



City of Madison

Conditional Use

Location
222 West Washington Avenue

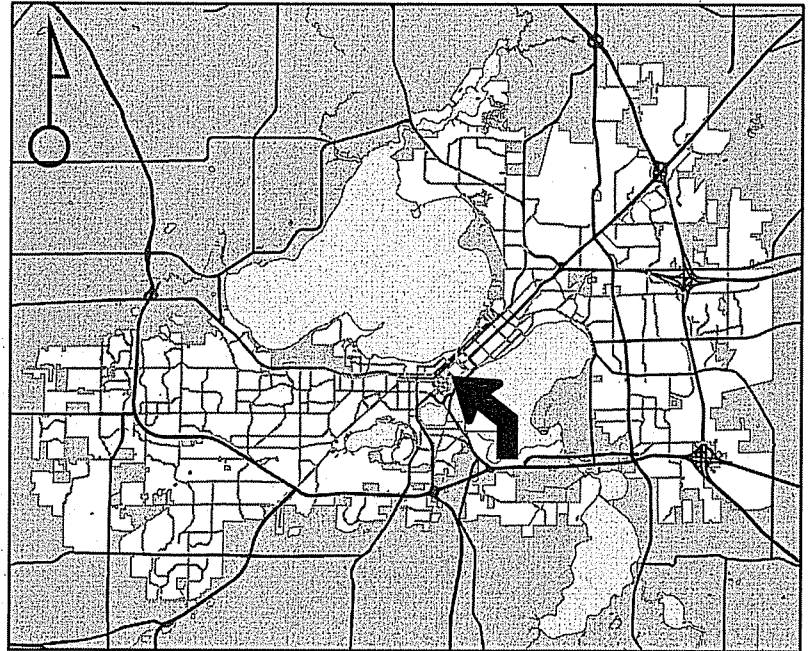
Project Name
Fiore Companies Conditional Use

Applicant
Fiore Companies / James Juedes
- Casetta Kitchen and Counter

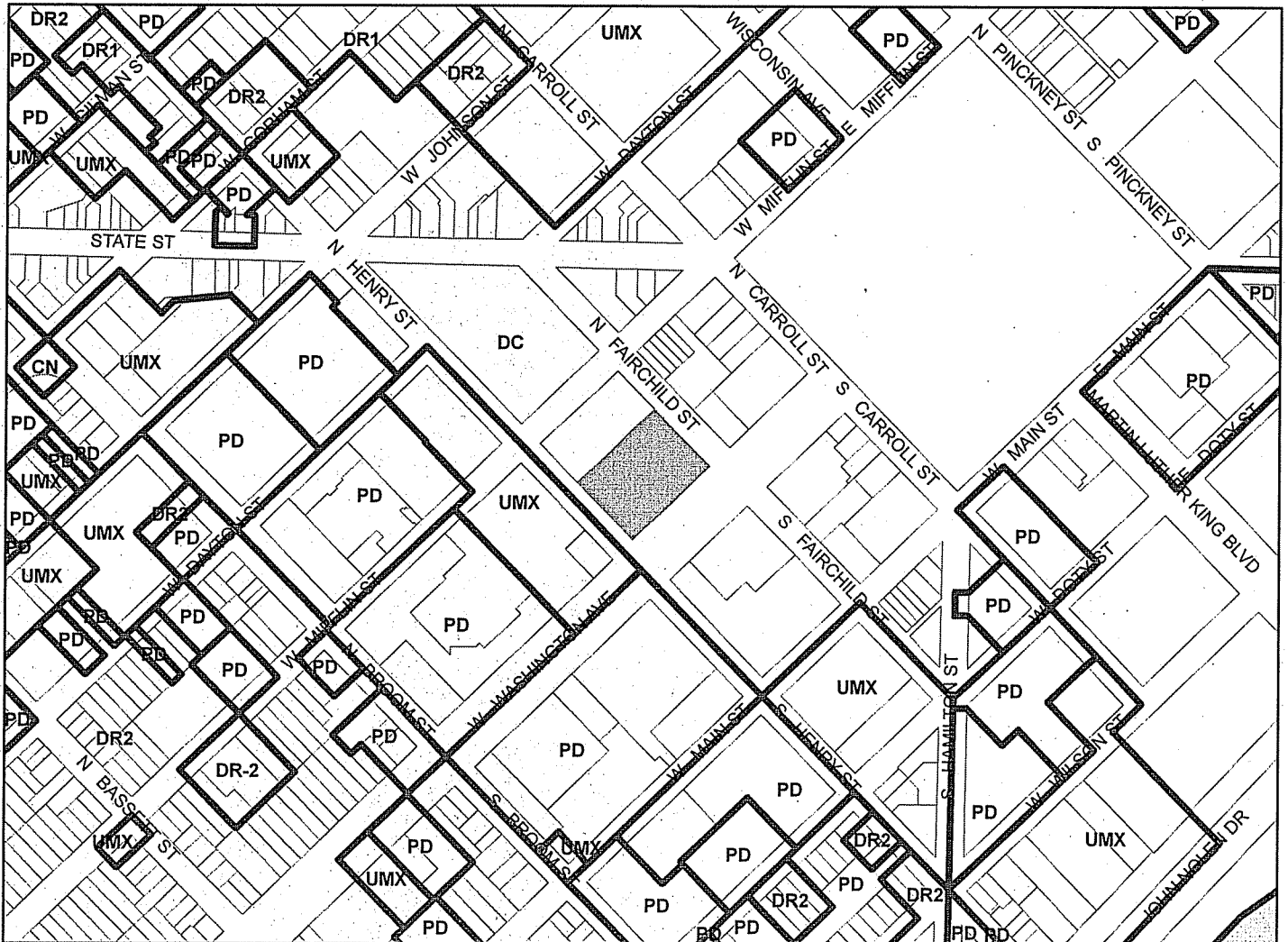
Existing Use
Multi-tenant building

Proposed Use
Construct outdoor eating area
for restaurant-tavern in UMX zoning

Public Hearing Date
Plan Commission
20 March 2017

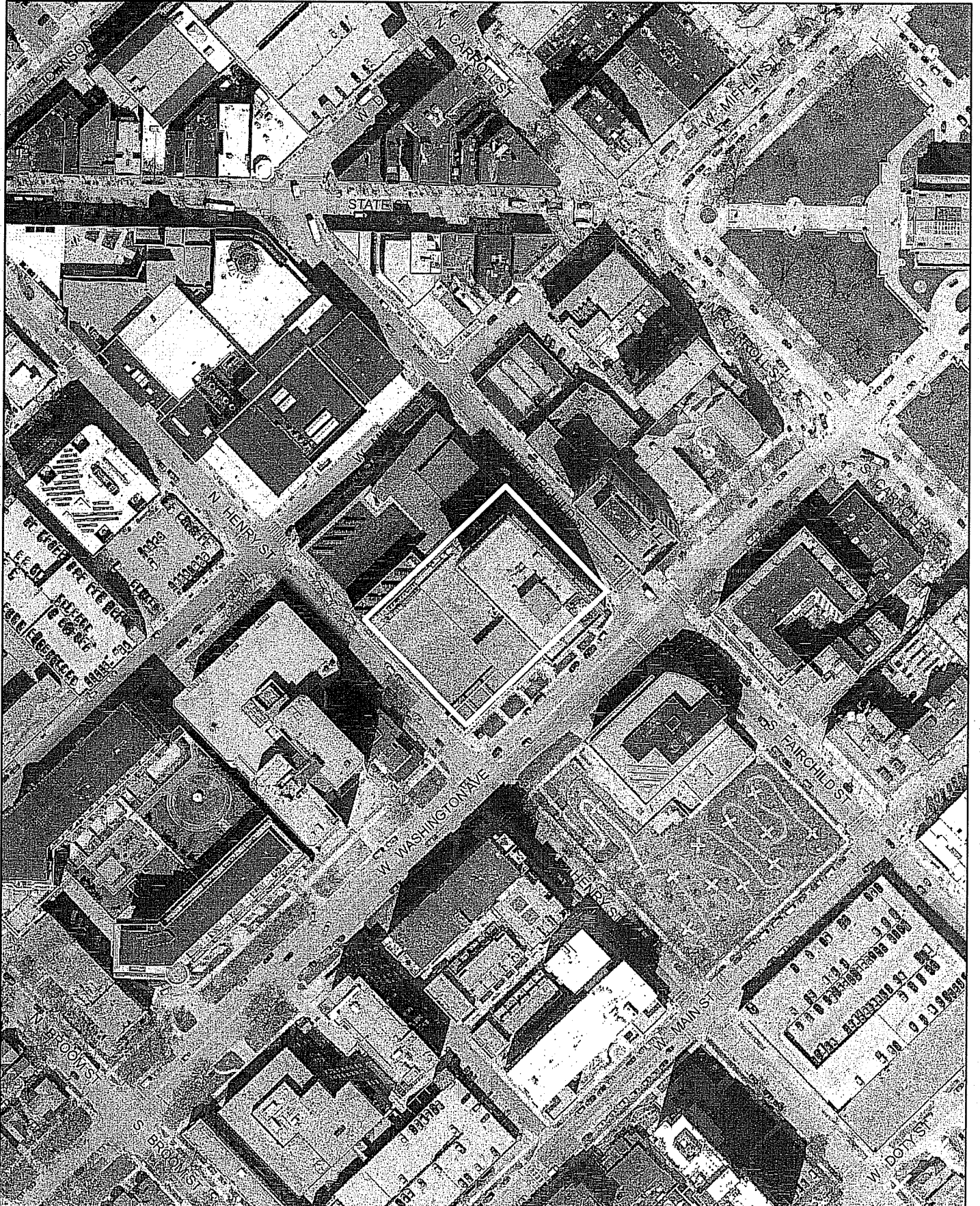


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 14 March 2017





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. 026174-600
 Date Received 2/17/17
 Received By JJK
 Parcel No. 0709-231-0801-7
 Aldermanic District 4-Michael Verrier
 Zoning District DC
 Special Requirements existing CU, DC
 Review Required By: Zoning

Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 222 W. Washington Avenue Suite 30
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: James Juedes Company: Casatta Kitchen and Counter
 Street Address: 222 W. Washington Ave City/State: Madison, WI Zip: 53703
 Telephone: (608) 467-8108 Fax: () Email: james@casattakitchen.com

Project Contact Person: James Juedes Company: Casatta Kitchen and Counter
 Street Address: 222 W. Washington Ave Suite 30 City/State: Madison, WI Zip: 53703
 Telephone: (608) 469-7418 Fax: () Email: james@casattakitchen.com

Property Owner (if not applicant): Fiore Company
 Street Address: 150 E. Gilman St #1600 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: outdoor seating area for guests to eat and drink (including alcohol); accommodates 20-24 guests

Development Schedule: Commencement _____ Completion _____

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:

32
11x17)

- ~~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 1/2 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.

32

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

4600

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.

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:

→ 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: Chris Wells Date: 1/26/2017 Zoning Staff: Jenny Kivins Date: 1/26/17

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

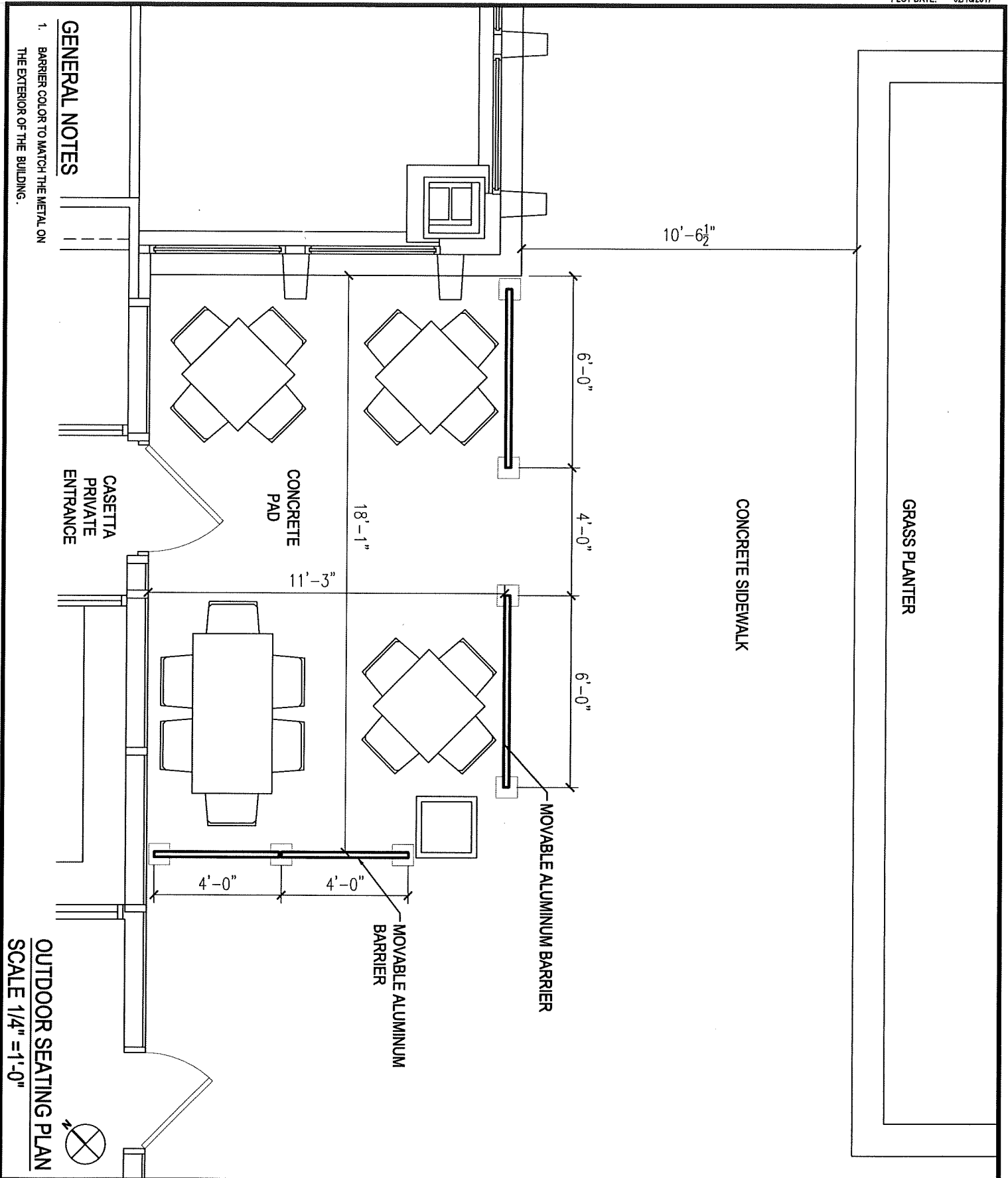
Name of Applicant [Signature] Relationship to Property: Tenant

Authorizing Signature of Property Owner [Signature] Date 2-7-16

Letter of Intent

Conditional Use of outdoor seating

We are seeking to gain approval for the addition of outdoor seating in front of our restaurant, Casetta Kitchen and Counter, at 222 W. Washington Avenue. We are an Italian-American deli with counter style service, serving primarily breakfast and lunch. We also have been granted a Class B Combination liquor license and will feature a craft cocktail, craft beer, wines by the glass, and a small retail wine selection that will be available to our guests in the evening. The outdoor seating would be used for people to enjoy their breakfast, lunch, coffee, or libation outside when the weather permits. The area of use under review is located directly in front of our storefront, under the existing building façade, and is located on private property owned by the Fiore Company. The suggested seating plan is all located under the aforementioned façade and will not impede on the public right-of-way. We are happy to implement the proposed barrier around the seating if deemed necessary. The proposed space is approximately 233sf and will include seating for about 22 people. The seating will be set up in the morning and brought inside at the end of each business day. Our business hours are 7:30am-7pm Monday-Wednesday, 7:30am-11pm Thursday-Friday, and 9am-3pm Saturday. Our core business is based on lunch and breakfast foods with alcohol sales being a supplementary source of income.



GENERAL NOTES
 1. BARRIER COLOR TO MATCH THE METAL ON THE EXTERIOR OF THE BUILDING.

OUTDOOR SEATING PLAN
 SCALE 1/4" = 1'-0"



DESTREE
 architecture & design

222 WEST WASHINGTON AVE, SUITE 310
 MADISON, WI 53703
 PH: 608.261.1499
 www.destreedesign.com

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 DESIGN ARCHITECTS, INC.

NETWORK 222
 222 WEST WASHINGTON AVE
 MADISON, WI

ISSUANCES:

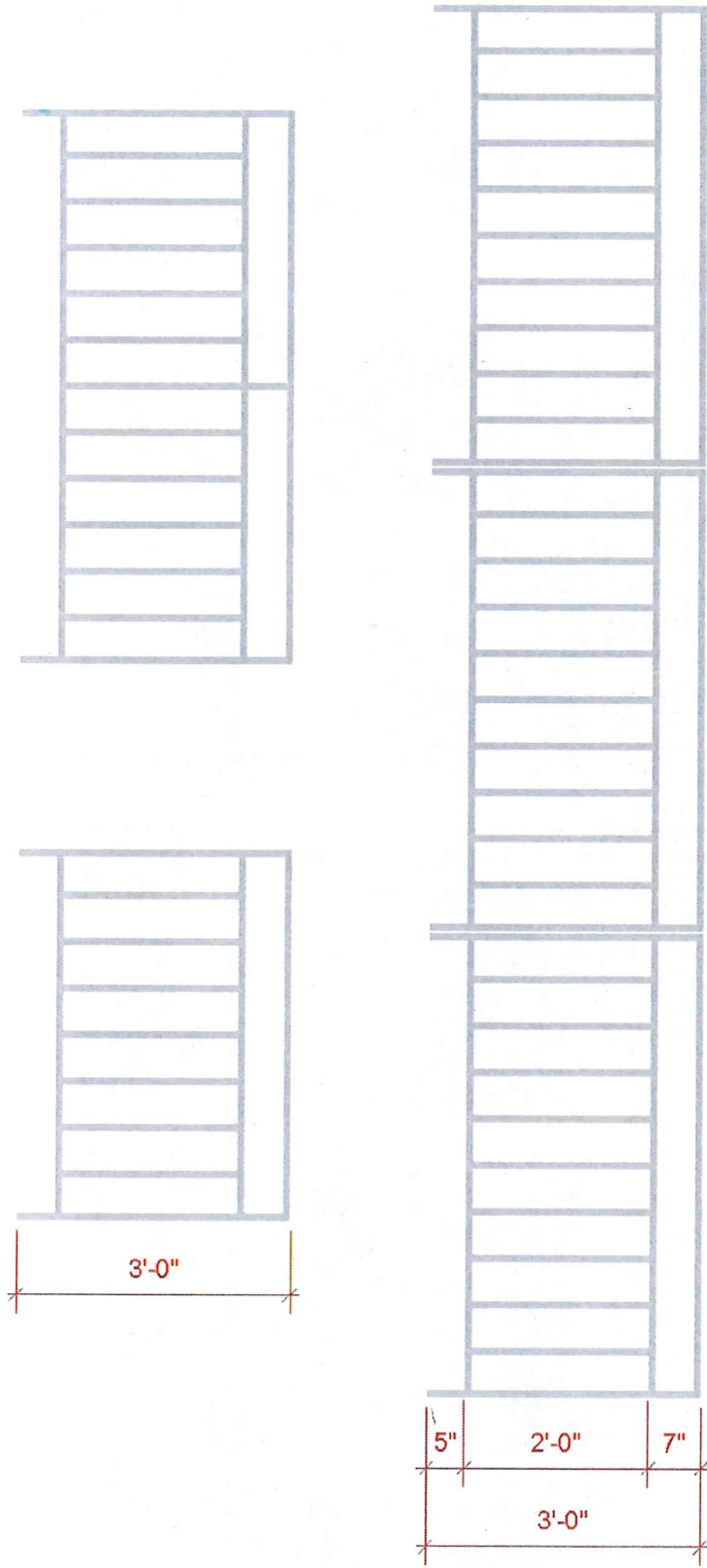
PROJECT #: 161216.00
 SHEET NUMBER

A101

STYLE 1



STYLE 1 SIZES



ARCHITECTURAL SURVEY
222 W. WASHINGTON AVE.
 LOTS 4, 5, 6, 7, 8 & 9
 BLOCK 66 ORIG. PLAT OF MADISON
 NE 1/4 OF THE NE 1/4 OF
 SEC. 23 T7N R9E
 CITY OF MADISON
 DANE COUNTY WISCONSIN

LEGEND

○ WY ○ OV	WATER VALVE/GAS VALVE
---	UNDERGROUND FIBER OPTICS
---	SANITARY SEWER
---	WATER MAIN
---	GAS MAIN
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	STORM SEWER
⊕ ⊙ ⊕ ⊕ ⊕ ⊕	ELECTRIC TELEPHONE/CABLE TV/ FIBER OPTIC/WATER MAIN/OLE
○ MH	SANITARY SEWER MANHOLE
⊕	STORM SEWER INLET
□ CB	CATCH BASIN
⊗ LP	LIGHT POLE
HYD	HYDRANT
45.5	SPOT ELEVATION (0 DECIMAL PT.)
---	CONC. CURB
○	TREE
⊕	SIGN
⊕	PARKING METER
⊕	VAULT ACCESS STRUCTURE

LEGAL DESCRIPTION:

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8),
 Nine (9), Block Sixty-six (66), Original Plat of Madison
 as recorded October 10, 1839 in Volume A of Plats on Page
 3, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Wayne D. Baranese, Registered Land Surveyor, S-1561,
 hereby certify that I made a survey of the land described
 herein and that the map herein is a true representation
 of that survey according to the information furnished to me.

Dated this 11th day of October, 2000.

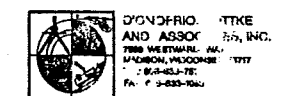
Wayne D. Baranese
 Wayne D. Baranese, Registered Land Surveyor, S-1561



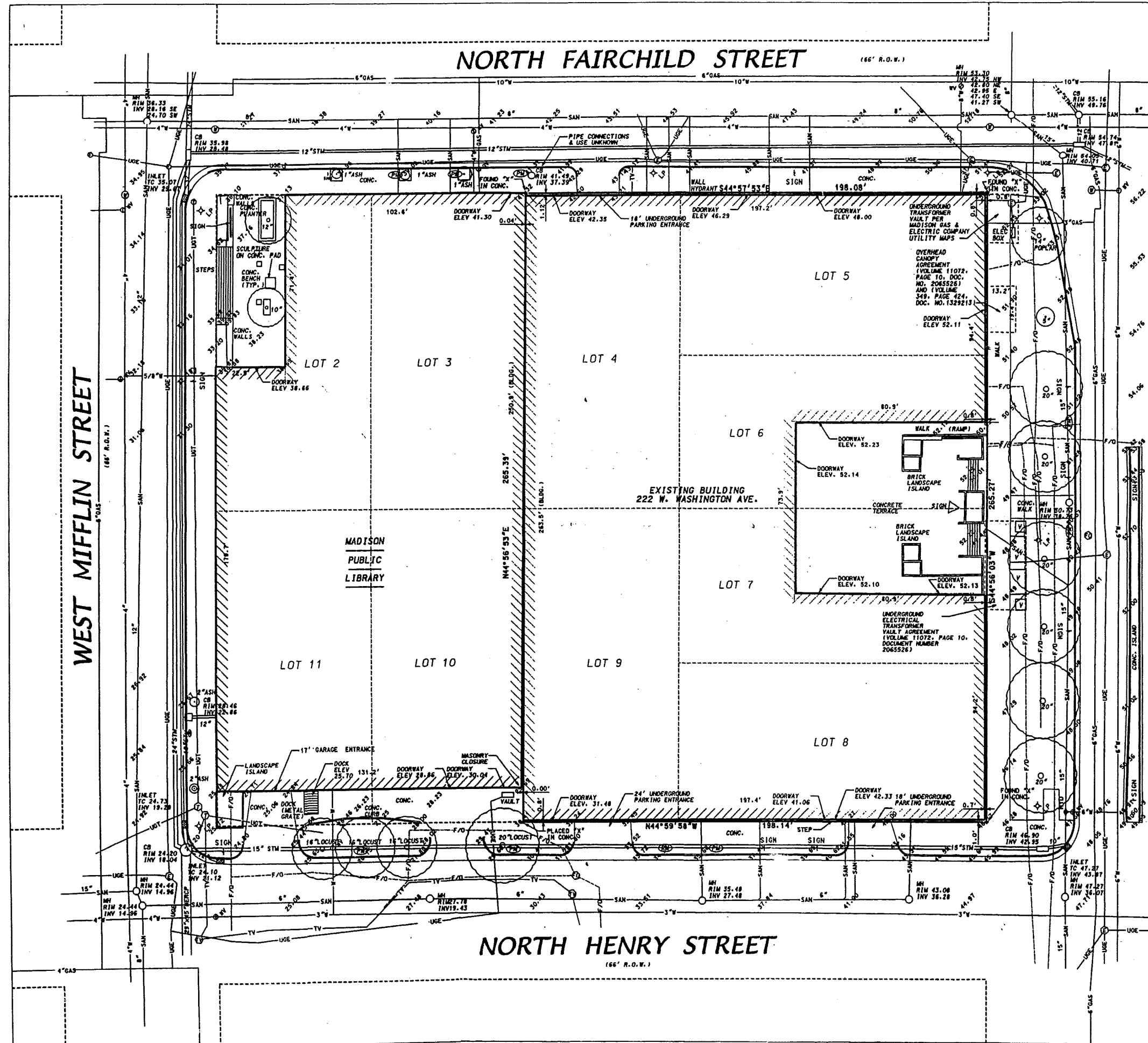
Scale 1" = 20'

NOTES:

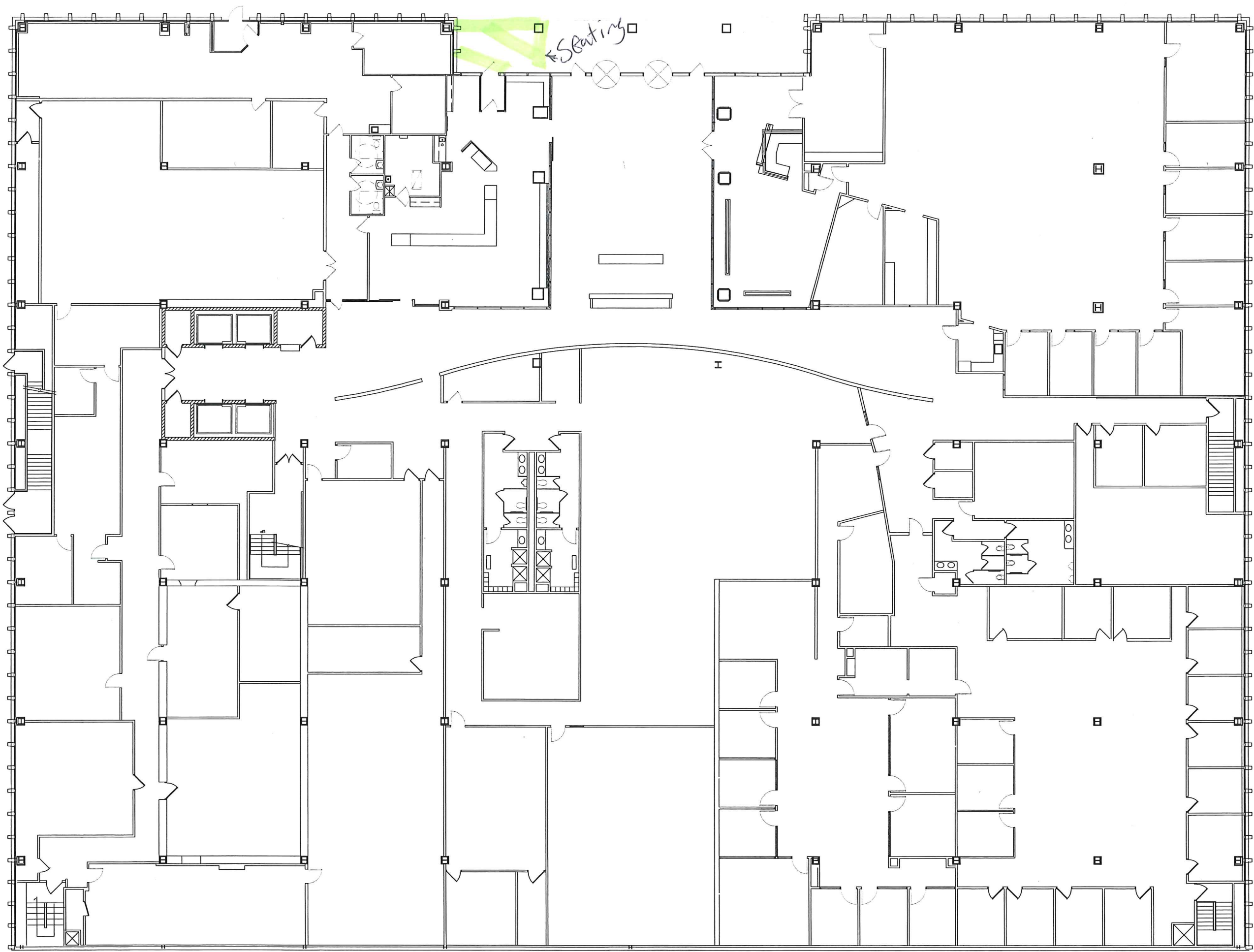
1. Survey for The Flora Companies, Inc.
2. Subsurface utilities and features shown on this map have been approximated by locating surface features and opportunities. Locate Digger's Hotline field markings and by reference to utility records and maps.
3. Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline, 1-800-242-8811.



FN: 00-02-198
 DATE: 10-11-00



PLOT DATE: 02/07/2017




DESTREE
architecture & design

222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

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NETWORK 222
222 WEST WASHINGTON AVE
MADISON, WI

ISSUANCES:

PROJECT #: 161216.00
SHEET NUMBER
A100

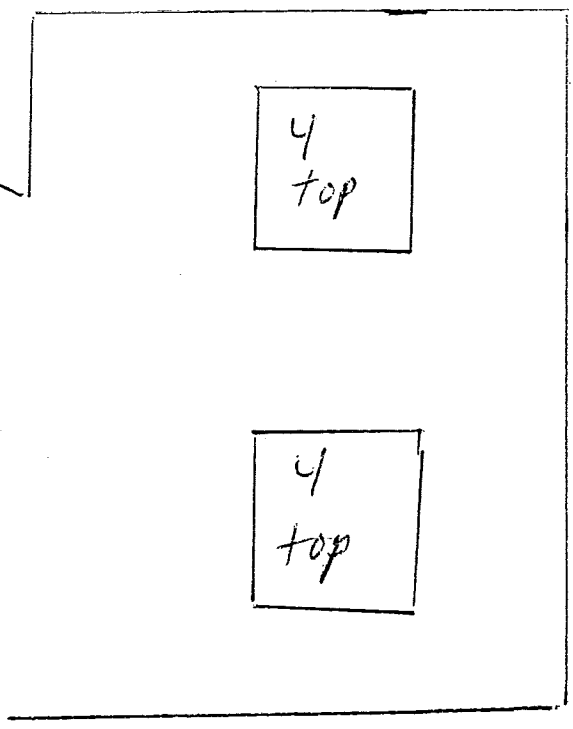
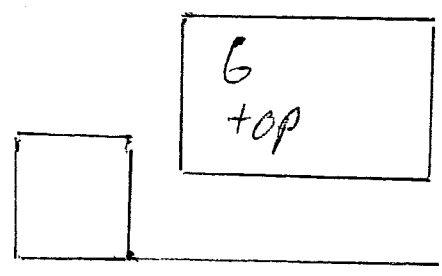
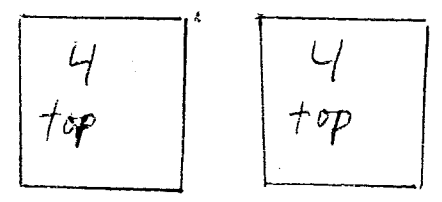
FIRST FLOOR PLAN



Casetta Kitchen and Counter

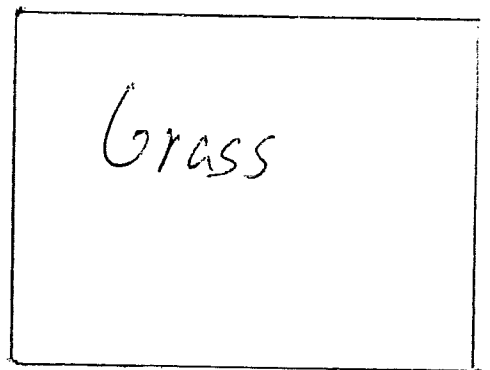
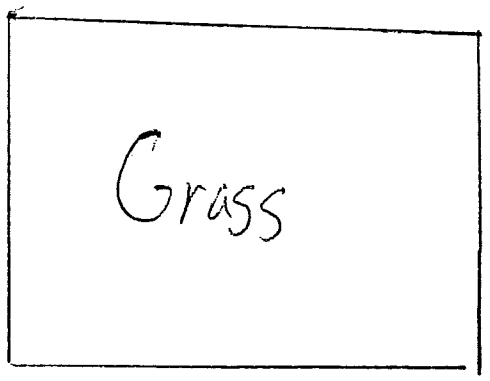
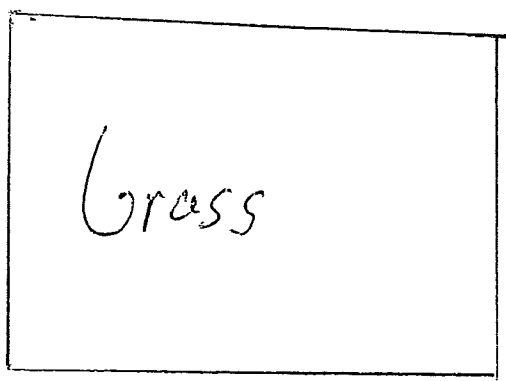
Main Building
Entrance

Restaurant Entrance



↪ barrier

Sidewalk



W. Washington Ave

