



# City of Madison

## Proposed Conditional Use

Location  
2202 East Johnson Street

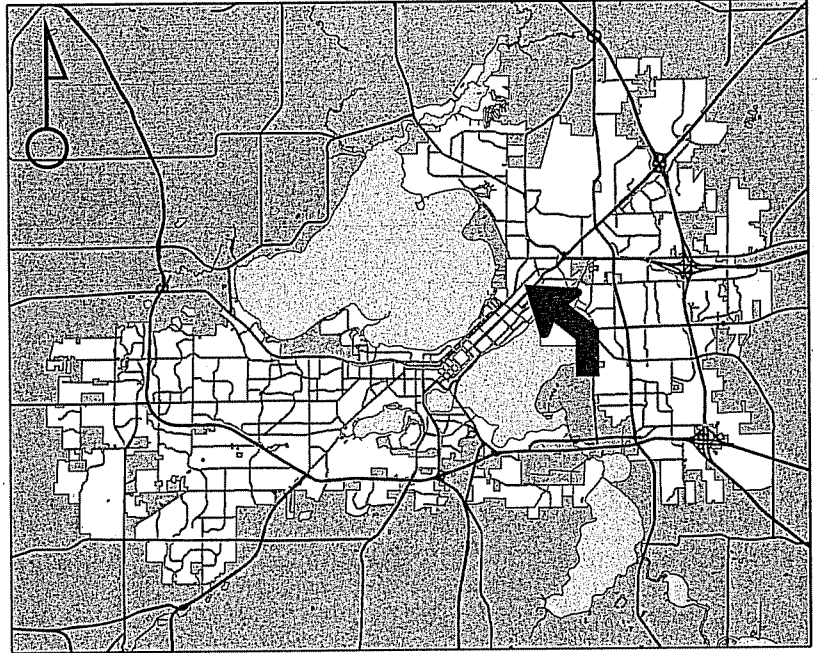
Project Name  
East Johnson Outdoor Eating Area

Applicant  
Timm Heller - TASC Force 2, LLC/  
Scott Spilger - Fourth Wave Project, LLC

Existing Use  
Restaurant

Proposed Use  
Construct outdoor eating area  
for restaurant

Public Hearing Date  
Plan Commission  
07 July 2014



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 : 25 June 2014





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amnt. Paid <u>600 -</u>	Receipt No. <u>154481</u>
Date Received <u>5/28/14</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0716-062-1301-2</u>	
Aldermanic District <u>12 - PALM</u>	
Zoning District <u>NMX</u>	
Special Requirements <u>ZBA, LANDFILL</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2202 E. Johnson St. Madison, WI 53704  
**Project Title (if any):** \_\_\_\_\_

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:** Timm Heller      **Company:** Tasc Force 2, LLC  
**Street Address:** 2202 E. Johnson St.      **City/State:** Madison, WI      **Zip:** 53704  
**Telephone:** (608) 2138483      **Fax:** ( )      **Email:** timmh22@yahoo.com

**Project Contact Person:** Scott Spilger      **Company:** Fourth Wave Project, LLC  
**Street Address:** 414 N 7th St.      **City/State:** Madison, WI      **Zip:** 53704  
**Telephone:** (608) 469-7878      **Fax:** ( )      **Email:** 4and20bakery@gmail.com

**Property Owner (if not applicant):** Same as applicant.  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Adding 270 sq ft of outdoor seating, moving and increasing plant life, and adding a bicycle rack to the rear suite of the building

Development Schedule: Commencement July 8th      Completion July 9th

## 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/altered 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)
- **Twenty Five (25) 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 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 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:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • 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 application 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](mailto:pcapplications@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:

Larry Palm - District 12, Emmerson East Neighborhood association - APR 28, 2014

→ 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: 3/10/14 Zoning Staff: Patrick Anderson Date: 3/10/14

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

Name of Applicant Timm Heller Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 5/26/14

Tasc Force 2, LLC  
2202 E. Johnson St.  
Madison, WI 53704

May 27, 2014

City Of Madison Department Of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Room LL-100  
P.O. Box 2985  
Madison, WI 53701-2985

To Whom It May Concern:

This letter of intent and accompanying project plans describe proposed landscaping changes to 2202 E. Johnson St. (Milio's Sandwiches) and 305 N. 4th St. (4 & 20 Bakery & Cafe.) These changes would facilitate the addition of 270 square feet of outdoor seating space for both restaurants as well as improved aesthetics. The project is a venture of the property owner, Tasc Force 2, LLC.

We have complied with all notification and meeting requirements as iterated in the Land Use Application. Overall, this project has been well-received by the Emerson East Neighborhood and has the support of District 12 Alder Larry Palm, as well. In fact, residents of the Emerson East and surrounding neighborhoods have been demanding outdoor seating for both restaurants since 4 & 20 Bakery & Cafe opened in January, 2012.

The two restaurants share an L-shaped landscape that currently feature decorative gravel and evergreen shrubs. Our intention is to remove these elements (to the extent described by the project plans), replace the gravel with poured concrete and the shrubs with native Wisconsin plants and grasses. The poured concrete will feature two tones, one of which will serve to visually delimit the seating area for both guests and the staffs of both restaurants. This will prevent tables and chairs from obstructing the sidewalk.

The planned occupancy of the outdoor seating area will be 14, which will be limited by the number of actual tables and chairs. Outdoor seating will be available between approximately May 1st through September 30th. The hours of operation for the outdoor seating area will be tied to the hours of 4 & 20 Bakery & Cafe, which are currently Monday-Saturday, 7:00AM-2:30PM and Sunday, 8:30AM-2:30PM. Milio's hours of operation are Sunday-Saturday, 10:00AM-9:00PM. 4 & 20 Bakery & Cafe expects to extend its hours of operations to 7:00PM on weekdays only and the area will be shared between both restaurants during that time. After 7:00PM, outdoor furniture will be moved inside 4 & 20 Bakery & Cafe by the restaurant's staff. Because of 4 & 20 Bakery & Cafe's direct view of the outdoor seating area, restaurant staff will be able to supervise the area between 7:00AM and 10:00AM. After 10:00AM, the responsibility for supervising the area will be shared by both restaurants, which will further help prevent loitering and excessive noise. Because the occupancy increase may require a parking reduction, we have included plans for an additional bike rack to be placed on the property.

The estimated cost of the project can be broken down into three areas:  
Poured concrete and new plants and grasses (materials and labor) - \$1,500.00  
Tables and chairs for outdoor seating - \$1,200.00  
Design work and administrative costs - \$500.00

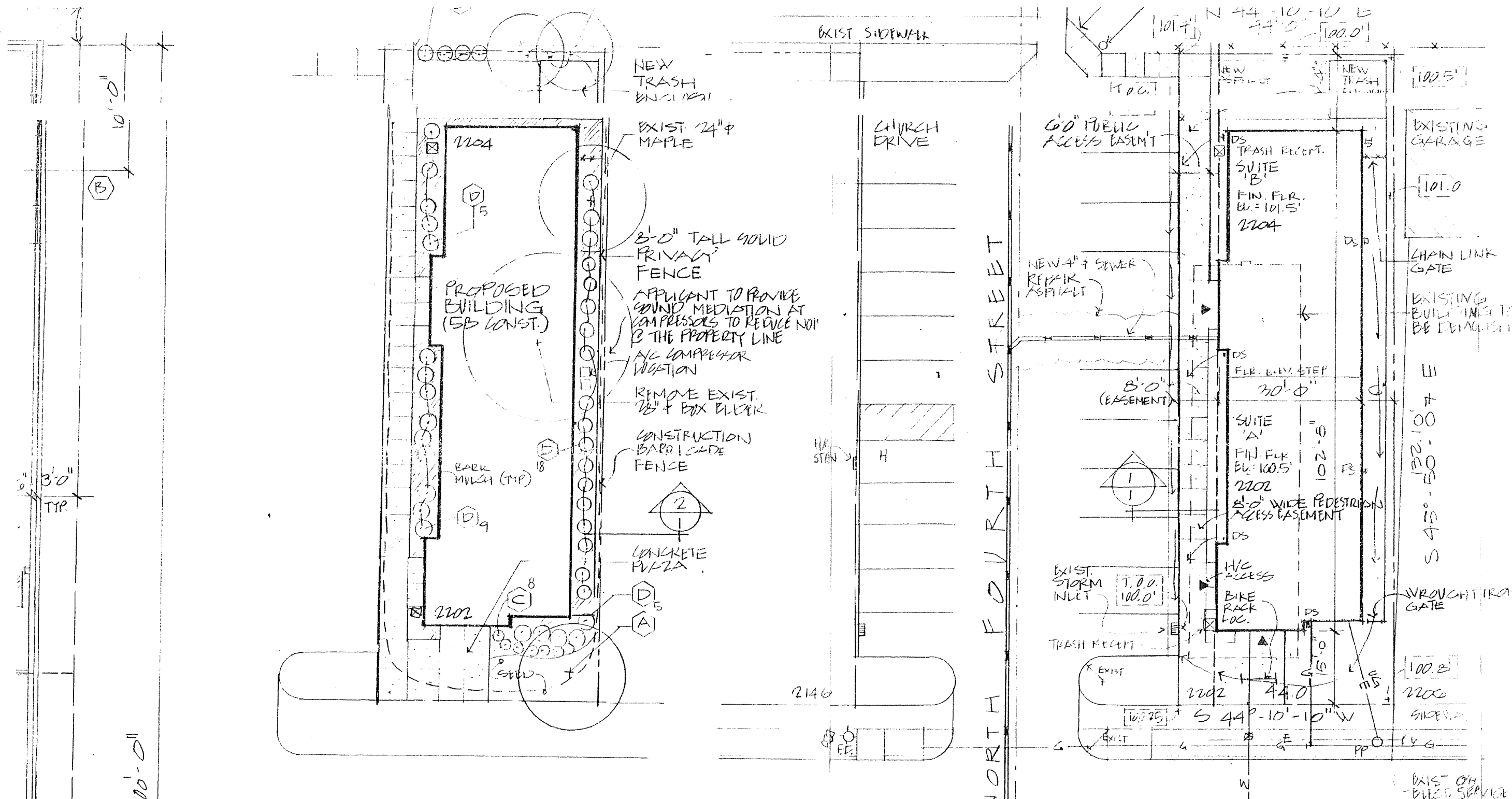
Due to the relatively high cost of this project and the short window of time we intend to make it available to our customers, we expect to begin work on this project one day after the next public hearing date, July 8, 2014.

If you have any further questions, please contact the property owner, Timm Heller, at (608) 213-8483 or 4 & 20 Bakery & Cafe's proprietor, Evan Dannells, at (608) 213-0172.

Thank you for your consideration.

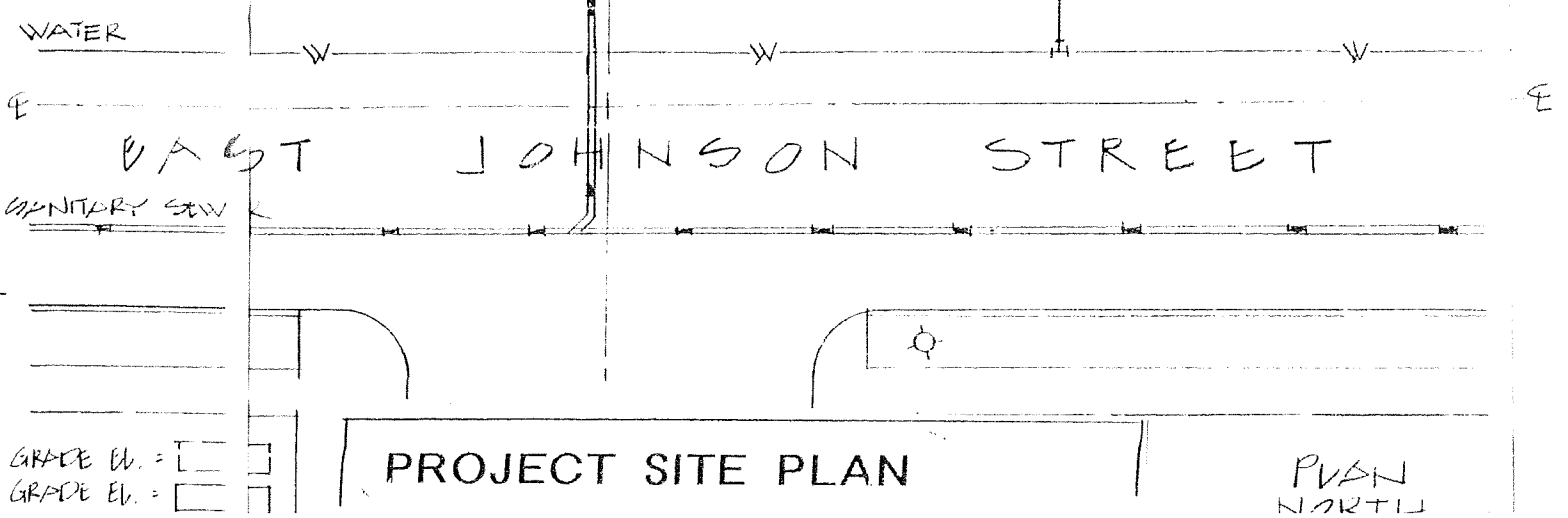
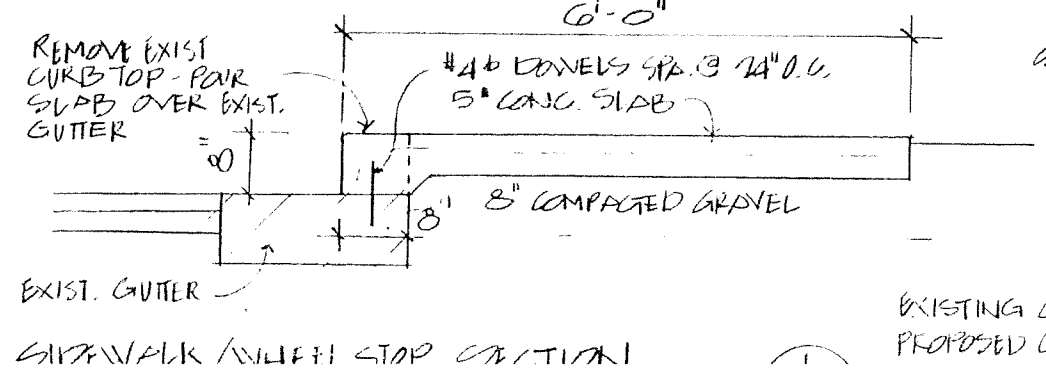
Sincerely,

Timm Heller, Tasc Force 2, LLC



**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



**PROJECT SITE PLAN**

PVEN NORTH

# Proposed Landscape Alterations

Scale: 1" = 10'

