

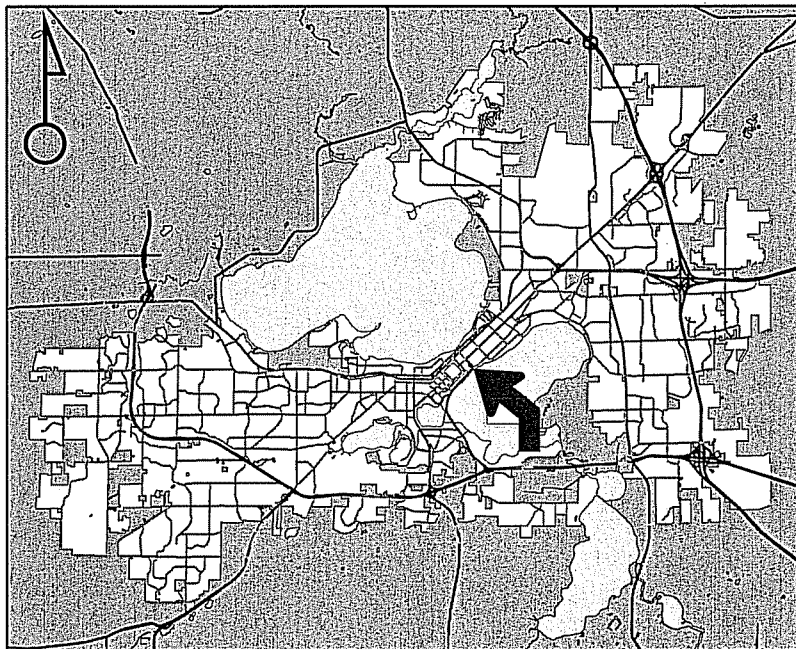


Location  
514 East Wilson Street

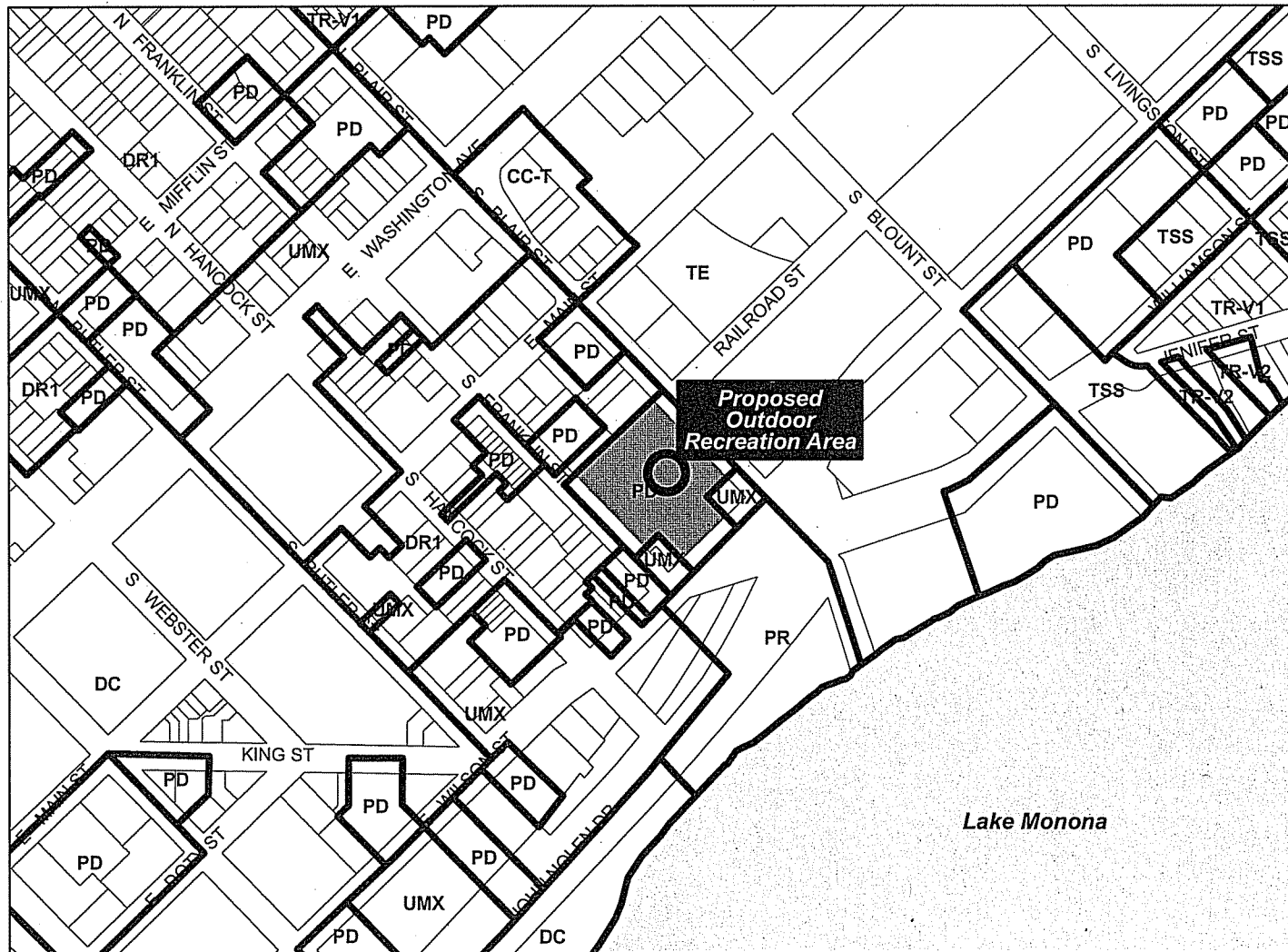
Applicant  
Robert Worm – Essen Haus

Proposed Use  
Establish outdoor recreation area for restaurant-tavern

Public Hearing Date  
Plan Commission  
22 April 2013

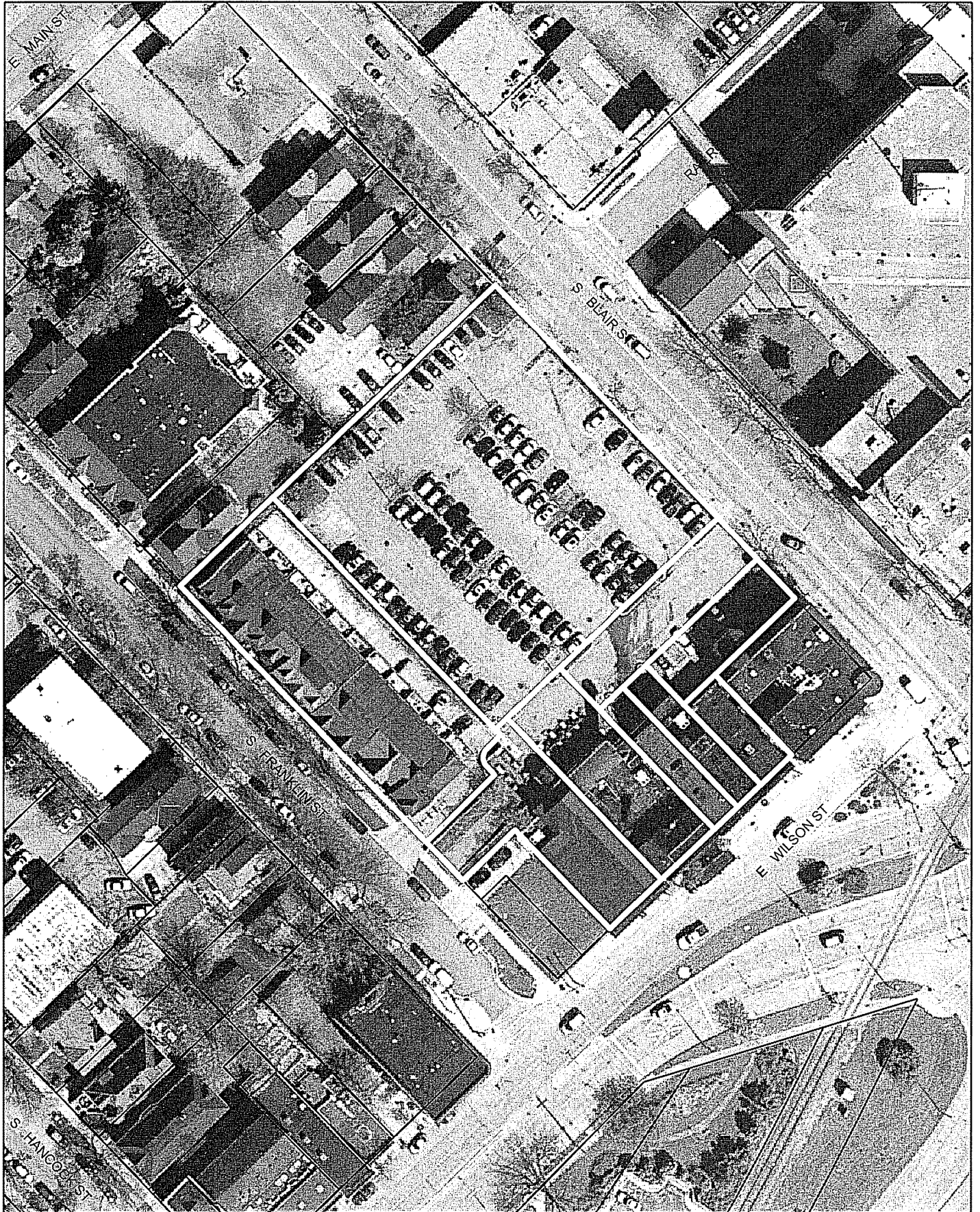


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013



Date of Aerial Photography : Spring 2010



# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

1. Project Address: 514 E. Wilson

Project Area in Acres: 70' x 40' .064 A.

Project Title (if any): Volleyball Court

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Robert Worm Company: Essen Haus  
Street Address: 514 E. Wilson City/State: Madison Zip: 53703  
Telephone: 608 255-4674 Fax: ( ) Email: office@essen-haus.com

Project Contact Person: Robert Worm Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): Robert Worm  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 70' x 40' volleyball court Temporary for summer months  
Development Schedule: Commencement May 1, 2013 Completion May 15, 2013

FOR OFFICE USE ONLY:	
Amt. Paid	<u>500</u> Receipt No. <u>140808</u>
Date Received	<u>2/20/13</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-133-1720-6</u>
Aldermanic District	<u>6 MARSHA RUMMEL</u>
GQ	<u>LU. /NRH</u>
Zoning District	<u>PD</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	_____

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the **Urban Design Commission**, provide **twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the COMPREHENSIVE Plan, which recommends \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of 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:  
ALD. RUMMEL      CAP. HEILGEBORN  
 → 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: KEVIN FIRCHOW Date: 1/15/2013 Zoning Staff: PATRICK ANDERSON Date: 1/15

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

Name of Applicant Robert Worm Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner Robert Worm Date 2-15-13



**Essen Haus German Restaurant**  
**514 East Wilson Street**  
**Madison, WI 53703**  
[www.essen-haus.com](http://www.essen-haus.com)  
[www.comebackintavern.com](http://www.comebackintavern.com)  
[www.upnorthbarmadison.com](http://www.upnorthbarmadison.com)



**(608) 255-4674 FAX (608) 258-8632**

Letter of Intent

Madison Plan Commission

This letter is in regards to the Essen Haus' desire to install a temporary sand volleyball court in the existing parking lot.

Olp Construction, LLC will be the contractor installing official volleyball equipment. The overall sand footprint will be 36' x 70'. The court itself will be 30' x 60' measured by string with bungee cords at the corners to keep the official court dimensions accurate. A 9' net will surround the entire 36' x 70' area.

We will be using official dust free volleyball sand that will be placed on the existing asphalt approximately 1' by 2' deep. A black sock will be placed around the outer edge of the 36' x 70' area and a filter will be placed in the existing water drain to prevent sand from reaching the city sewer system (see erosion control section).

The court will utilize 16 parking stalls in the parking lot but will not disrupt other parking or drives and parking lot lanes. Once the court is removed we will regain use of the 16 parking stalls.

The district Alderman, Marsh Rummel, was notified of our intent on January 2, 2013. This volleyball court will create another wonderful outdoor activity for area residents to enjoy as well as fill the need for more volleyball courts in the downtown area.

This approval for the sand volleyball court shall be for 2013 only. During the 2013 season, the use will be monitored by staff and a report regarding the use, and any complaints thereto, shall be provided to the Plan Commission with a request to extend the use into 2014 and thereafter. An extension to allow this use in the future years shall be allowed only following the approval of a PD alteration by the Director of the Planning Division in consideration of the recommendations from the district alderperson. A public hearing with the Plan Commission may also be required.

Sincerely

Robert Worm

**Prosit To You Inc.**

Essen Haus German Restaurant

Come Back In

Hotel Ruby Marie

Lake View Deli

Up North Bar

Germania Collectables

Germania Properties



## **Volleyball at Essen Haus**

**Noise/volume/sound:** No extra speakers or sound producing devices are going to be added to the volleyball court. Any music or audio will come from the current patio setup as is. This will help ensure that volume levels do not go above any current levels. With the capacity staying the same and no additional speakers, no excess noise should be produced over what the patio already produces. Neighbors are well respected and were volumes to get too loud we would work to correct the problem. No excess noise above current levels is expected. The Essen Haus will research and purchase a sound blocking heavy mesh banner to be installed on the Germania Condo (Franklin Street) side of the court extending to the E. Washington side of the court. This banner will further block sound on the Germania Condo side of the court while still allowing the court to be viewed and monitored by the Essen Haus staff.

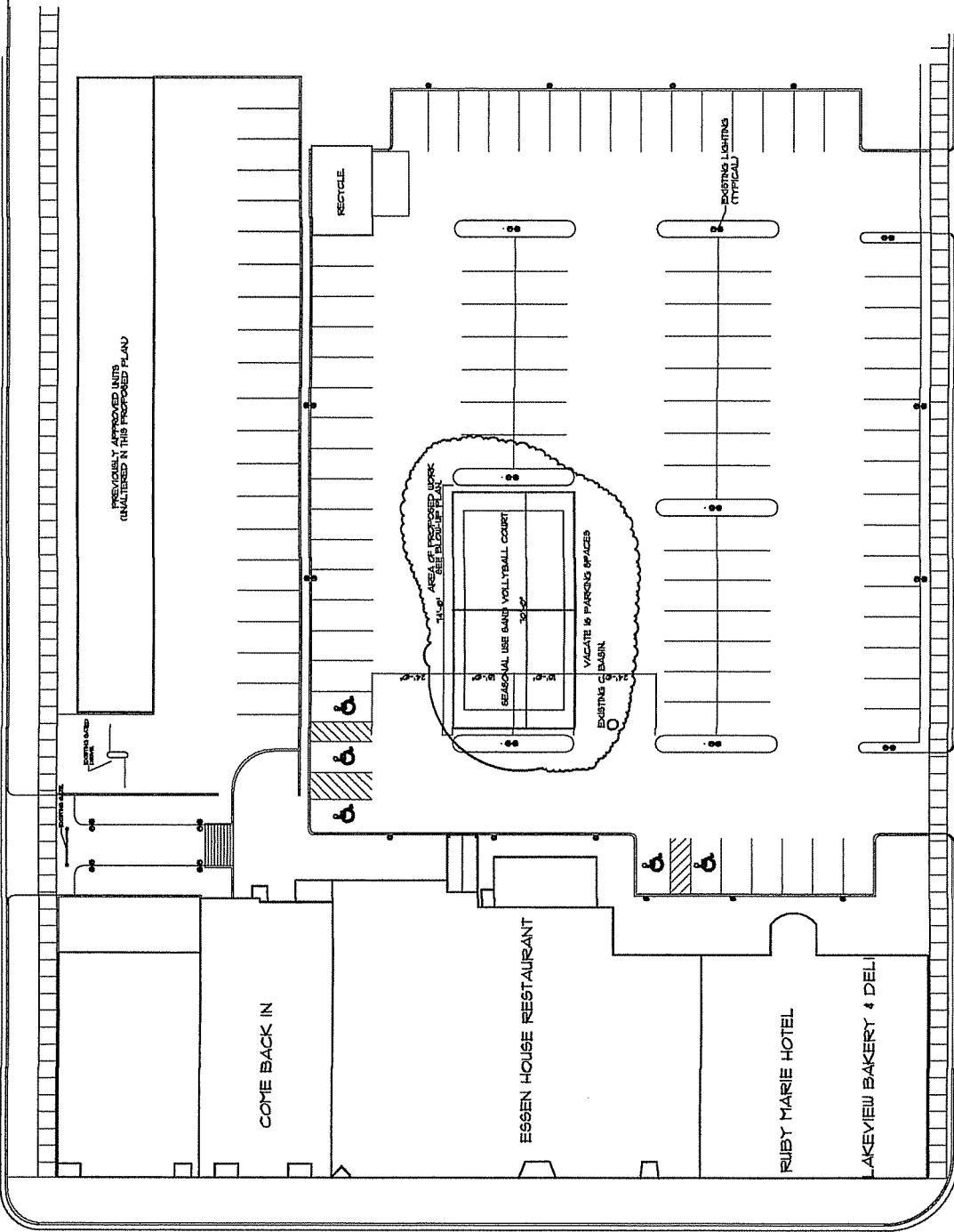
**Hours of Court use:** Games will be held Monday thru Friday 5:30 pm to 10:30 pm and Sunday noon to 9:00 pm beginning May 12, 2013 and ending September 8, 2013. The latest the court would be used is 10:30 pm.

**Lighting:** Current plans call for installation of direct lighting in addition to the existing parking lot lights. The new lights will be positioned on current parking lot poles and focus only on the court. They will be approximately 35 candle watts which, in addition to the 10 candle watts of existing parking lot lights will provide 45 candle watts suggested for outdoor volleyball play. The new lights will have separate power switches and be on only when the court is in use after natural lighting becomes insufficient.

**Traffic:** To ensure that no disturbances are created to traffic on S. Blair Street or Franklin Street, a 9' net will be installed surrounding the entire 36' x 70' court parameter. This will ensure no loose hit volleyballs will enter either street or the neighbors property.

**Erosion control:** As per city engineering requests regarding erosion control, the entire 36' x 70' sand footprint will be surrounded by a black sock. This will create a barrier to hold all sand in place but still allow water to drain from the court. In addition a filter will be placed in the existing sewer drain at the SE corner of the court to prevent sand from entering the city sewer system.

S. FRANKLIN STREET



THILSON STATION

NOTE:  
 16 PARKING SPOTS WILL BE SEASONALLY VACATED AND RETURNED OFF SEASON.  
 EXISTING PARKING TO REMAIN.

S. BREARLY STREET



SCALE 1/32" = 1'-0"

SITE PLAN

3/4/13

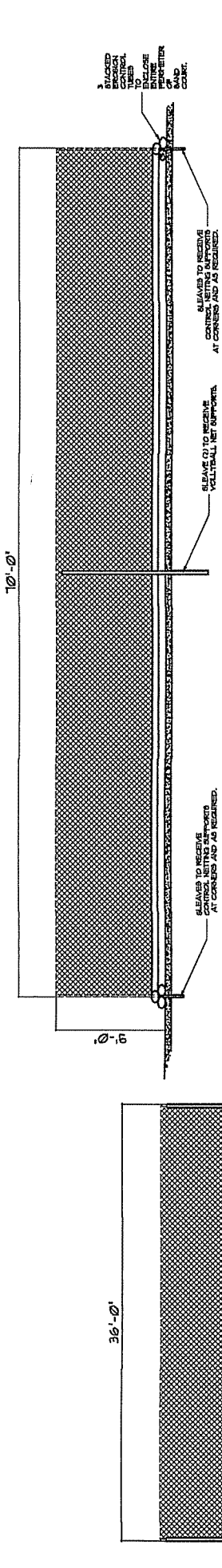
ESSENHAUS RESTAURANT  
 SEASONAL LOT ALTERATION

MADISON, WISCONSIN

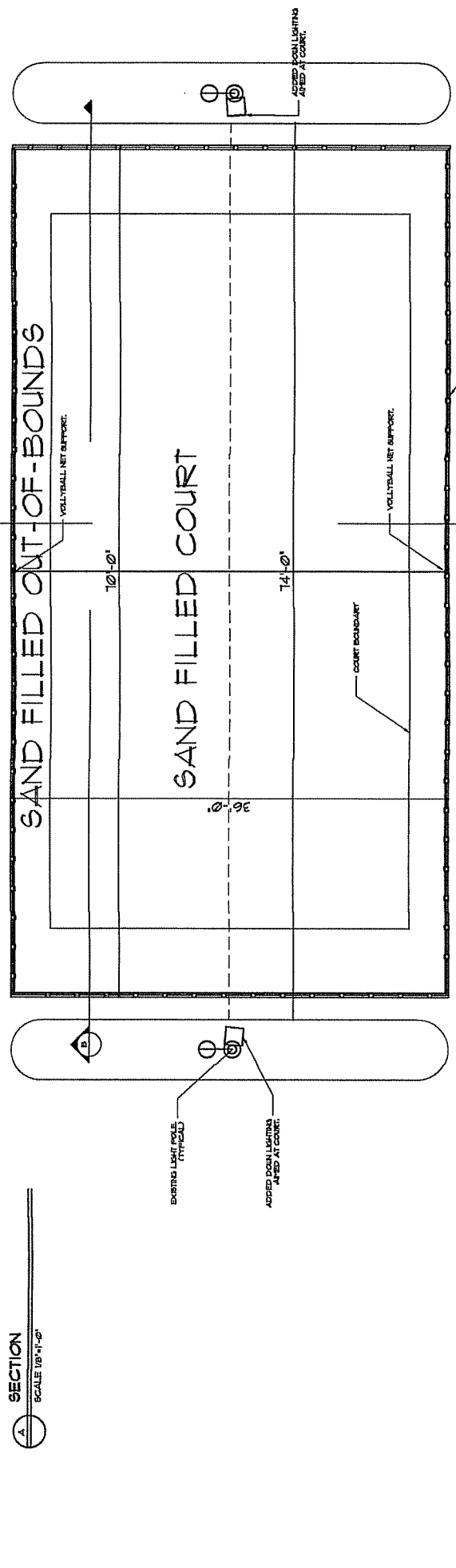
1308

glueck architects  
 116 North Few Street, Madison, WI 53702 (608)251-2551

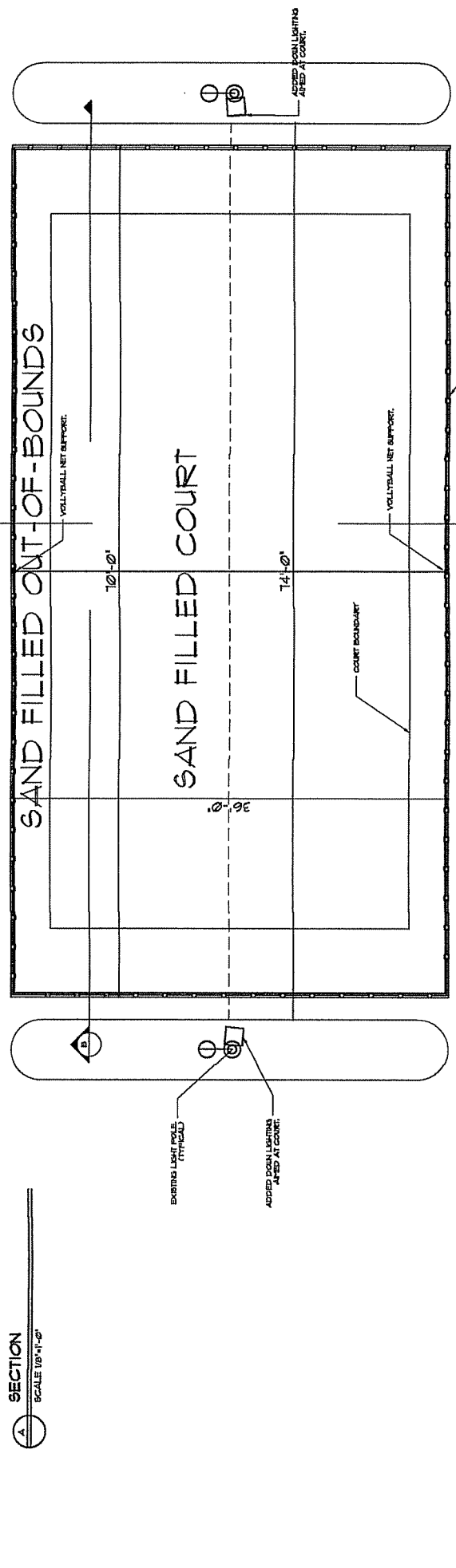
2 OF 2



**SECTION A**  
SCALE 1/8"=1'-0"



**SECTION B**  
SCALE 1/8"=1'-0"



**COURT PLAN**  
SCALE 1/8"=1'-0"

3/4/B	ESSENHAUS RESTAURANT SEASONAL LOT ALTERATION MADISON, WISCONSIN	1308 P2	OF 2
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**glueck architects**  
118 North Faw Street, Madison, WI 53703 (608)251-2551



Zoning Text Amendment

3. Permitted Uses:

Add E. Seasonal outdoor volleyball as shown on approved plan.

28 August 1996

Re: Franklin Street Townhouses Project  
Essen Haus Restaurant and Apartments Project  
Essen Haus Carpark Project  
Specific Implementation Plan

ZONING TEXT

1. Statement of Purpose:

The Project is established to provide needed dwelling places for home owners and renters while allowing for the expansion and enhancement of the existing restaurant operations. Careful placement of the Townhouses screens the Essen Haus carpark expansion from the adjacent residential district along South Franklin Street.

2. Family Definition:

Multi-family and single family is as defined in Chapter 28.03 (2) of the Madison General Ordinances as it applies to the R4 zoning district.

3. Permitted Uses:

a. Residential buildings, including eleven proposed new Townhouses and thirty expected new apartments.

Four of the Townhouses contain 1395 square feet of living space, and seven of them contain 1825 square feet of living space. They also include basement/garages of 695 square feet and 780 square feet respectively.

Twenty-seven of the apartments have one bedroom, and contain an average of 500 square feet of living space. Three apartments have two bedrooms, and contain 640 square feet of living space.

b. Indoor restaurant and banquet hall operations including associated catering, liquor sales, outdoor dining (30 tables) and 6 outdoor annual events or festivals, some of which coincide with traditional local sports celebrations.

c. Off-street parking stalls for the residential occupants, restaurant patrons, and other daily or monthly commuter parking renters.

d. Accessory uses including but not limited to temporary buildings for storage of construction materials and equipment, and construction offices. All such temporary buildings shall be removed upon completion of the project.

e. Seasonal outdoor volleyball as shown on approved plans.

4. Lot Area: See Archival Plat Drawings, Descriptions, and Sheet SPa (3763)

5. Height Regulations:

Buildings shall not exceed five above-grade stories. Refer to Elevations show on Sheet A3 (3763), A4 (3763), and A5 (3763).

6. Yard Requirements:

See Townhouse Site Plan SPa (3763).

(continued)