



City of Madison

Proposed Conditional Use

Location
1026 North Sherman Avenue

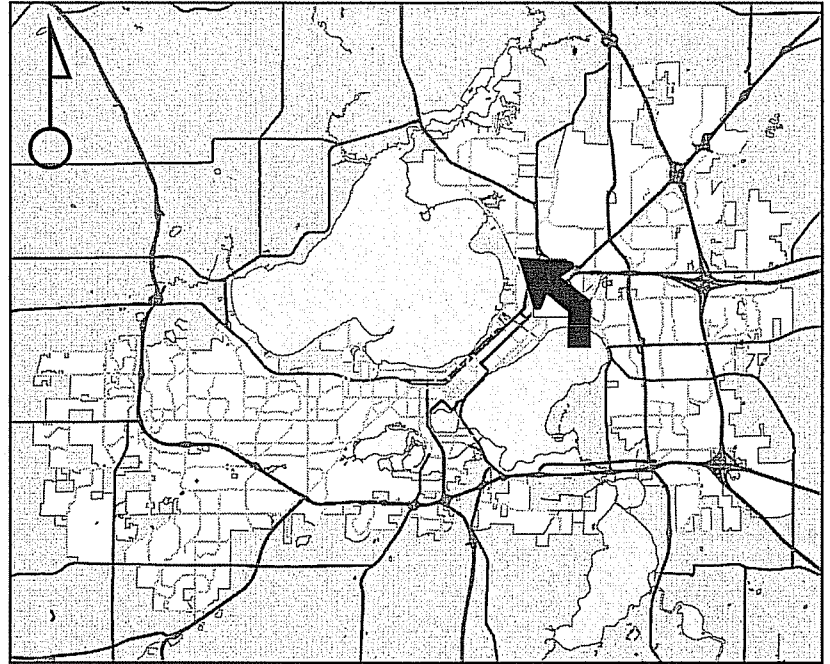
Project Name
Cafe La Bellitalia Patio

Applicant
Pietro Pipitone/Thomas List

Existing Use
Cafe La Bellitalia

Proposed Use
Create an outdoor eating area for a restaurant

Public Hearing Date
Plan Commission
07 February 2011

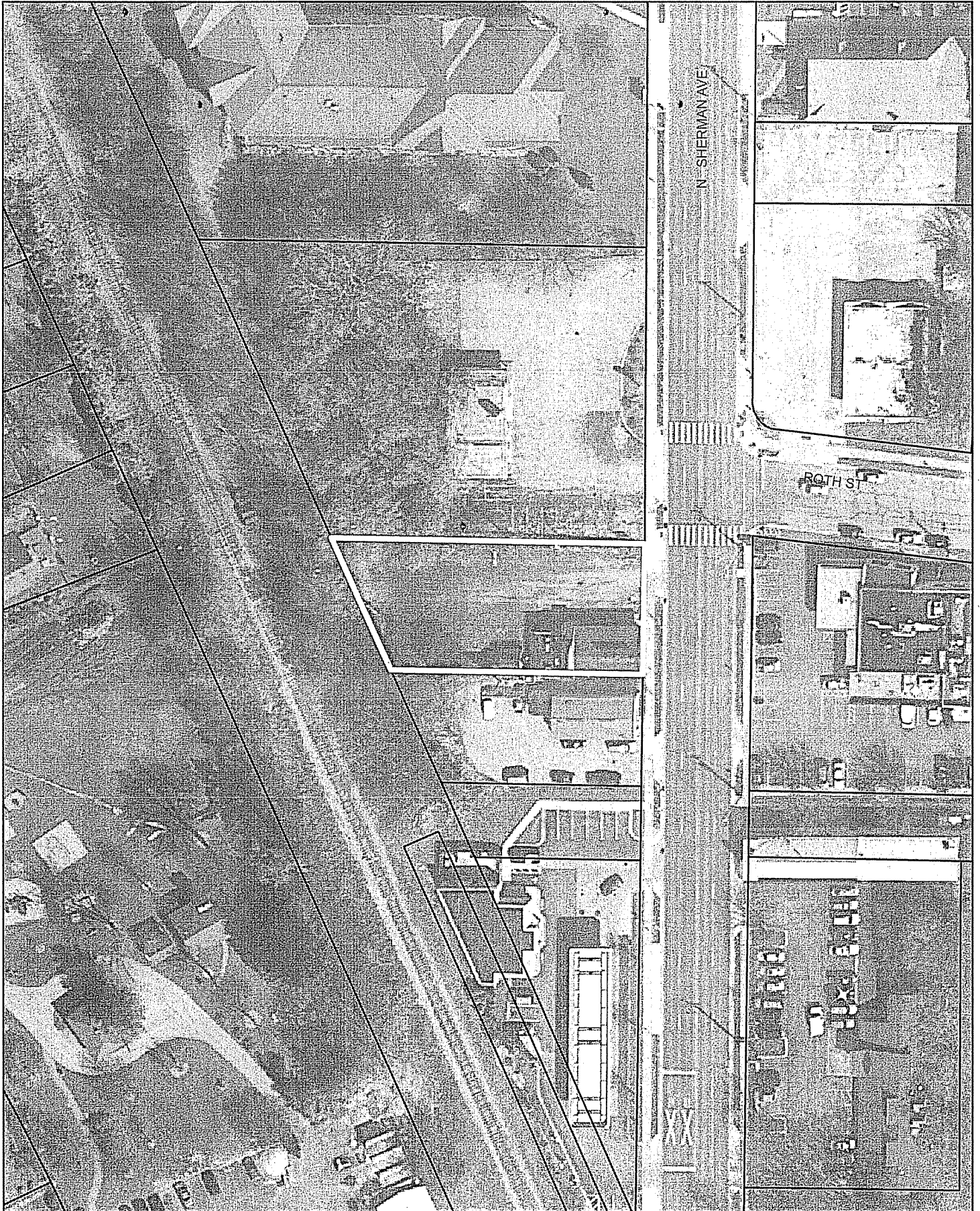


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 January 2011





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	<u>\$550⁰⁰</u> Receipt No. <u>116580</u>
Date Received	<u>12/15/10</u>
Received By	<u>JLK</u>
Parcel No.	<u>0709-011-1205-0</u>
Aldermanic District	<u>12 SaFya Rhodes</u>
GQ	<u>ALC, RR frontage Conway</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>NA</u>
Alder Notification	<u>11/3/10</u> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<u>11/3/10</u> Waiver <input type="checkbox"/>
Date Sign Issued	<u>12/15/10</u>

1. Project Address: 1026^N SHERMAN AVE Project Area in Acres: .31
Project Title (if any): CAFE BELLA ITALIA - DECK ADDITION

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: THOMAS LIST Company: THOMAS LIST-ARCHITECT
Street Address: 4370 CITATION CT City/State: COTTAGE GROVE, WI Zip: 53527
Telephone: (608) 839-1107 Fax: () Email: TLIST1964@CHARTER.NET
Project Contact Person: _____ Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): PIETRO PIPITONE
Street Address: 1026 SHERMAN AVE City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: EXISTING RESTAURANT
SEEKS TO ADD SMALL EXTERIOR DINING DECK.

Development Schedule: Commencement SPRING 2011 Completion SPRING 2011 8

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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 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 ½ 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 Swisher
PAT ANDERSON Date: 10/20/10 Zoning Staff: MARY Tucker Date: 10/20/10

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 THOMAS E LIST Date 12/15/2010
 Signature Thomas E List Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 12/15/10 8

December 15, 2010

City of Madison - Plan Commission
215 Martin Luther King Jr.
Room LL-100
Madison, WI 53701-2985

Re: Conditional use application for 1026 Sherman Ave, Madison, WI

Dear Commissioners

This letter is written for the purpose of informing you of the intent of the Owner of the Café Bella Italia Restaurant, 1026 Sherman Ave., to make minor site changes that will require a conditional use permit.

The owner desires to add a small exterior dining deck to the south side of the building in the spring of 2011. As an exterior space this deck will obviously be seasonal in nature, and will be used for the sole purpose of providing an option for patrons to dine outdoors when weather permits. It is not the intention of the Owner to provide exterior amplified or live music, or to create exterior "bar" space. This is simply for the purpose of providing a quiet dining option to restaurant patrons.

Because the deck will be less than 3 feet above the adjacent grade, the deck is permitted to be built to the south property line, and will be visually screened on all sides. Because of it's seasonal nature, it is felt this exterior dining space will not create additional patronage in any significant numbers, but rather simply enhance the dining experience for patrons who would ordinarily use the current interior dining space. It is our hope that this small seasonal amenity for existing patrons will not require additional parking spaces or landscaping (as there is no further space on the existing site to accommodate these).

Those involved in the project are:

Owner:

Mr. Pietro Pipitone
1026 Sherman Ave
Madison, WI 53704

Builder:

Madtown Builders
1718 Chadbourne Ave.
Madison, WI 53726

Architect:

Mr. Thomas List, AIA
4370 Citation Ct.
Cottage Grove, WI 53527

Information on the property:

Address: 1026 Sherman Ave.

Site Size: .31 Acres

Building size: 1,647 S.F.

Proposed Deck Size: 279 S.F.

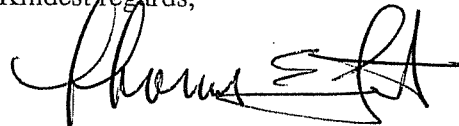
Parking Spaces: 23 Existing

Hours of Operation

- Mon.-Thurs.: 11:00 AM - 10:00 PM
- Friday: 11:00AM - 12:00 Midnight
- Saturday: 4:00 PM - 12:00 Midnight
- Sunday: 3:30 PM - 9:00 PM

Thank you for time and consideration in this matter.

Kindest regards,



Thomas List, AIA
Architect

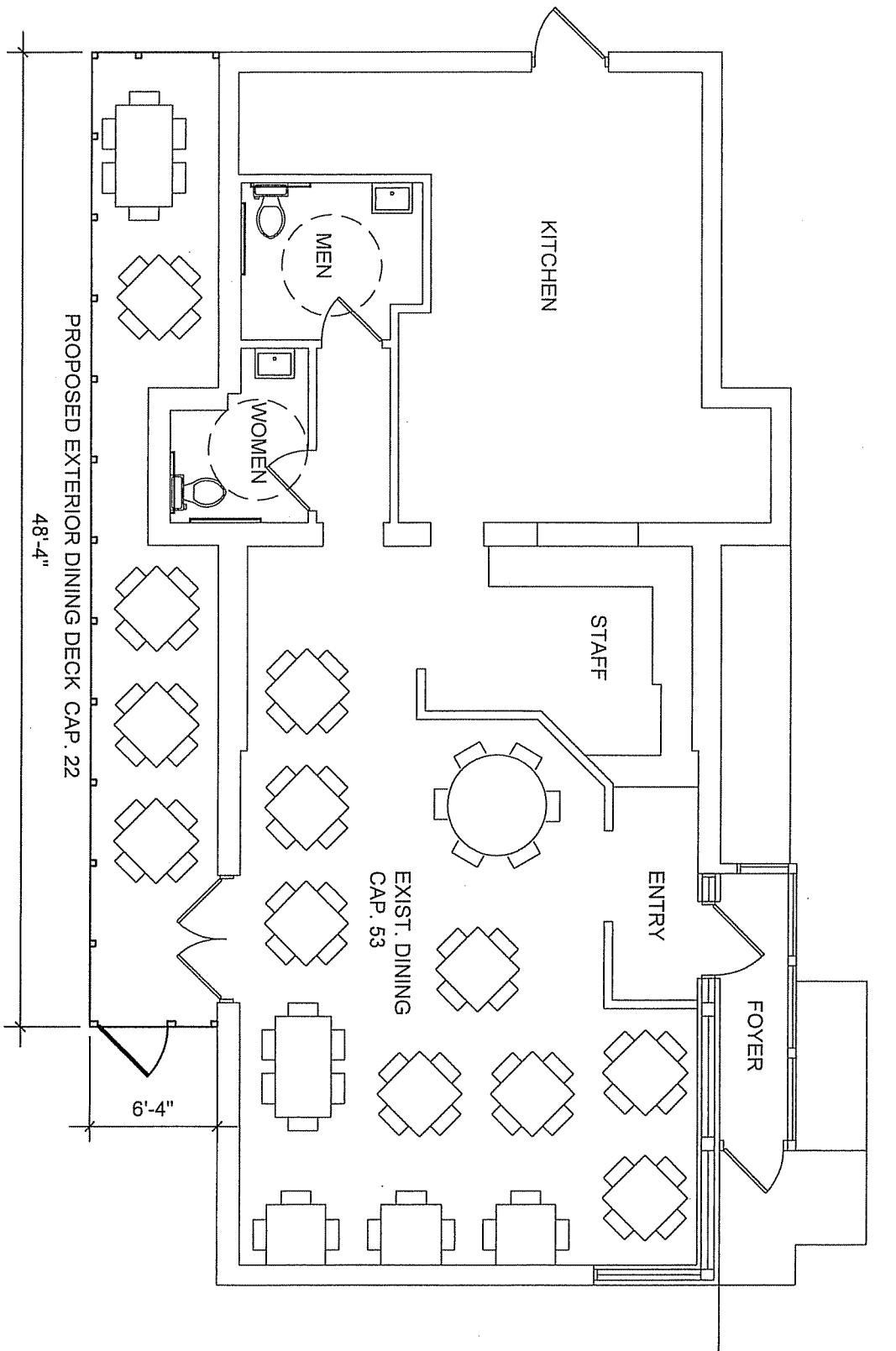


Thomas List, ALA - Architect
4370 Citation Ct.
Cottage Grove, WI
Ph. 608-839-1107
Cell 608-445-3191
tlist1964@charternet

CAFE BELLAITALIA

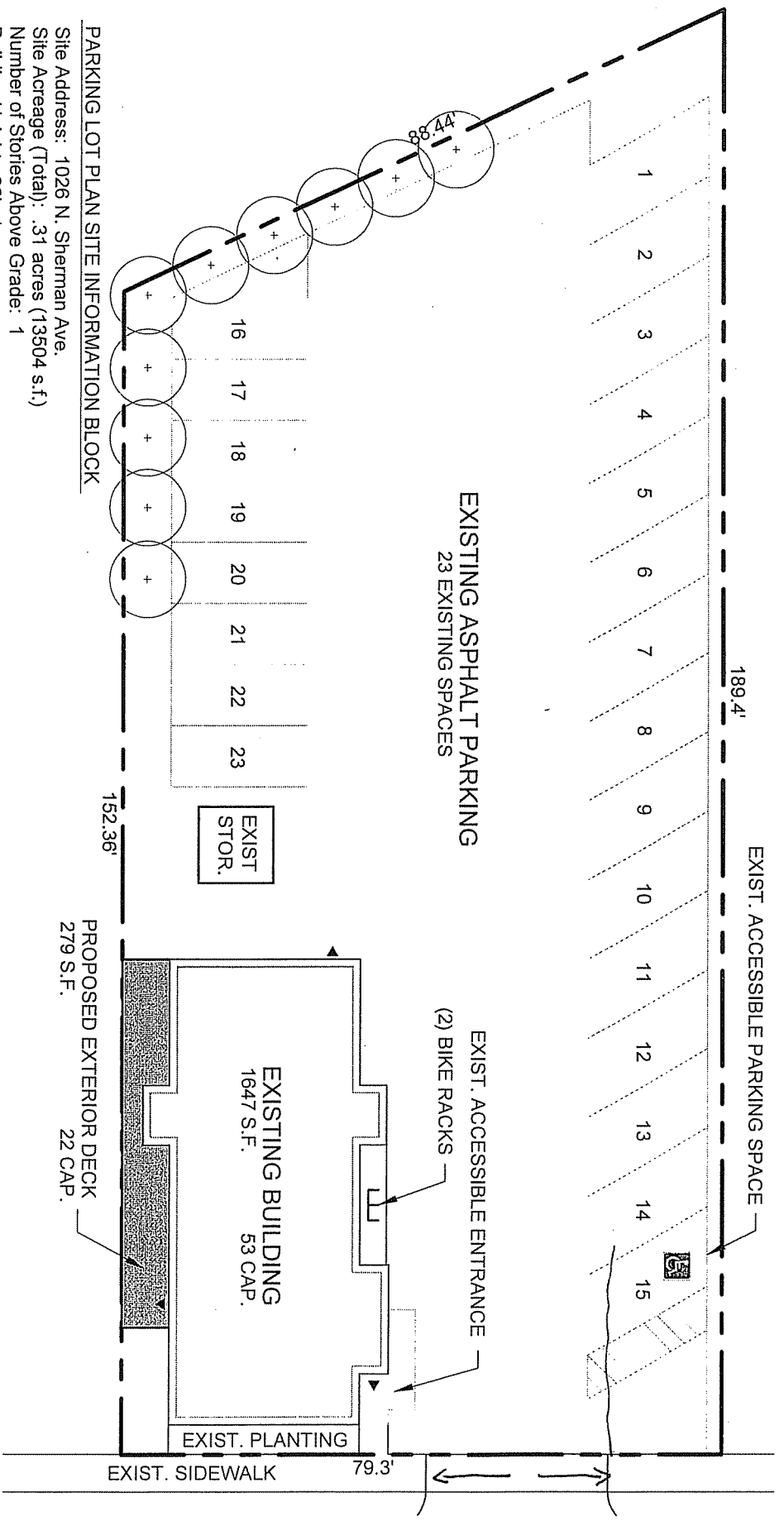
DECK ADDITION
1026 N. SHERMAN AVE.
MADISON, WI 53704

DRAWN BY: TELAJA
PROJECT NO.: 10002
DATE: 12/15/2010
SHEET NO.: 1 OF 3
REVISION:



1 FLOOR PLAN

Scale: 1/8" = 1'-0"



PARKING LOT PLAN SITE INFORMATION BLOCK
 Site Address: 1026 N. Sherman Ave.
 Site Acreage (Total): .31 acres (13504 s.f.)
 Number of Stories Above Grade: 1
 Building Height: 20' +/-
 Construction Type: III-B
 Building Area: 1647 s.f.
 Bicycle Rack Quantity: 2
 Parking Stalls: 23
 Accessible Parking Stalls: 1
 Number of Trees Shown: 10
 Accessible Parking Stalls: 1

2 SITE PLAN
 Scale: 1" = 20'-0"

	<p>Thomas List, AIA - Architect 4370 Citation Ct. Cottage Grove, WI Ph. 608-839-1107 Cell 608-445-3191 tlist1964@charter.net</p>	<p>CAFE BELLAITALIA DECK ADDITION 1026 N. SHERMAN AVE. MADISON, WI 53704</p>	<p>DRAWN BY: TELAIA PROJECT NO.: 10002 DATE: 12/15/2010 SHEET NO.: 2 OF 3 REVISION:</p>
--	---	--	---



Thomas List, AIA - Architect
 4370 Citation Ct.
 Cottage Grove, WI
 Ph. 608-839-1107
 Cell 608-445-3191
 tlst11964@charter.net

CAFE BELLAITALIA

DECK ADDITION
 1026 N. SHERMAN AVE.
 MADISON, WI 53704

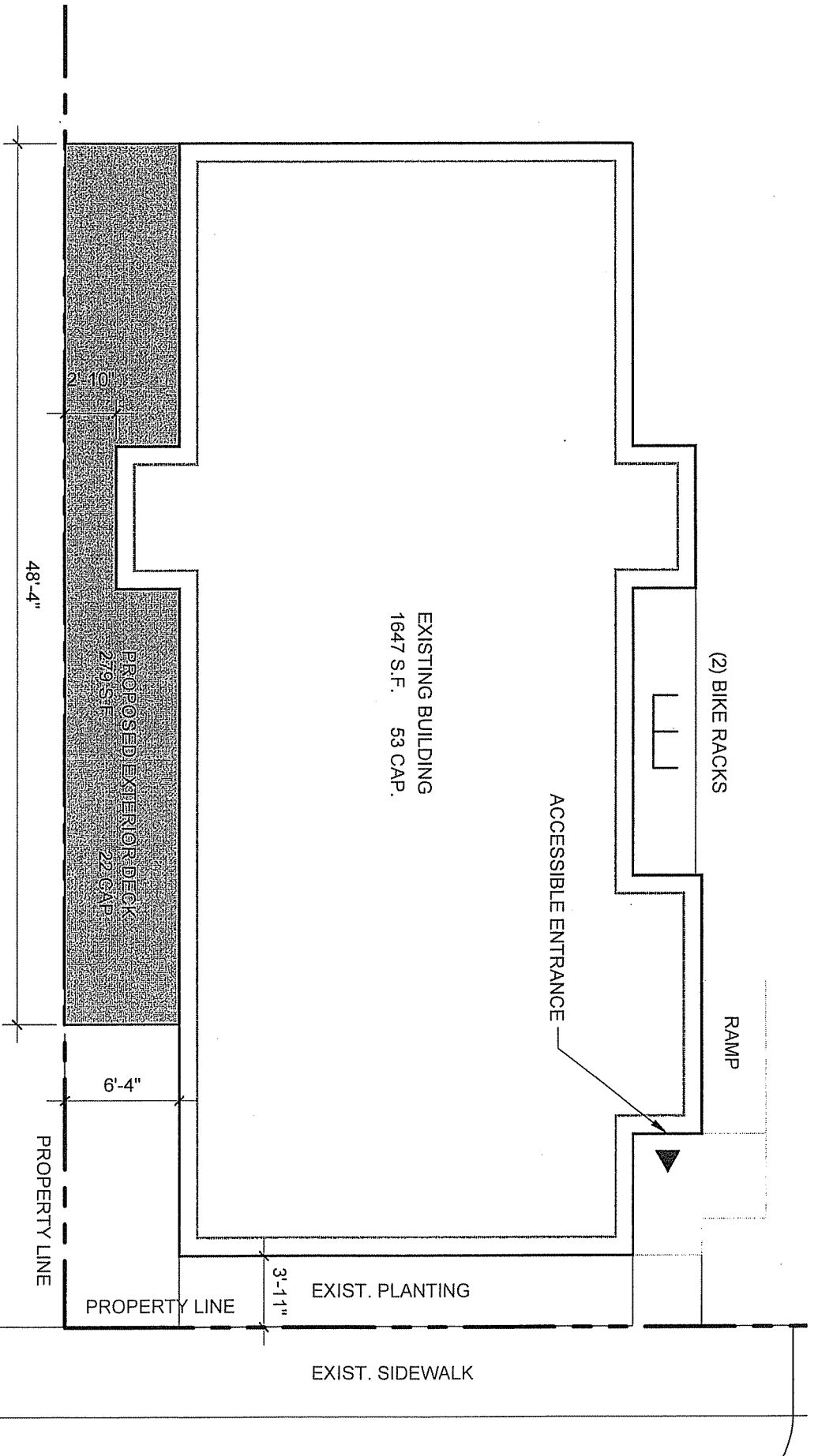
DRAWN BY: TELAJA

PROJECT NO.: 10002

DATE: 12/15/2010

SHEET NO.: 3 OF 3

REVISION:



3 SITE PLAN
 Scale: 1/8" = 1'-0"