



Location
453 West Gilman Street

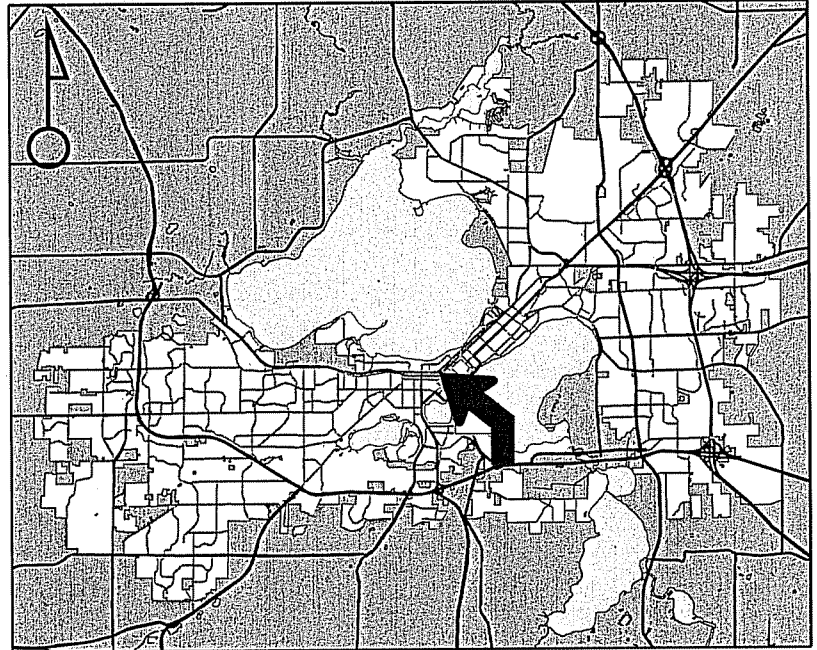
Project Name
Cheba Hut Deck

Applicant
453 West Gilman Street, LLC/
Marc Torres - Cheba Hut

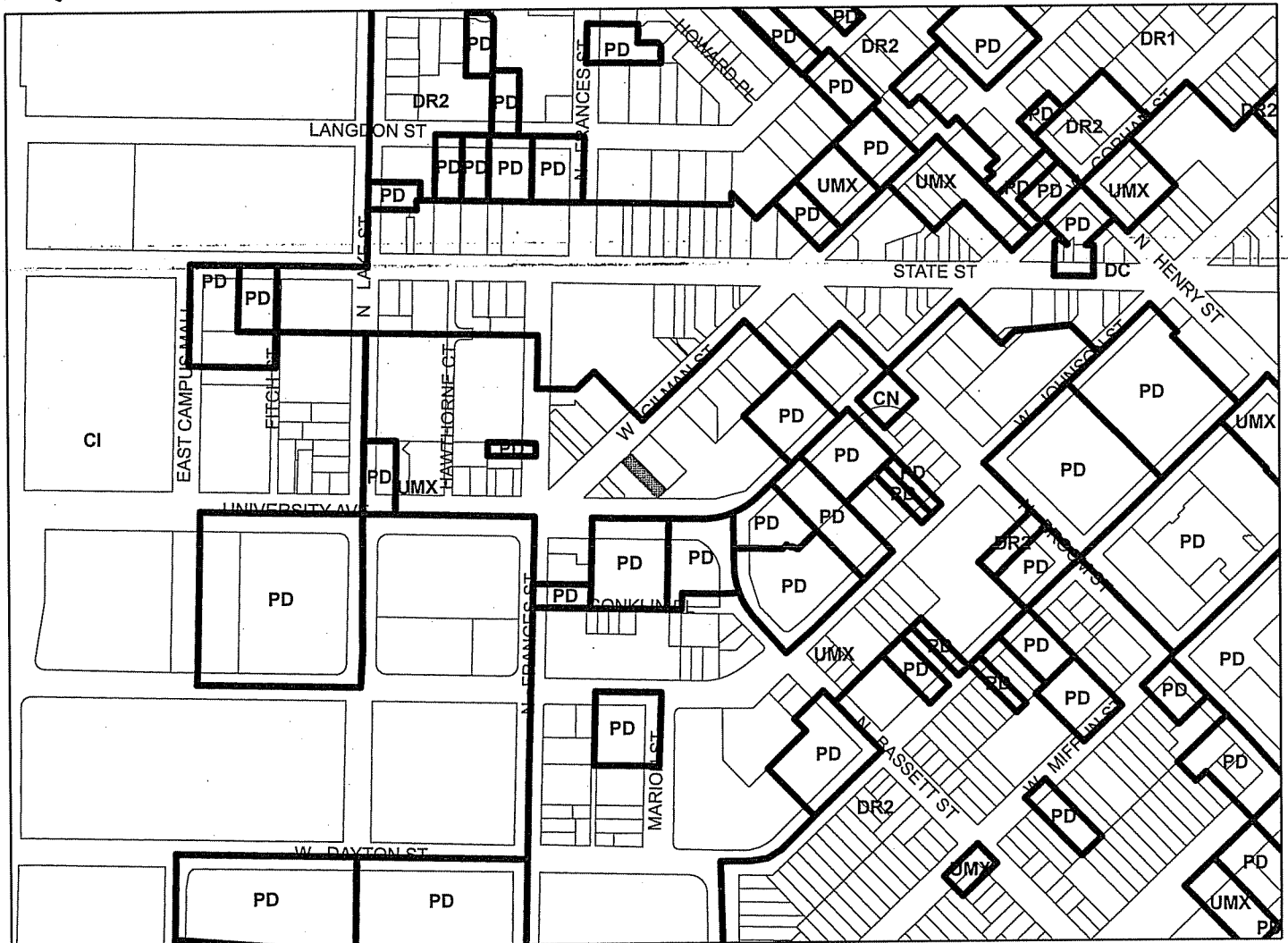
Existing Use
Restaurant-tavern

Proposed Use
Construct outdoor eating area
for restaurant-tavern

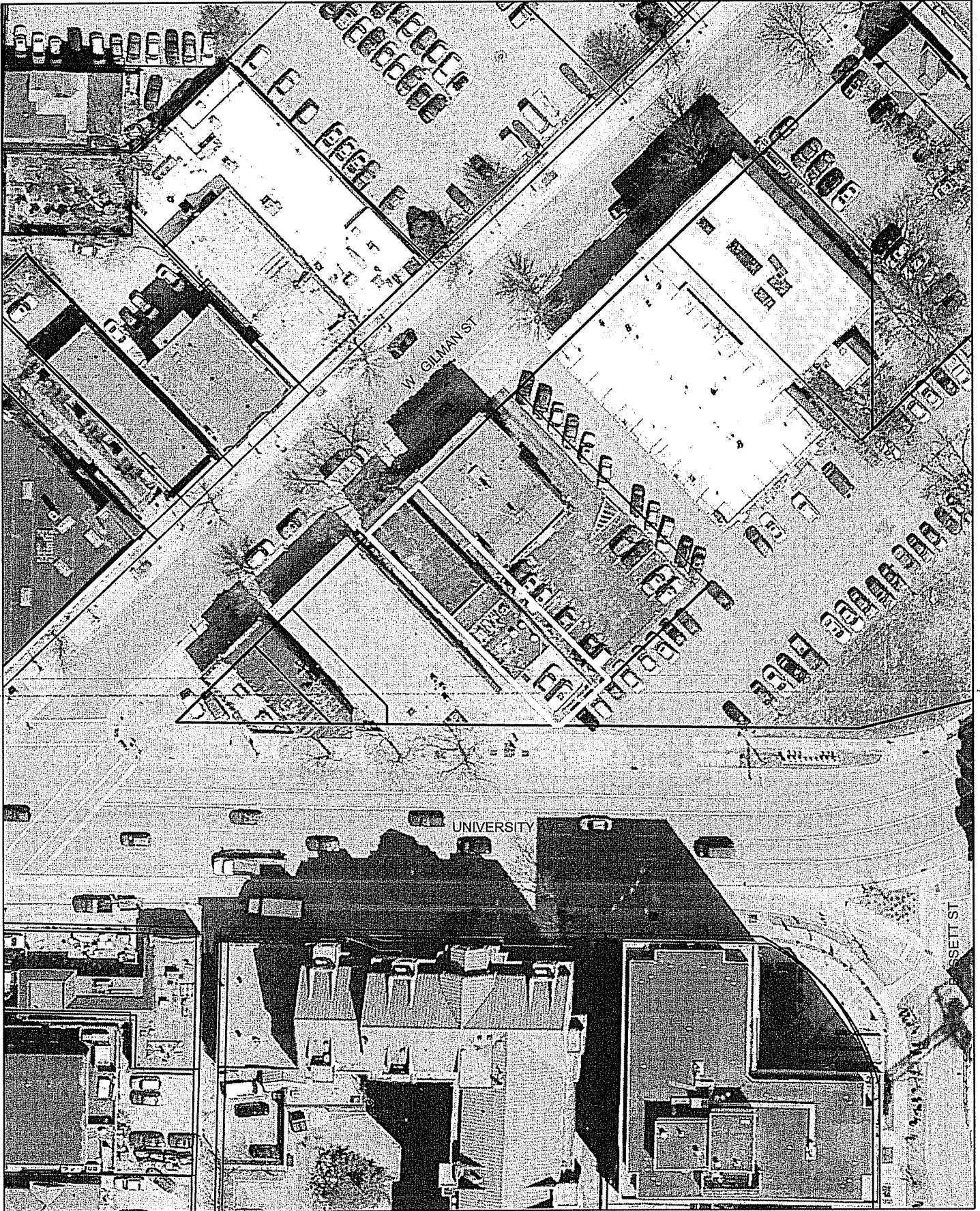
Public Hearing Date
Plan Commission
06 October 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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: \$600 Receipt No.: 157610
 Date Received: 8-27-11
 Received By: DM
 Parcel No.: 0709-232-0112-6
 Aldermanic District: 4-Verveer
 Zoning District: UMX
 Special Requirements: _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 453 W. Gilman St. Madison, WI 53703
 Project Title (if any): Cheba Hot Desk

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: Marc Torres Company: Cheba Hot
 Street Address: 453 W. Gilman St City/State: Madison, WI Zip: 53703
 Telephone: (608) 420-5255 Fax: () Email: marc@chebahot.com

Project Contact Person: Marc Torres Company: Cheba Hot
 Street Address: 453 W. Gilman St City/State: Madison, WI Zip: 53703
 Telephone: (608) 420-5255 Fax: () Email: marc@chebahot.com

Property Owner (if not applicant): 453 W. Gilman St LLC / Madison Property Management, Inc
 Street Address: 1702 Regent St City/State: Madison, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Build wooden deck for dining purposes in empty parking spaces on University side of restaurant

Development Schedule: Commencement Oct 13, 2011 Completion Oct 13, 2011

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/altere 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)
 - 32 ~~Two (2) 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 11 X 17 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:

- | | | |
|---|--|---|
| <input type="checkbox"/> Project Team | <input type="checkbox"/> Building Square Footage | <input type="checkbox"/> Value of Land |
| <input type="checkbox"/> Existing Conditions | <input type="checkbox"/> Number of Dwelling Units | <input type="checkbox"/> Estimated Project Cost |
| <input type="checkbox"/> Project Schedule | <input type="checkbox"/> Auto and Bike Parking Stalls | <input type="checkbox"/> Number of Construction & Full-Time Equivalent Jobs Created |
| <input type="checkbox"/> Proposed Uses (and # ² of each) | <input type="checkbox"/> Lot Coverage & Usable Open Space Calculations | <input type="checkbox"/> Public Subsidy Requested |
| <input type="checkbox"/> 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 applications. Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to plapplications@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:

Michael Horvath was contacted on August 14th. He agreed to grant a waiver.

→ 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: Heather Stouder Date: 8/20/14 Zoning Staff: Pat Anderson Date: 8/20/14

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

Name of Applicant: Marc Torres Relationship to Property: Business Owner

Authorizing Signature of Property Owner: Michael B. Fox Date: 8/27/14

Letter of Intent: Cheba Hut Deck Project

- Project Team- Marc Torres will oversee the entire project, from application to completion. He will work with his General Manager, Dylan Soper to document the entire progress and hold architect and contractor accountable.
 - Architect- Dan Baldrige, Delta Design LLC, LEED Certified, Member American Institute of Building Design. <http://www.deltadesign-llc.com/Pages/default.aspx>
 - Contractor- Lance Babilius. Licensed and Insured contractor
- Existing Conditions- The area where the deck is to be built is on the University Ave side of the restaurant where two, non-designated, parking spaces are located. They area is concrete slab with an existing retaining wall planter along the edge of the fencing. We have constructed a bamboo fencing wall along the eastern edge which greatly improves the aesthetics of the area.
- Project Schedule- We hope to obtain our permit on October 6th, 2014 and begin construction October 13th- 17th. This would allow us to enjoy a few days of good weather and get exposure prior to winter.
- Proposed Uses- The approximate 450 sq ft deck will be used to accommodate dining guests who would prefer to enjoys their meals outside. It will be ADA accessible and will have hand railings and an emergency exit for safety.
- Hours of Operation- Our store hours are from 10am- 12am Sunday- Wednesday and 10am-3am Thursday- Saturday. We would like to keep the deck open until 10pm Sunday-Wednesday and 12am Thursday- Saturday.
- Dwelling Units- There is (1) five bedroom dwelling above the Gilman portion of the restaurant. It is shielded from ear-shot of the back area.
- Auto and Bike Parking stalls- There is no designated parking for the restaurant. There are bike stalls near the Gilman St entrance.
- Estimated Project Cost- Architectural Drawings- \$800, Permit- \$600, Materials/Construction- \$6000-8000. Total- \$7400- 9400.

New Social Deck
For:

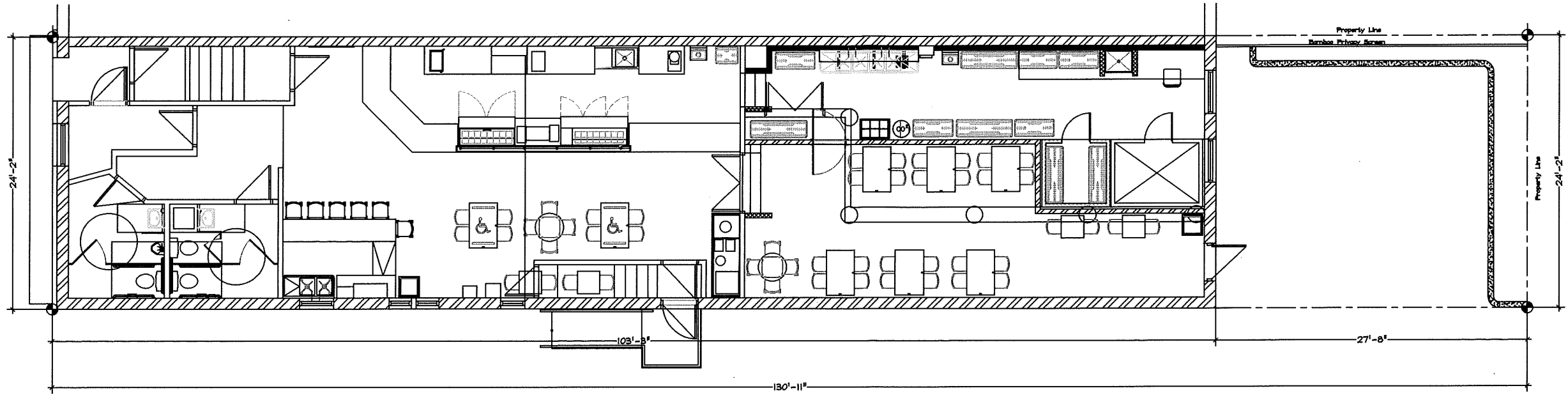


453 W. Gilman St.
Madison, WI 53703

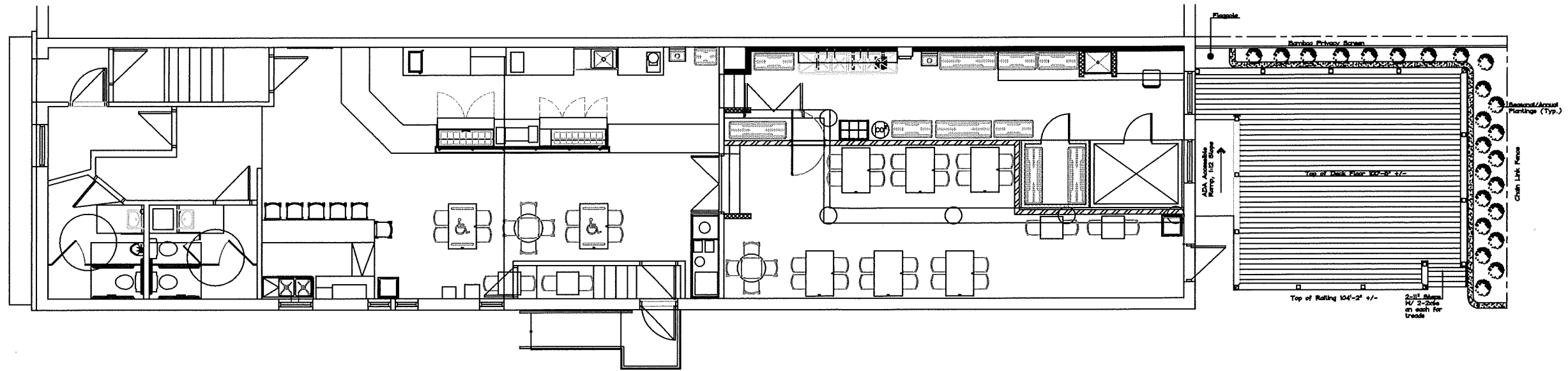
DELTA DESIGN
920 BRICKL RD. WEST SALEM WI 54669
PH: 608-786-0680 FAX: 608-786-2347
E-Mail: dбайд-delta@centurytel.net
Web Site: www.DeltaDesign-LLC.com

Project Name and Address
New Social Deck For:
Cheba Hut
453 W. Gilman St.
Madison, WI 53703

Project No. 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No. T1	



Existing Property Boundaries
Scale: 3/32"=1'-0"

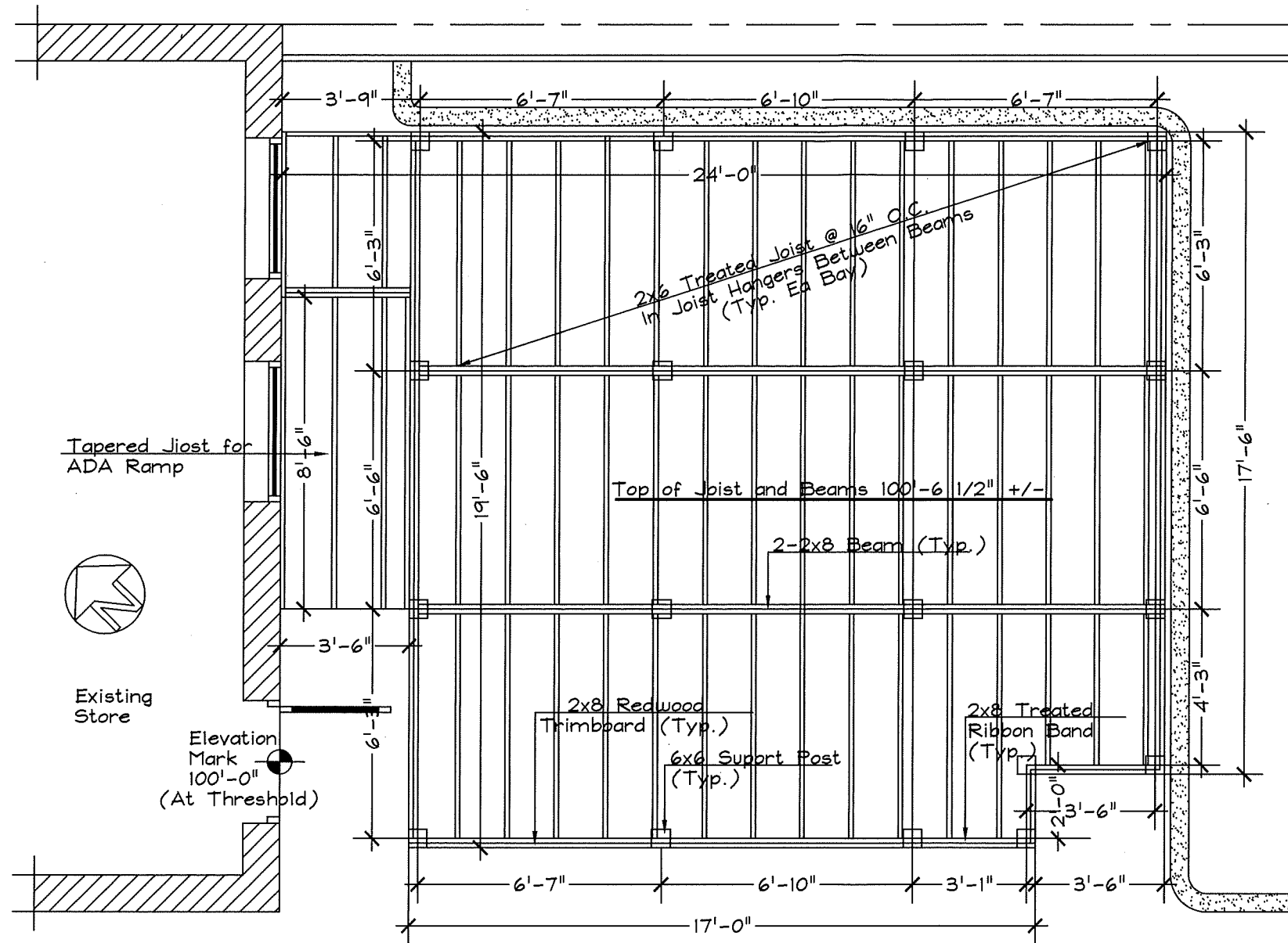


Property with New Social Deck in Place
Scale: 3/32"=1'-0"

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Project Name and Address
 New Social Deck For:
 Cheba Hut
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Project No.: 14-006-79
 Date: 08-26-2014
 Drawn By: D.L.B. Checked By:
 Scale: Noted
 Sheet No.: T2

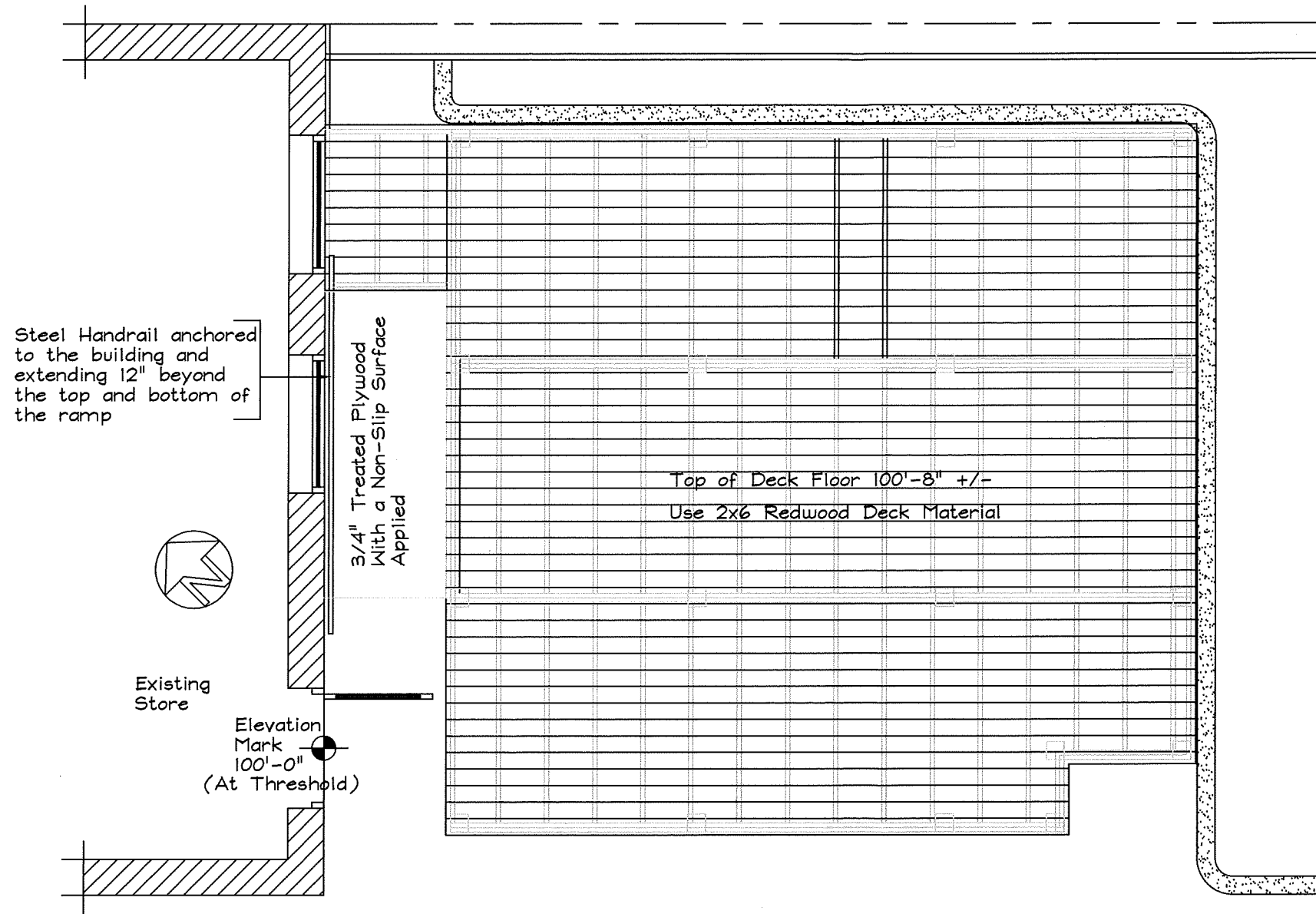


Framing and Support Layout Plan
Scale: 1/4" = 1'-0"

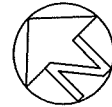


Project Name and Address
New Social Deck For:
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Project No. 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No. A1	



Steel Handrail anchored to the building and extending 12" beyond the top and bottom of the ramp



Existing Store

Elevation Mark 100'-0" (At Threshold)

3/4" Treated Plywood With a Non-Slip Surface Applied

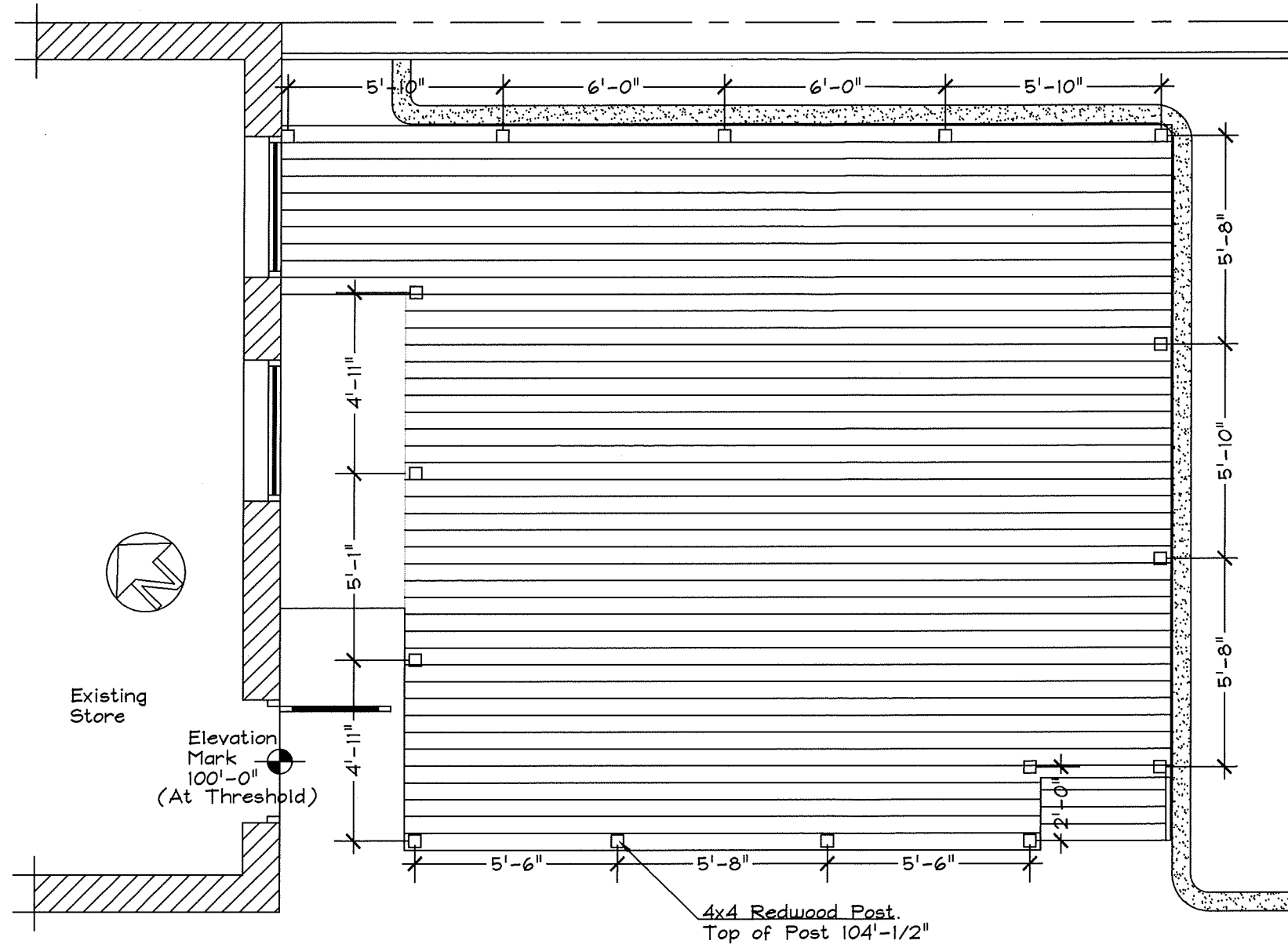
Top of Deck Floor 100'-8" +/-
Use 2x6 Redwood Deck Material

Deck Layout Plan
Scale: 1/4" = 1'-0"

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 970 BRICKL RD WEST SALEM WI 54669
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 Madison, WI 53703

Project No.: 14-006-79	
Date: 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale: Noted	
Sheet No.: A2	

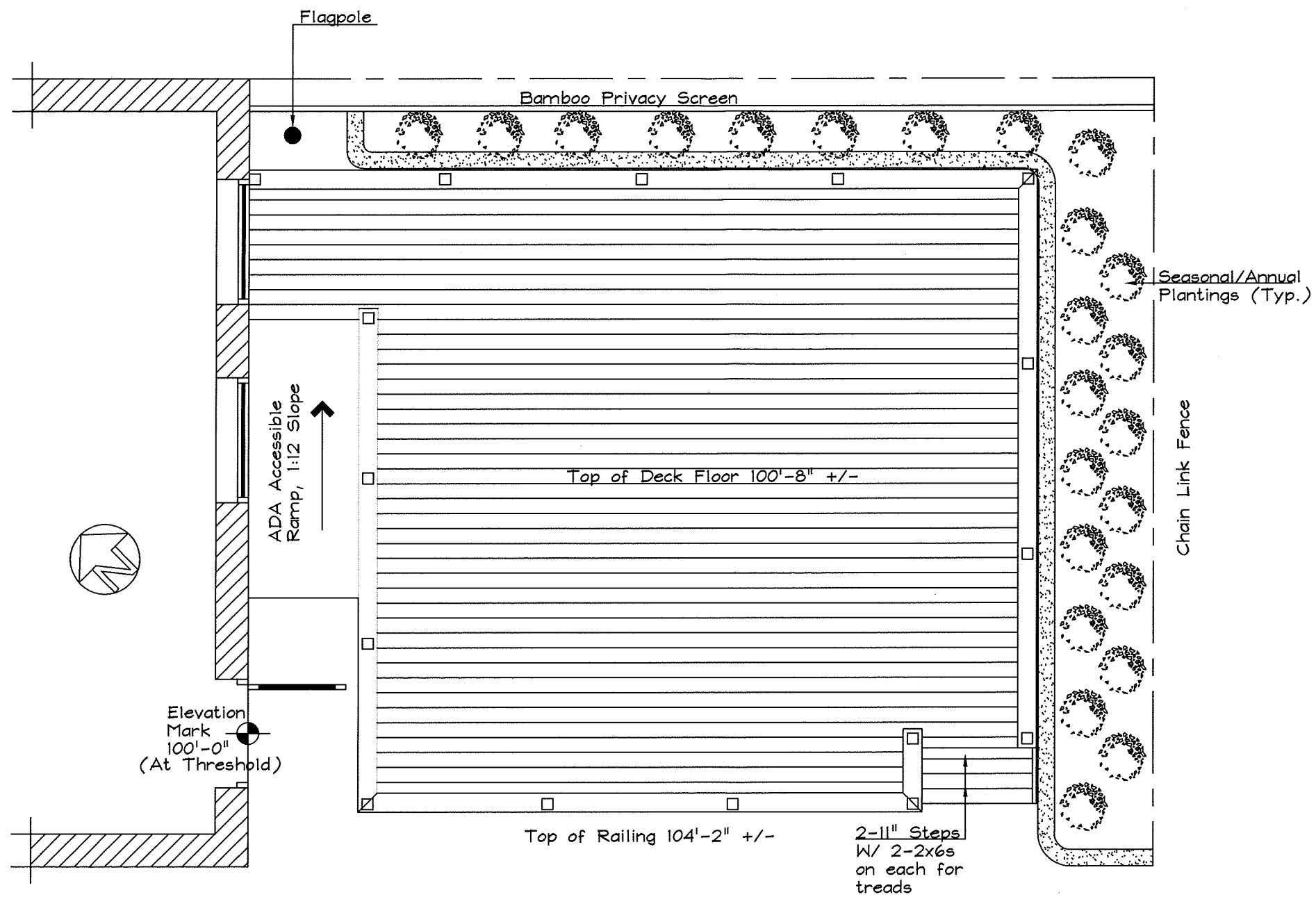


Railing and Post Layout Plan
 Scale: 1/4" = 1'-0"

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Project No: 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No: A3	



General and Landscape Layout Plan
Scale: 1/4" = 1'-0"

**DELTA
DESIGN**

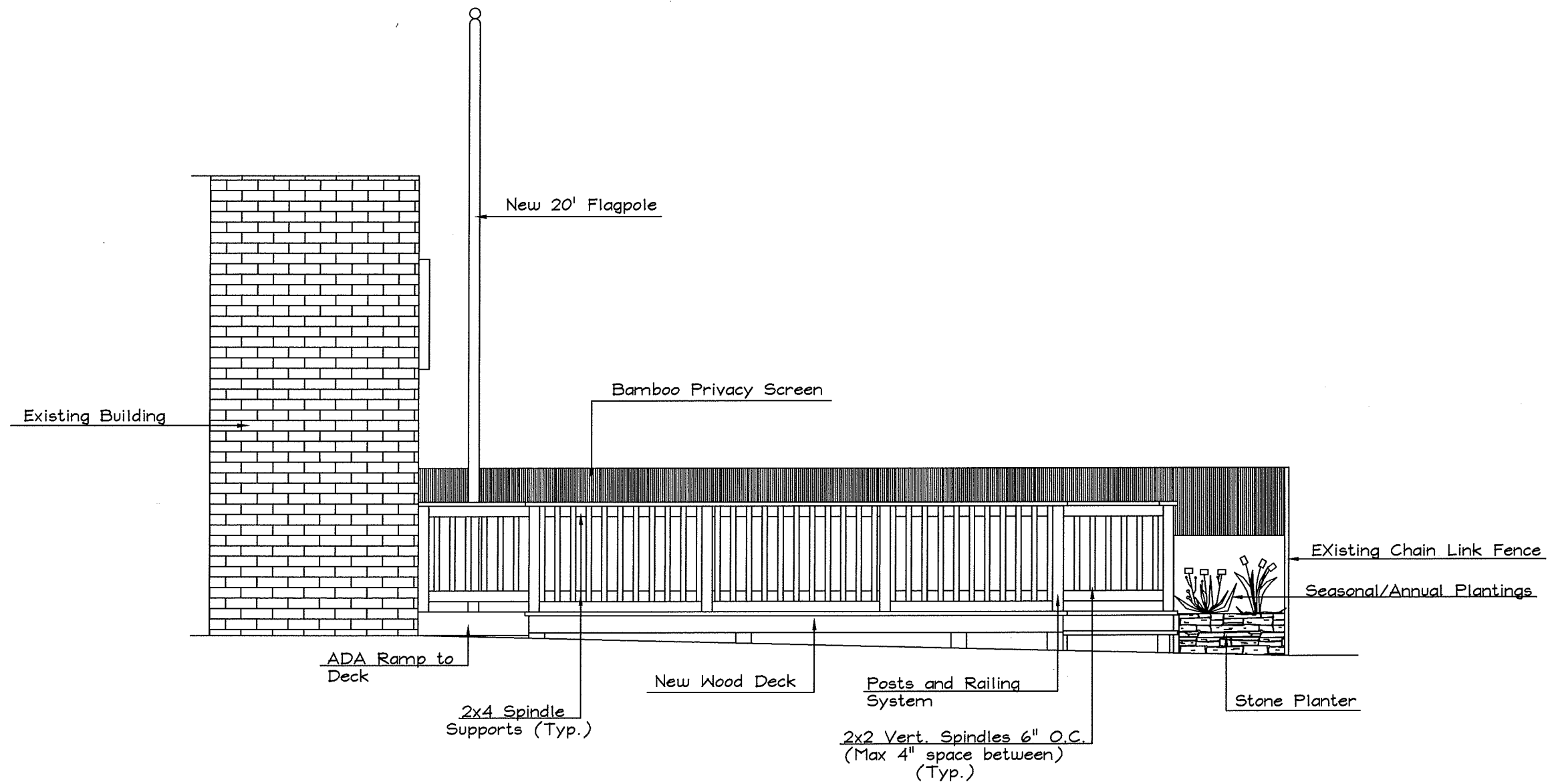
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Sheet No:	

A4

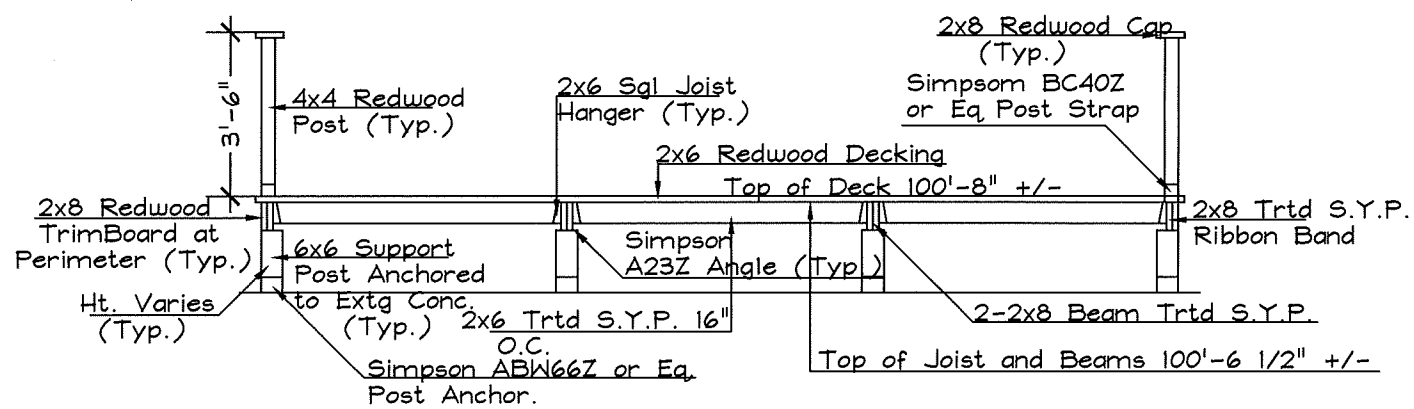


East Elevation View
Scale: 1/4"=1'-0"

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 Drawn By: D.L.B. Checked By:
 Scale: Noted
 Sheet No.:
 A5



Deck Section
Scale: 1/4" = 1'-0"

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Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No.:	
A6	