



Location
416 South Park Street

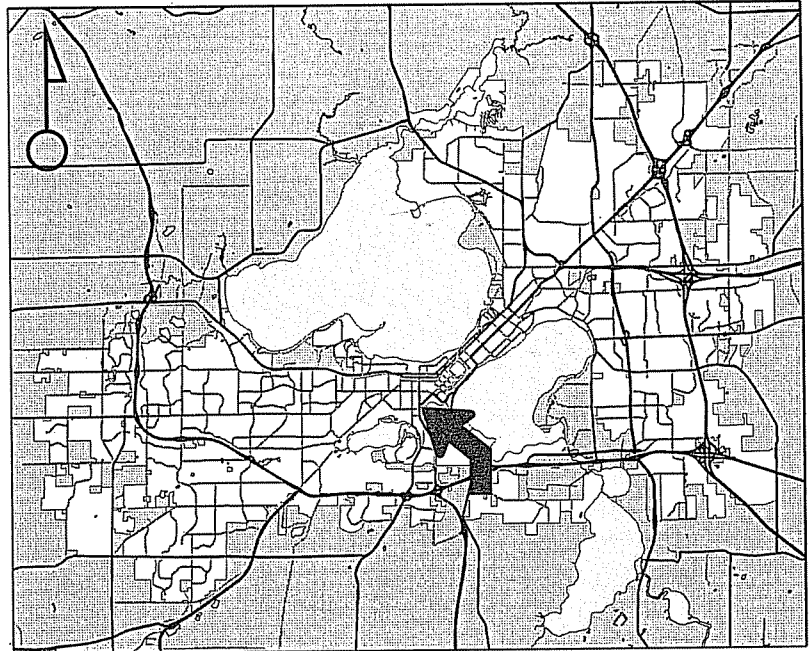
Project Name
the Mason (Lounge) – Patio

Applicant
Constantine Choles – Choles Properties, LLC/
Bryan Richgels – the Mason Lounge, LLC

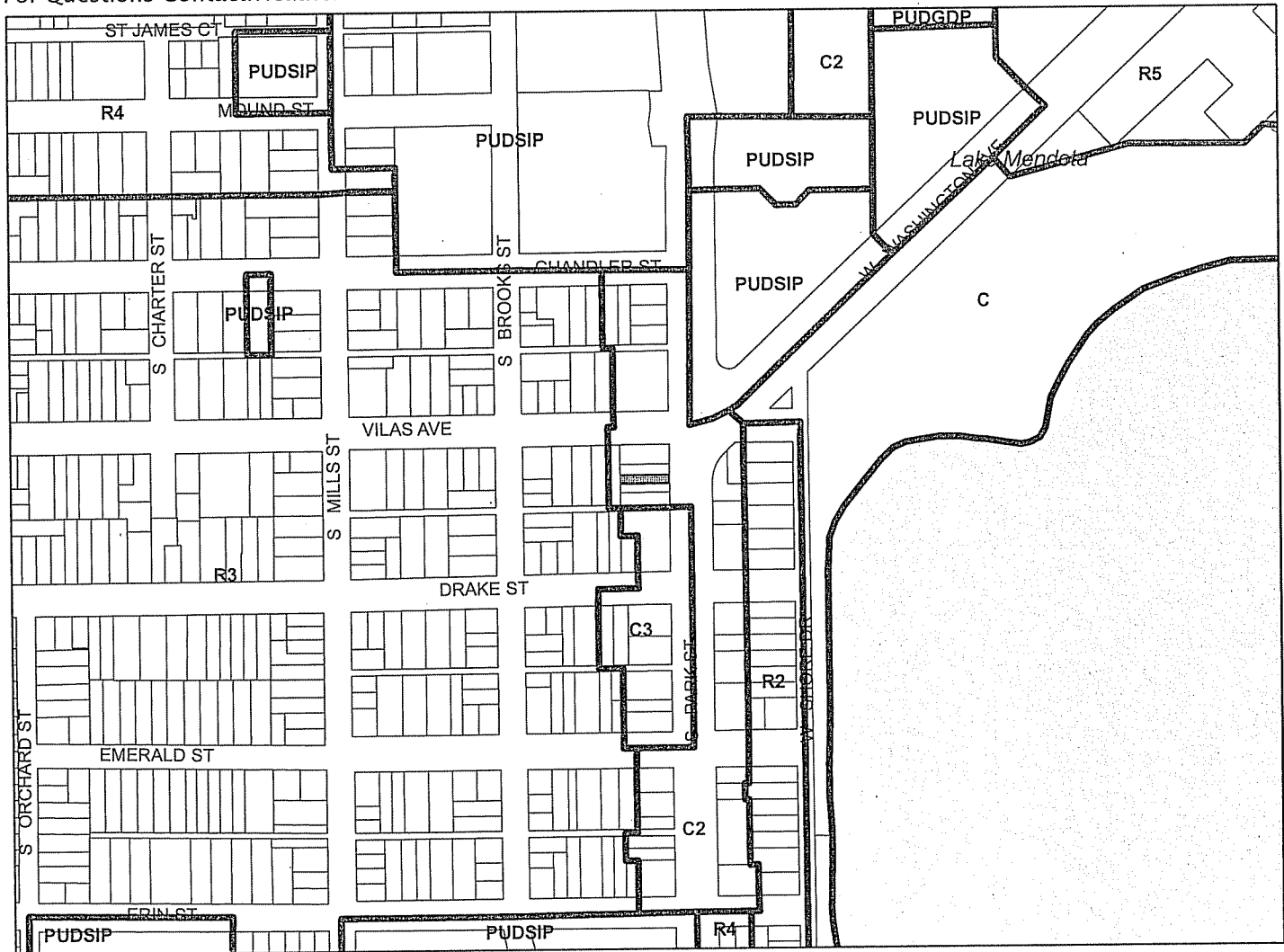
Existing Use
Tavern

Proposed Use
Establish an outdoor eating area
for a tavern

Public Hearing Date
Plan Commission
19 September 2011



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



Scale : 1" = 400'

8





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550 ⁰⁰ Receipt No. 123392
Date Received	8/3/11
Received By	Jrk
Parcel No.	0709-233-1021-6
Aldermanic District	13 Sue Ellingson
GQ	UAD-07/ALCHD
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	6/18/11 Waiver <input type="checkbox"/>
Date Sign Issued	8/3/11

1. **Project Address:** 416 S. Park St. **Project Area in Acres:** 200 Ft²

Project Title (if any): the Mason Lounge Patio

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<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: Bryan Richgels Company: the Mason Lounge, LLC
 Street Address: 416 S. Park St City/State: Madison WI Zip: 53715
 Telephone: (608) 609 0390 Fax: () Email: bryanriggles@hotmail.com

Project Contact Person: (same) Company: _____
 Street Address: 216 Oak St. City/State: Madison WI Zip: 53704
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Conn Choles (Constantine) (dba Choles Properties, LLC)
 Street Address: 6255 Oak Hollow Dr. City/State: Oregon WI Zip: 53575

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: ... construction of small fenced-in outdoor seating area in rear parking lot of existing tavern...

Development Schedule: Commencement asap Completion 1 month later

5. Required Submittals:

- 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:
 - 14 ~~copies~~ of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - ~~copies~~ of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - 1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 _____ 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 & business associations in writing 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Heather Studer Date: 7/20/11 Zoning Staff: PAT ANDERSON Date: 7/20/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Bryan Richgels Date 8-3-11
 Signature Bryan Richgels Relation to Property Owner tenant

Authorizing Signature of Property Owner Date 8/3/11
 CONSTANTINOS CHOCOB

the Mason (Lounge) PATIO PROPOSAL

Hours : Customers shall be welcome to take advantage of our outdoor seating area from the time we open (4pm Tues-Fri, 6pm Sat) until 10 pm... @ which time they will be required to vacate the patio and come inside, no questions asked.. We will announce the impending closure fifteen minutes prior. Signs to this effect will be conspicuously posted (on both sides of the doors leading out AND on the main exterior wall) as well.

Access (egress/ingress): We intend to make the door (built into the fence) a one-way door... with signage that clearly indicates "Exit only. Please enter in front" (with no knob/handle on the outside).

Staffing: We acknowledge that the addition of seating capacity (approx. 24) will require a modified staffing strategy. Weekends (and other occasions of predicted higher traffic) will call for an extra server, for sure.

Service: All service continues to come from the interior bar. (i.e. there will be no mobile bar caddy, etc.)

Monitoring: At this time, we would very much appreciate the opportunity to open our patio *without* a camera surveillance system in place (and rely on a "walk-thru" every 10 minutes) ... but we do understand that the installation of such a system could provide a very distinct monitoring utility in the near future.

Lighting: We imagine our cozy patio will be perfectly illuminated by several strings of "holiday" lights (strung from the pergola above) . There will be two sets of security flood lights on the perimeter of the patio facing the parking lot.

Smoking: Customers will absolutely NOT be allowed to smoke in the patio. We will continue to allow smoking in front of our establishment.

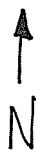
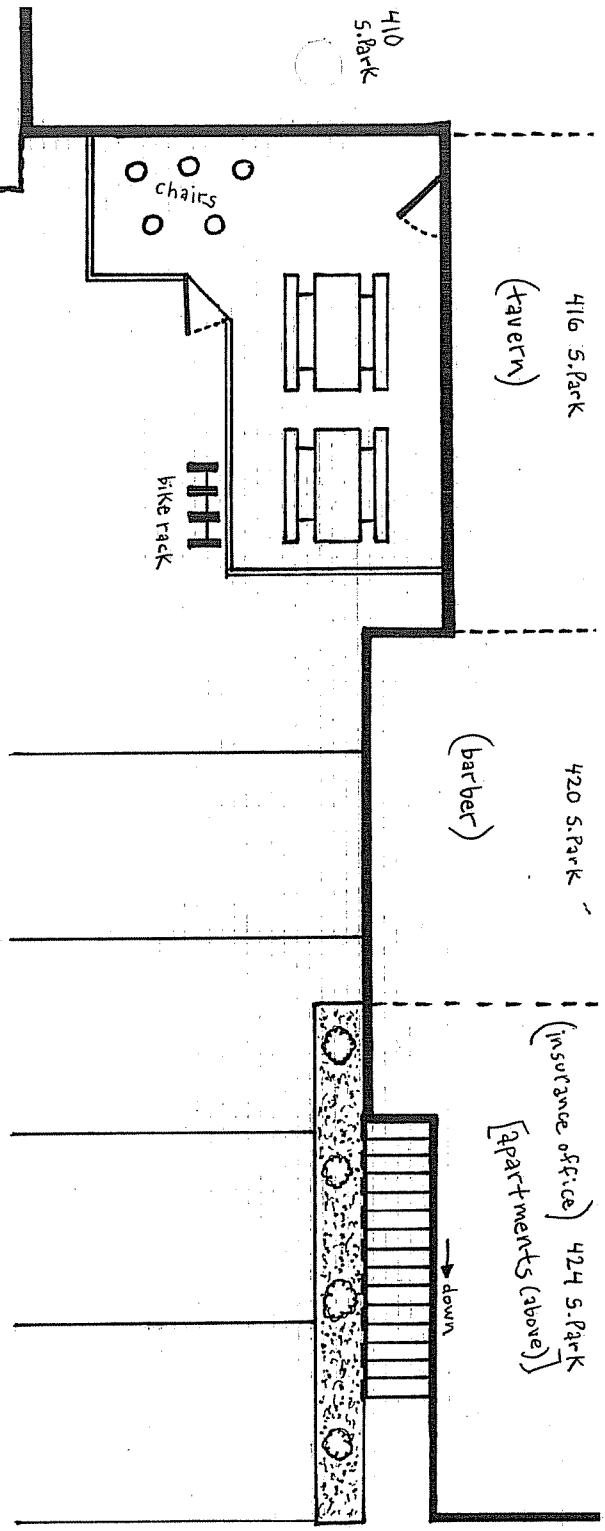
Glassware: Customers will be afforded the privilege of using the same glassware that we use inside the Mason (as opposed to requiring them to use plasticware). We couldn't stomach the thought of sipping a Porter... or a Chardonnay out of a plastic cup; not to mention that we are *all about* recycling & reducing waste☺

Sound Speakers: There shall be none out side.

Badger Game Days: We will keep our normal hours throughout the year (again, we open @ 6pm on Saturdays). We do **not** aspire to be a Sporting-Event Beer Garden location.

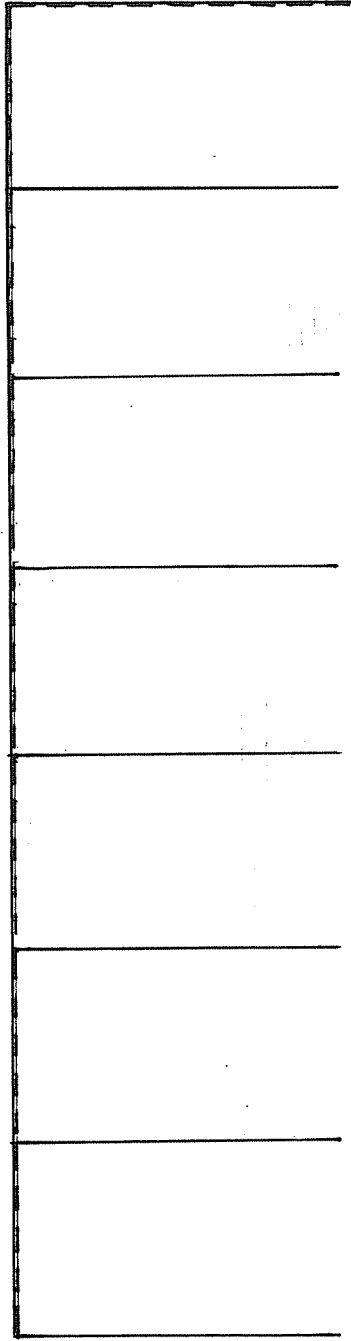
(bakery)

one-way alley



- masonry wall
- 6' picket fence
- proposed patio fence

1 inch = 7 ft



APT.

(proposed) Patio Specs (200 square feet)

- patio shall be a small **L-shaped** space defined by a **solid fence** (virtually no gaps between boards), just over 6 ft tall (plus small latticed space above, to bring total height to 7½ ft).
- it will **not** be a **covered** patio, but there will be a **pergola "roof"** (made up of a 2x10 [dimensional lumber] framework [approx. 3ft apart]) to support decorative (and shade providing) **vines**.

