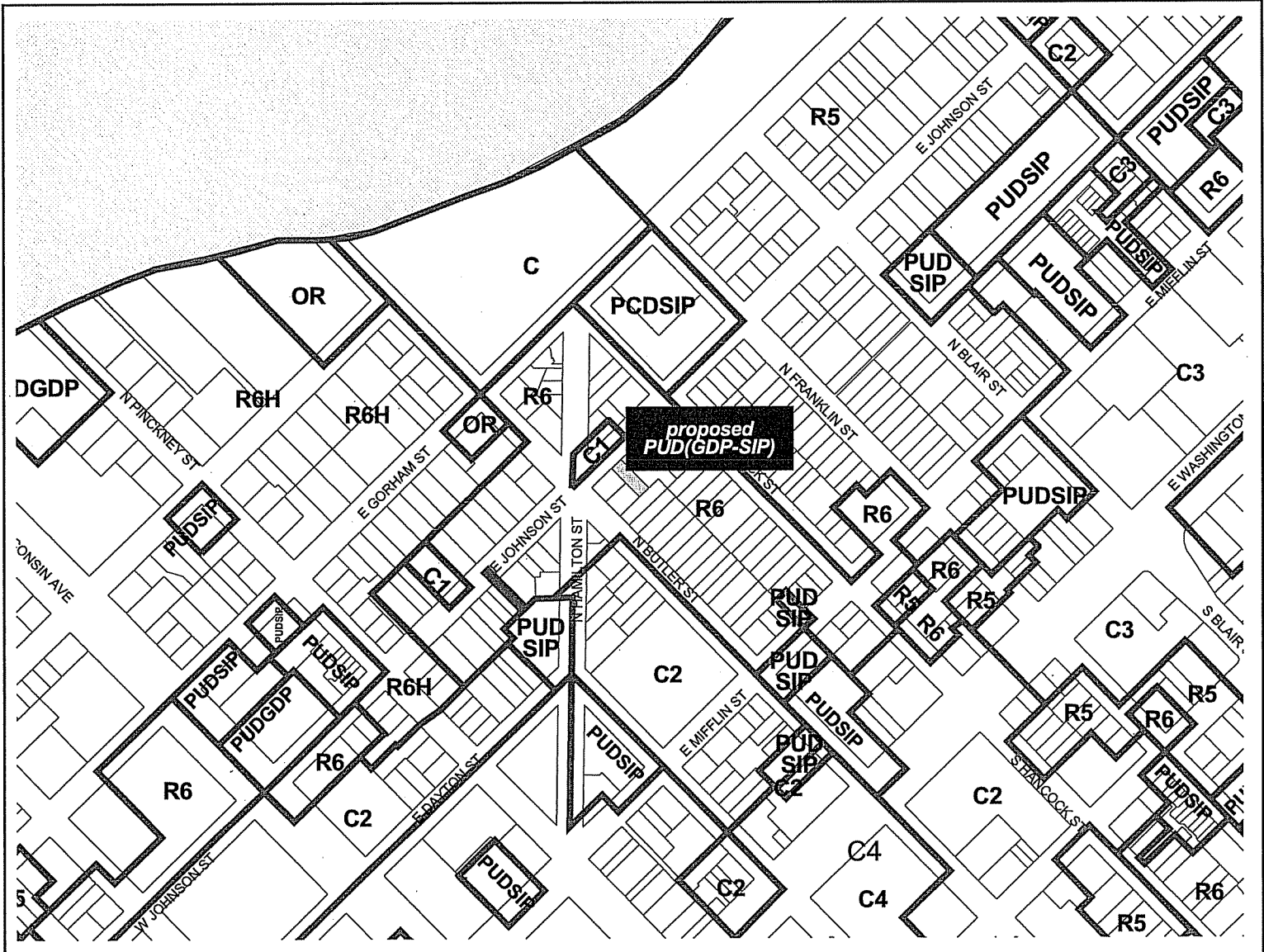
Public Hearing Dates: \_\_\_\_\_

Plan Commission 10 July 2006

Common Council 18 July 2006



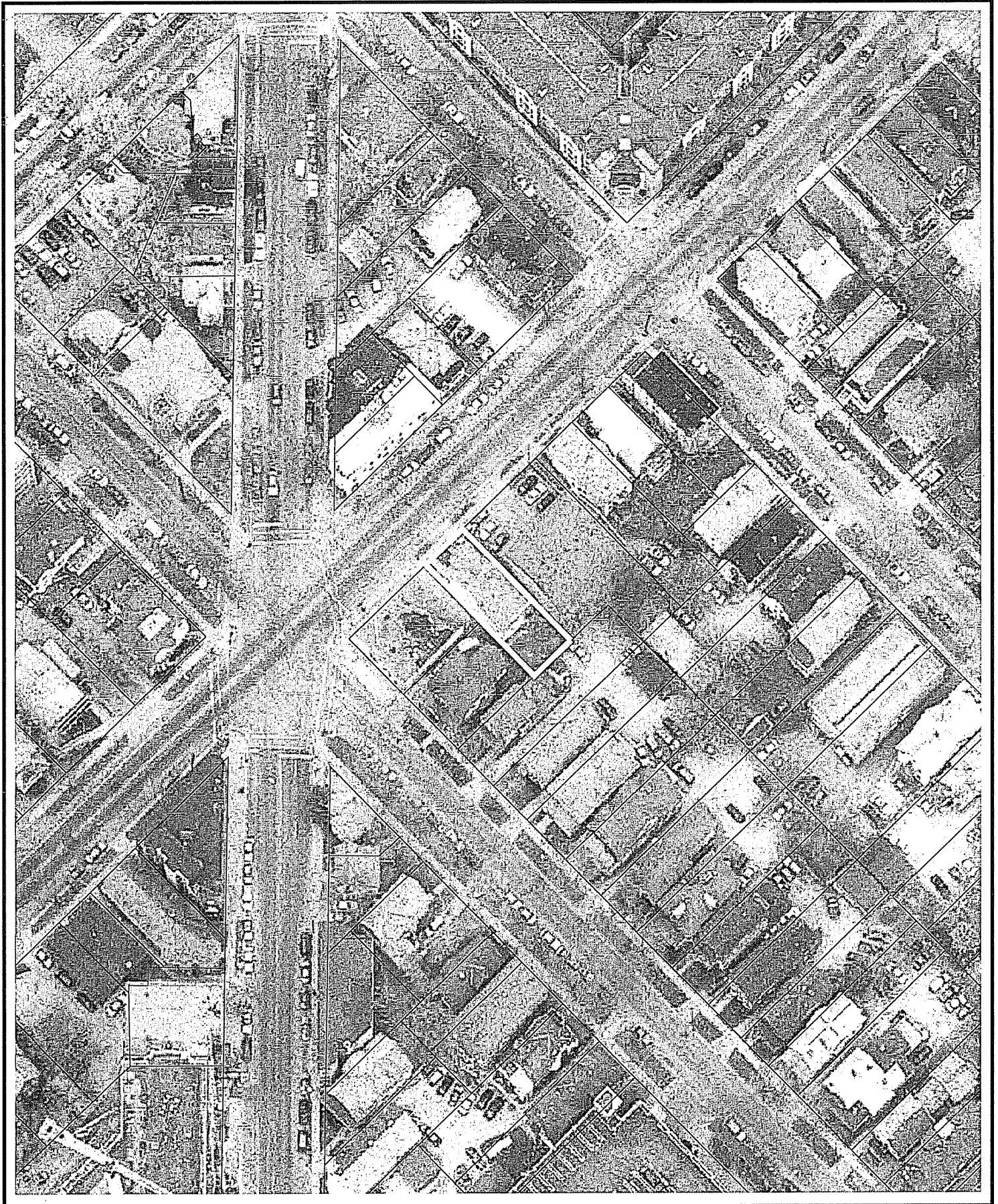
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 305 East Johnson Street

100 0 100 Feet

*Date of Aerial Photography - April 2003*



April 13, 2005

S0402

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

Knapp  
Schmidt  
Architects  
LLC Profit by Design

### 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.

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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 that 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.



# 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 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>N/A</u> Receipt No. _____
Date Received	<u>5-10-06</u>
Received By	<u>KAW</u>
Parcel No.	<u>0709-133-2340-1</u>
Aldermanic District	<u>02-Brenda Konkel</u>
GQ	<u>EXIST CU-</u>
Zoning District	<u>R-6</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. _____
Plan Sets	_____ Zoning Text _____
Alder Notification	_____ Waiver _____
Ngrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	_____

1. Project Address: 305 E. JOHNSON ST Project Area in Acres: \_\_\_\_\_  
Project Title (if any): OLD MARKETPLACE BISTRO

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 checked="" type="checkbox"/> Rezoning from <u>R-6</u> 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MARK SCHMIDT Company: KNAPP SCHMIDT ARCHITECTS  
Street Address: P.O. Box 762 City/State: WAUCOMA, WI Zip: 52982  
Telephone: (800) 236-0140 Fax: (202) 787-4448 Email: KSARCH@EARTHLINK.NET  
Project Contact Person: MARK SCHMIDT<sup>1418</sup> Company: SNMB  
Street Address: SAME City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) SAME Fax: ( ) \_\_\_\_\_ Email: SAME  
Property Owner (if not applicant): NAVIN JARUGUMILU  
Street Address: 2354 1856TH AVENUE TERRACE City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: CONVERT  
GROUND FLOOR & 1ST FLOOR TO RESTAURANT/TAVERN  
RENOVATE 2ND & 3RD FLOOR RESIDENTIAL APARTMENTS  
Development Schedule: Commencement OCTOBER 2006 Completion JANUARY 2007



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:** \$ — 0 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](mailto: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:

NEIGHBORHOOD MEETINGS MARCH 2005

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 MARK SCHMIDT Date 5/10/06

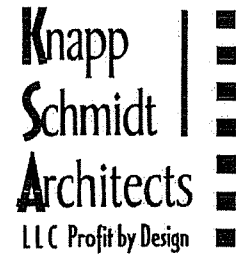
Signature [Signature] Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 5/10/2006

May 9, 2006

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. To create;

### **Old Market Bistro and Bakery And Residential Apartments**

## Existing Conditions

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 the first floor into a restaurant/tavern. 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.

A wheel-chair-accessible sidewalk will also be constructed along the northeast side of the building to reach the first floor commercial space.

The restaurant is planning to serve food and drinks from 6:00 am to 11:00 pm. Discussion with the Old Marketplace Neighborhood Committee indicated their desire that the serving of

alcohol will stop at 10:00 pm. The maximum capacity of the restaurant will be approximately 100 patrons and 6 employees. The dining area of the restaurant area is 1,431 sf. or 95 patrons.

Residential Use; The second and third floors will be renovated to retain 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 Space	1,487 sf
Second Floor Residential Space	1,329 sf
Third Floor Residential Space	<u>773 sf</u>
Total Building Floor Area	5,266 sf

#### Other Considerations

The existing building is located less than five feet from the side property boundaries. A change in use on the first two floors requires meeting the one hour fire rating, so existing windows on the two lowest level will be filled in with brick to match the existing surface. . The two upper residential use floors do not change use. The windows will be replaced in the existing openings.

No parking is possible on the existing site.

#### Development Schedule

A Conditional Use was granted for this project in June of 2005. The intent and discussion of the proposed project was to provide a dining facility in which alcohol could be served to patrons. City of Madison Planning staff have determined that alcohol could not be served in a business in the R-6 zoning district. Therefore a PUD zoning change is being sought as the only option available to achieve the business concept at 305E. Johnson Street.

It is anticipated that pending early 2006 City approval of the PUD zoning, construction would begin in 2006 and be completed in early 2007.

#### Development Team

305 E. Johnson Street is owned by Old Market Bistro LLC, Navin Jarugumilli, 2354 18 Shepard Terrace, Madison, WI 53705, telephone number 608-213-7170.

Architect; Mark Schmidt Architect, PO box 762, Wautoma, WI 54982. 800-236-0140

The General Contractor has not been selected.

The restaurant will be; Old Marketplace Bistro and Bakery LLC  
Navin Jarugumilli and manager Jeff Holm



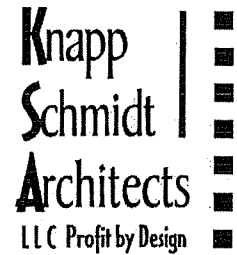
May 9, 2006

## **Old Market Bistro & Bakery**

### **And Residential Apartments**

305 E. Johnson Street

Madison, WI



## **Zoning Text**

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

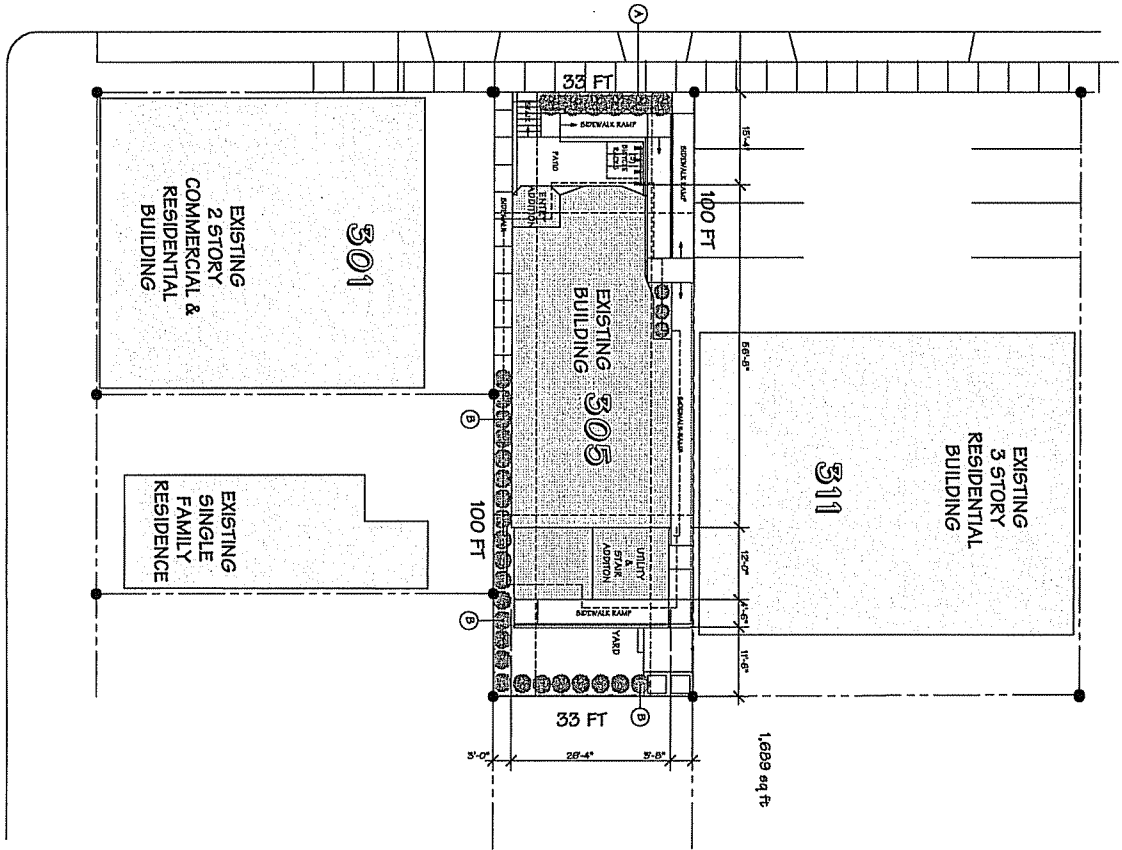
- A. Statement of Purpose: This zoning district is established to allow for the construction of a multi-use building housing a restaurant-tavern and residential apartments.
- B. Permitted Uses:
  - 1. Those that are stated as permitted users in the R6 District.
  - 2. Uses accessory to permitted uses as permitted in the R6 District.
  - 3. Other permitted uses: restaurant-tavern
- C. Lot Area 3,300 sf
- D. Floor Area Ratio
  - 1. Maximum floor area ratio permitted is 2.0
  - 2. Maximum building height shall be 3 stories or as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Parking & Loading: No on-site parking is required.
- H. Lighting: Site lighting will be provided as shown on approved plans.
- I. Signage: signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



BUTLER STREET

HAMILTON STREET

EAST JOHNSON STREET



**SITE PLAN NOTES:**

SITE AREA: 3,300 sq ft

**BUILDING AREA CALCULATIONS:**

EXISTING BUILDING AREA: 1,299 sq ft  
 FRONT VERMILION ADDITION: 62 sq ft  
 REAR GROUND FLOOR UNITARY ADDITION: 505 sq ft  
 TOTAL BUILDING AREA: 1,866 sq ft

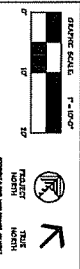
**SCOPE OF WORK**

CONSTRUCT NEW CONCRETE SIDEWALK RAMP  
 TO FRONT AND REAR OF BUILDING IN  
 FRONT AND REAR YARD ACCESSIBLE  
 RESIDENTIAL UNIT AT THE REAR OF THE REAR  
 STREET SIDE AND INCLUDE VERMILION  
 STAIRS AND RAMP TO REAR UNIT. 1959  
 FENCES, AND LANDSCAPING.

NOTE (1) BRICK PAVES IN FRONT YARD FOR  
 COMMERCIAL SPACE AND (2) PAVES AT FRONT  
 FLOOR REAR ENTRY FOR RESIDENTIAL UNIT.

**LANDSCAPING SCHEDULE**

- (A) SHRUBS ALONG STREET SIDEWALK (options to be determined)
- (B) PRIVACY SCREEN SHRUBS ALONG PROPERTY BOUNDARIES (options to be determined)



DATE:	ISSUED:
04/06/06	CONDITIONAL USE
05/06/06	PLAN REVIEW
50402	

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

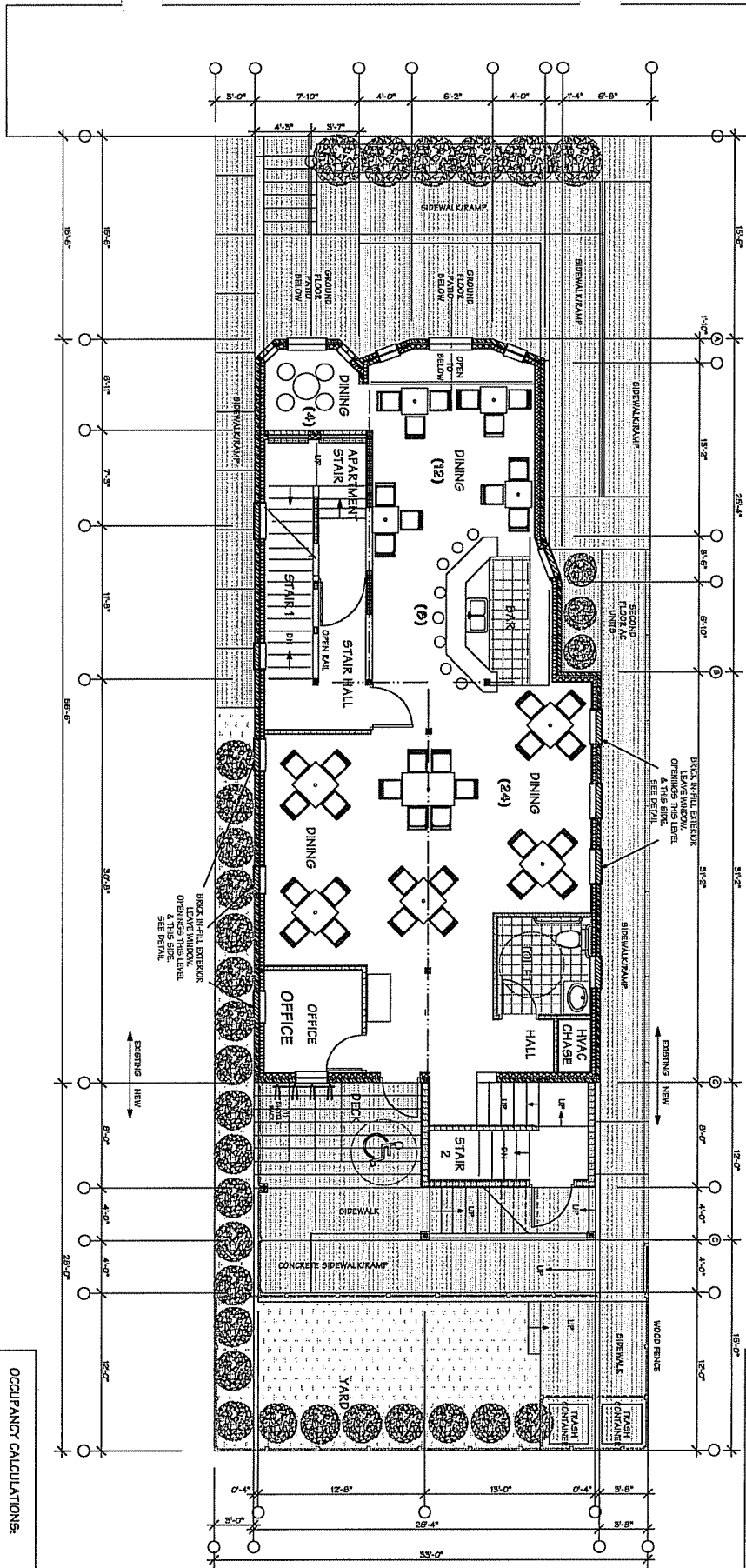
NAVIN JARUGUMILLI  
 MADISON, WI

**Mark J. Schmidt Architect**

8040 Whetstone Street  
 Madison, WI 53704  
 608-271-0140  
 Phone  
 608-271-1418  
 Fax  
 kschmidt@earthlink.net  
 e-mail

SITE PLAN  
 2.1





**FIRST FLOOR PLAN NOTES:**  
 BUILDING AREA CALCULATIONS:  
 RESTAURANT 1182 sq ft  
 STAIR 1 189 sq ft  
 STAIR 2 ADDITION 127 sq ft  
**TOTAL FIRST FLOOR AREA 1,497 sq ft**

**OCCUPANCY CALCULATIONS:**  
 RESTAURANT 837 sq ft  
 837 SF/157 SF = (5) PERSONS  
 RESTAURANT PER SEATING = (48) PERSONS

SCALE: 1/4"=1'-0"  
 NORTH  
 NORTH  
 NORTH  
 COMPASS & BOX SURVEY ADJUSTED

**ALTERATIONS TO CREATE:**  
 OLD MARKETPLACE BISTRO & BAKERY  
 & RESIDENTIAL APARTMENTS  
 305 EAST JOHNSON STREET, MADISON, WI

**OWNER:**  
 OLD MARKET BISTRO LLC  
 NAMN JARUGUMILLI

**Knapp Schmidt Architects LLC**  
 2040 Wrentham St.  
 Madison, WI 53704  
 608 - 271 - 0140  
 Fax: 608 - 271 - 1418  
 kschmidt@earthlink.net  
 e-mail

DATE:	ISSUED:
04/15/06	CONDITIONAL USE
05/10/06	PLD
SC0402	

**FIRST FLOOR PLAN**  
 6.1P







