

CITY OF MADISON

Proposed Conditional Use

Location: 1225 Regent Street

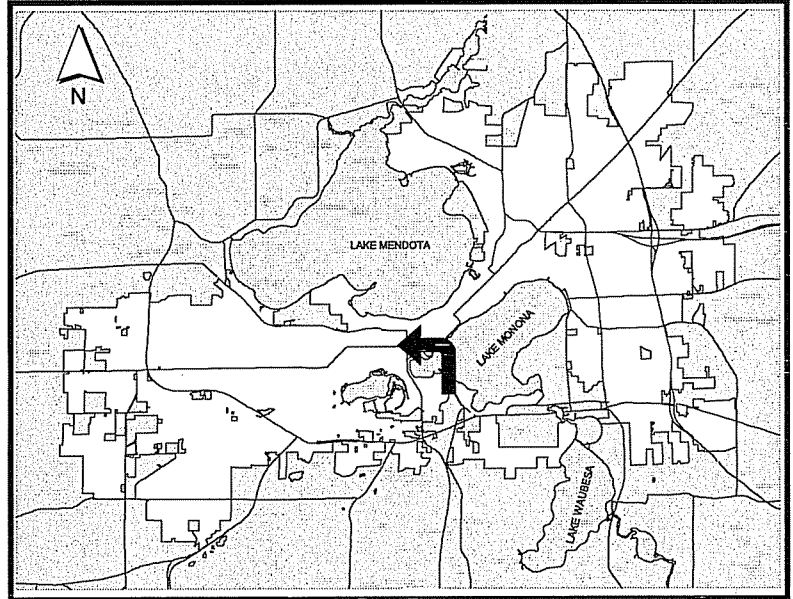
Project Name: Indie Coffee Outdoor Eating Area

Applicant: Tallard Apartments/
Jennifer J Kilmer - Indie Coffee

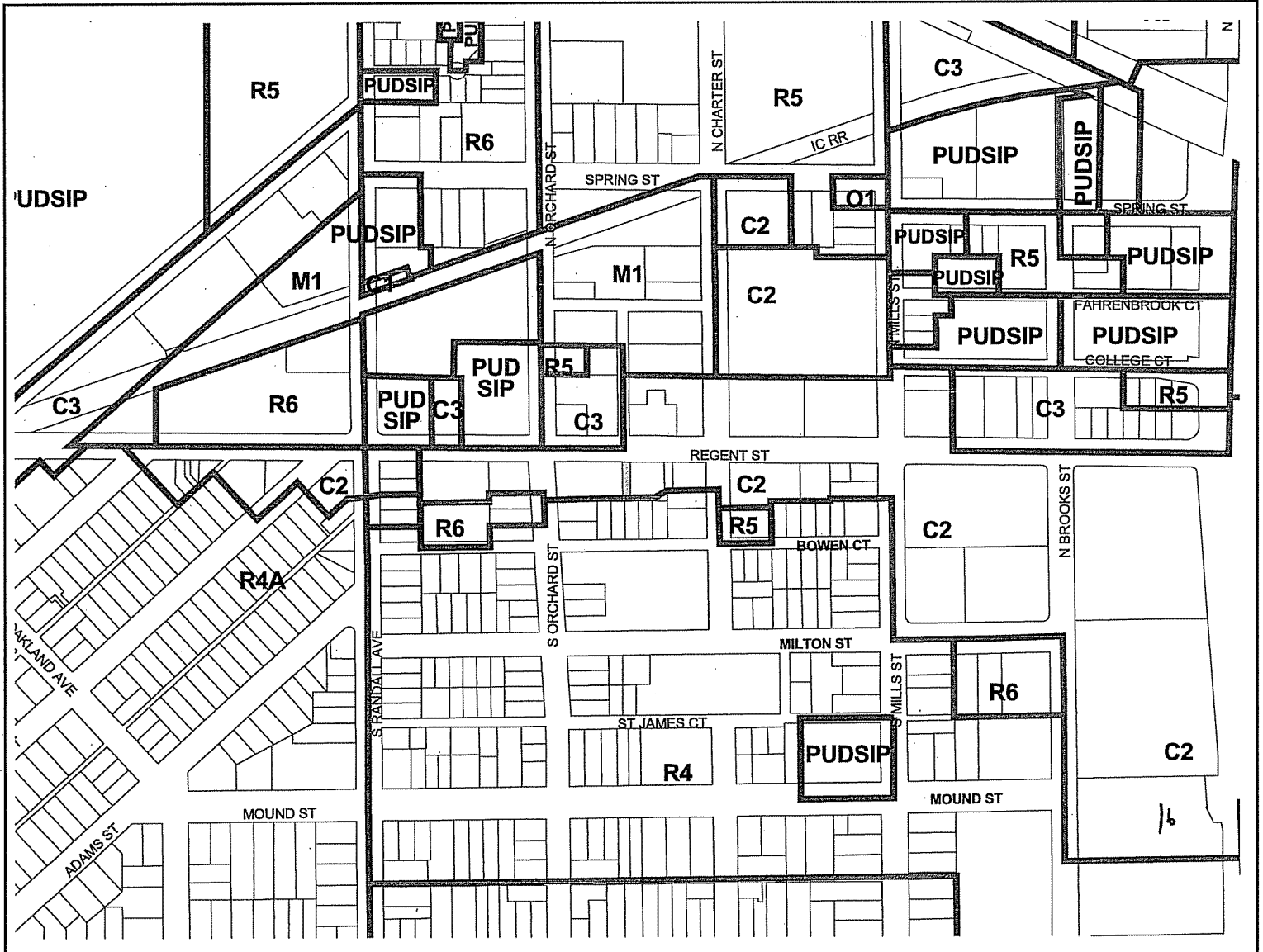
Existing Use: Restaurant

Proposed Use: Outdoor Eating Area for
Restaurant

Public Hearing Date:
Plan Commission 10 July 2006



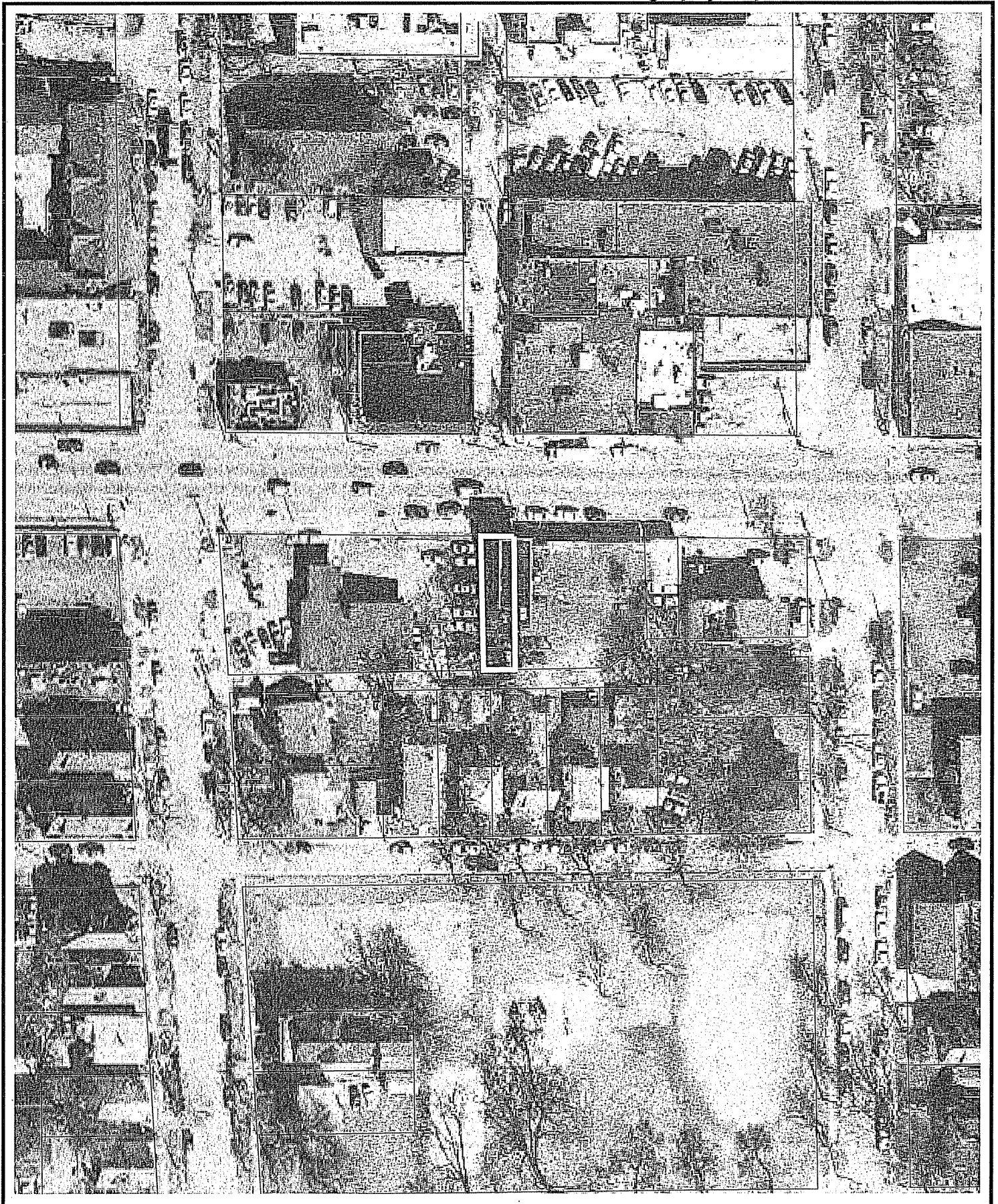
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



1225 Regent Street

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 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
- All zoning applications should be filed directly with the Zoning Administrator.

# R OFFICE USE ONLY:	
Amt. Paid	550 ⁰⁰ Receipt No. 71046
Date Received	5/24/06
Received By	RJT
Parcel No.	0709-224-0204-8
Aldermanic District	13, Isadore Knox, Jr.
GQ	ALC
Zoning District	C2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> N/A
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	5-24-06

1. Project Address: 1225 Regent St. Project Area in Acres: .04
Project Title (if any): Patio

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 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: Jennifer J. Kilmer Company: Indie Coffee
Street Address: 1225 Regent City/State: Madison, WI Zip: 53715
Telephone: 608 259 9621 Fax: () N/A Email: jj@indiecoffee.net

Project Contact Person: J. J. Kilmer Company: Indie Coffee
Street Address: 1225 Regent City/State: Madison WI Zip: 53715
Telephone: 608 259 9621 Fax: () N/A Email: jj@indiecoffee.net

Property Owner (if not applicant): Tallard Apartments (aka Madison Historical Properties)
Street Address: 1445 Regent City/State: Madison WI Zip: 53715

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Convert empty lot at exterior of building to a patio for customers to enjoy their coffee out doors. A partial fence will obstruct view of the alley.
Development Schedule: Commencement upon approval Completion 3 days later

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:** \$_____ 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. 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:

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 Ron Towle Date 4-26-06

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

Printed Name Jennifer J. Kilmer Date 5-31-06

Signature *Jennifer J. Kilmer* Relation to Property Owner Renter

Authorizing Signature of Property Owner *Jeff Tard* Date 6-1-06



1225 Regent Street
Madison, WI 53715
www.indiecoffee.net
tel. 608.259.9621

May 23, 2006

Plan Commission
City of Madison

To Whom It May Concern:

This is a letter of intent for a proposed patio to be located at the rear of our coffee shop, Indie Coffee, 1225 Regent Street.

Brief Introduction Indie Coffee is approaching its second year in business, and we have had several requests from the neighborhood to provide an outside space for enjoying coffee. We believe that the lot behind our building would be perfect: there is one large tree that could provide plenty of shade on hot days, and the space already has tall privacy fences on both sides. If we added one short fence to simply connect the two, we'd have a very nice private space for sipping coffee.

Name of Project: Indie Coffee Patio

Construction Schedule: Since the only real construction that is needed is a short 20-foot fence, we would complete construction within one week of city approval.

Description of Existing Conditions: The lot behind the building is approximately 21' by 29'. About half is paved with cement, and the other half is asphalt. Two tall wooden privacy fences separate the property from the two neighbors (Jensen's Auto and Campus Chiropractic) at the property lines. Right now, the rear is open, with an unsightly view of the graveled alley and student housing.

Uses of all areas of the building: The main floor is a coffee house; the basement is mainly storage, and the top floor contains two small apartments managed by Tallard Apartments.

Total square footage of building: Each floor contains about 1,000 square feet of useable space; so total square footage is approximately 3,000 square feet.

Gross square footage of each use: The coffee shop is about 1,000 square feet; the basement (storage) is also about 1,000 square feet; the upstairs apartments account for the final 1,000.

Number of employees...: We currently employ six employees, two of which are full-time. Their duties are all food- and drink-related.

Capacity: Capacity is 25.

Parking spaces: We rent two parking stalls from Roger Charley (of Budget Bicycle) for customer use. These spaces are widely used during the winter months, but not very much in the summer when parking is ample (which is when the patio would be in use).

Hours of operation: Every day from 7 a.m. until 10 p.m.

Acreage of the site: The property is .04 acres.

Number of dwelling units...: This project does not involve adding dwellings (however, there are two small apartments upstairs).

Number of bedrooms, etc...: One of the apartments is an efficiency, and the other is a one-bedroom.

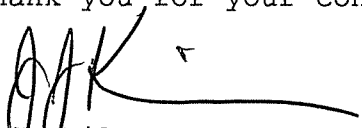
School children generated...: None.


Trash removal for project: This is a simple fence installation, and any trash generated will be removed from the site the same day.

Conclusion:

We believe this is a relatively straight-forward project, and the building owners (Madison Historical Properties) agreed to it readily since it will serve to improve the value of their property. There are no other public places in the area with outdoor space, and we believe that this patio will improve the whole neighborhood. We believe we have already proven ourselves as a great meeting place for friends and neighbors of all ages. Right now, even with the students gone, we are relatively busy, which illustrates the fact that we've become an important place for those who live and work in the neighborhood year-round. We're in this for the long-haul: we believe in the Regent neighborhood, and want to continue to invest in its improvement. The patio would add to the pleasant changes happening slowly in and around the neighborhood.

Thank you for your consideration.


J. V. Kilmer
Owner

Barrett Kilmer
Owner


Business: I die Coffee
Address: 1225 Regent
Project: Rear Patio

