



City of Madison

Proposed Conditional Use

Location
1336 Drake Street

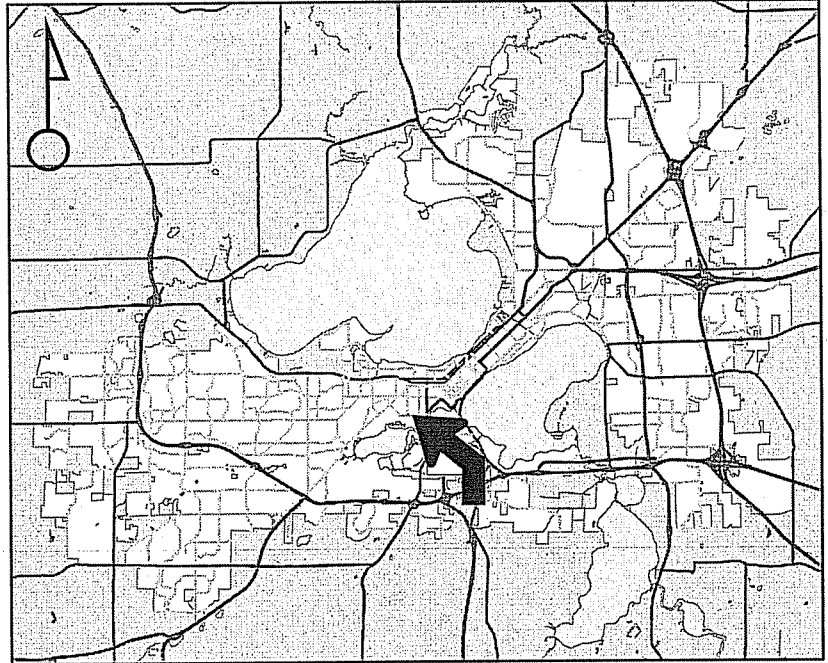
Project Name
Zuzu Cafe Outdoor Area Expansion

Applicant
Robert Shapiro - Zuzu Cafe

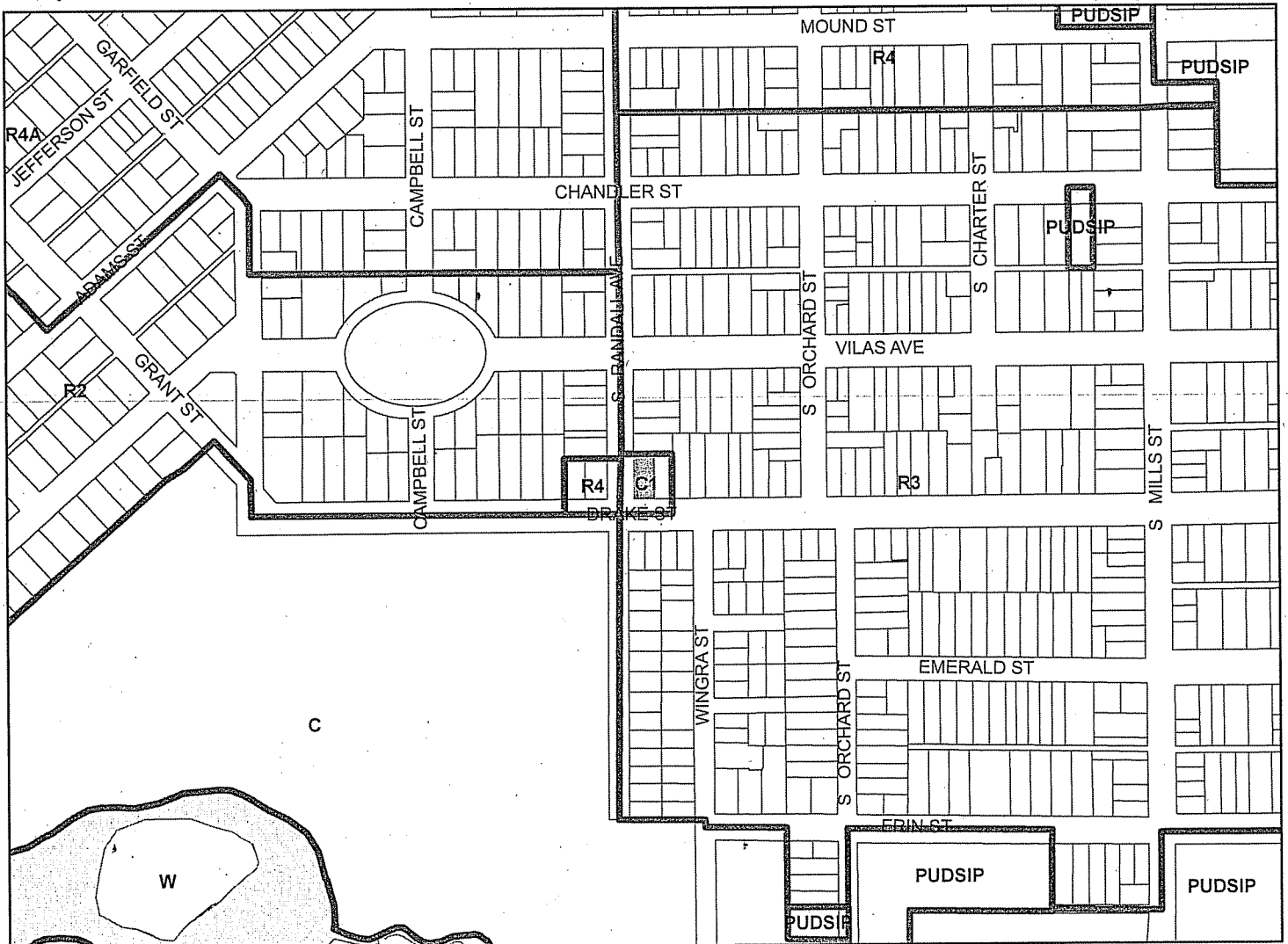
Existing Use
Zuzu Cafe

Proposed Use
Expand outdoor eating area
and parking reduction

Public Hearing Date
Plan Commission
07 March 2011

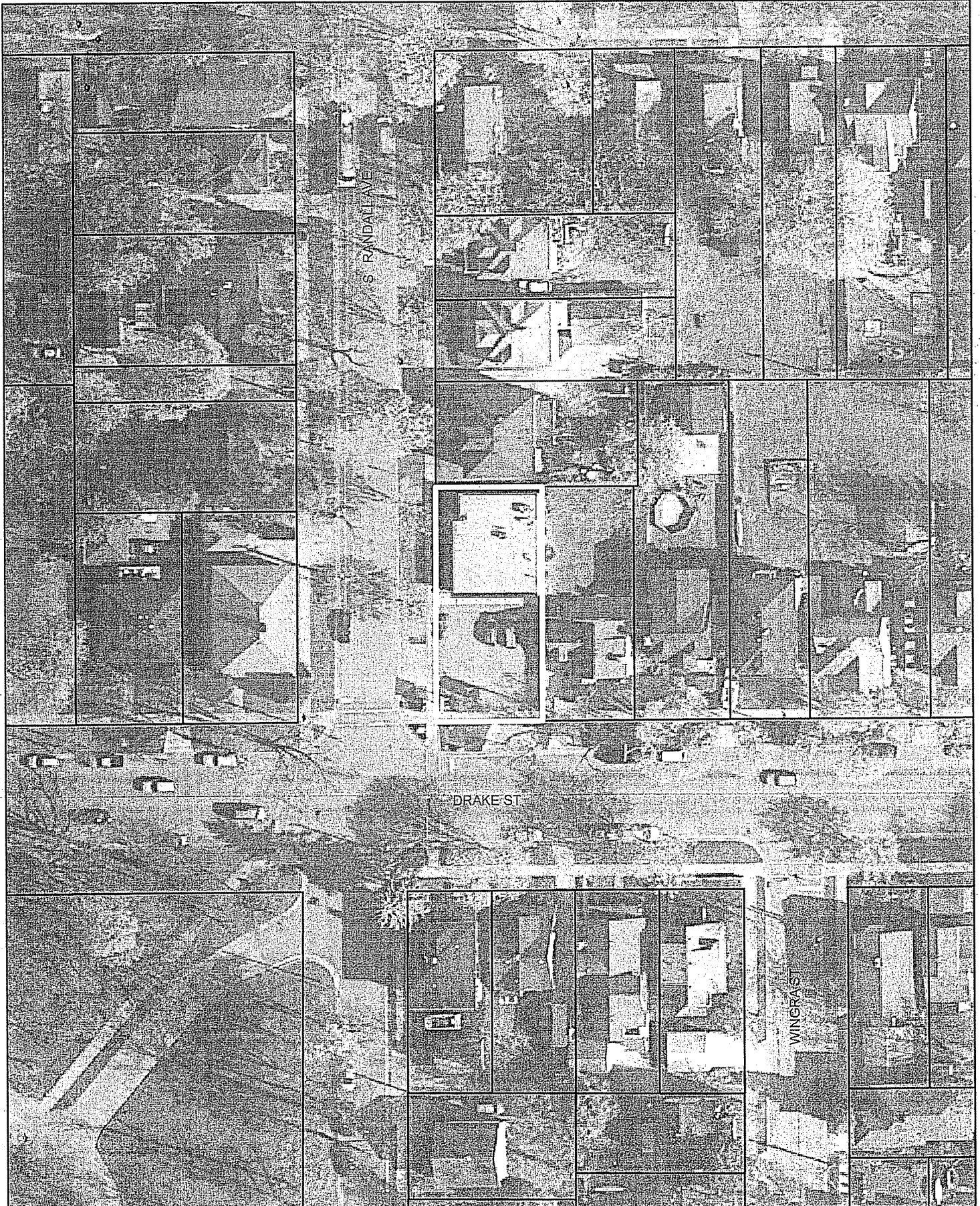


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 February 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	550 ⁰⁰ Receipt No. 117356
Date Received	1/19/11
Received By	JLK
Parcel No.	0709-224-3419 0
Aldermanic District	13 - Julia Kerr
GQ	CW/ALC w/Q
Zoning District	C1
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 checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 1336 DRAKE STREET Project Area in Acres: LESS THAN 1
Project Title (if any): ZUZU CAFE EXPANDED OUTDOOR CAFE
2. This is an application for: ZUZU CAFE (SAMMY AZIZ LLC)

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.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<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: ROBERT SHAPIRO Company: SAMMY AZIZ LLC DBA ZUZU CAFE
Street Address: 217 S. ORCHARD ST City/State: MADISON WI Zip: 53715
Telephone: (608) 233-0044 Fax: () Email: SHAPIRO.ROBERT@YAHOO.COM
Project Contact Person: ROBERT SHAPIRO Company: _____
Street Address: SAME City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): SAME
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: AN EXPANDED OUTDOOR SEATING AREA ANNUALLY FROM MAY 1 - NOV. 1, INCLUDING A KIDS PLAY AREA AND EXTRA BIKE RACKS.
Development Schedule: Commencement MAY 1 Completion NOV. 1

ANNUALLY.

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: \$500** 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: PATRICK ANDERSON Date: 12/15/10 Zoning Staff: HEATHER STOUVER Date: 12/15/10

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 ROBERT SHAPIRO Date 1/19/11
 Signature Robert Shapiro Relation to Property Owner SAME

Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009

To whom it may concern,

ZuZu Cafe, a neighborhood cafe at 1336 Drake St. has been in business now for almost 6 years and our customers come from all over Madison. Our neighbors, hospital workers, people with young children, and in the spring and summer guests visiting the Henry Vilas Zoo, which is across the street.

At present we have 4 parking stalls which makes very little difference during the spring/summer and we are proposing replacing those parking stalls with an expanded outdoor cafe/seating area, along with an expanded kids play area, along with extra bicycle parking. After having meetings with the Greenbush neighborhood association which we are part of, and the Vilas association across the street they were all unanimous in supporting this idea!

We are working with Jim Glueck who has helped us with a working plan for converting the space to being an open well designed area with enough room for good flow and accessibility.

At present we are open until 9:00 p.m. and we would plan to keep those same hours in the summer.

Thank You!

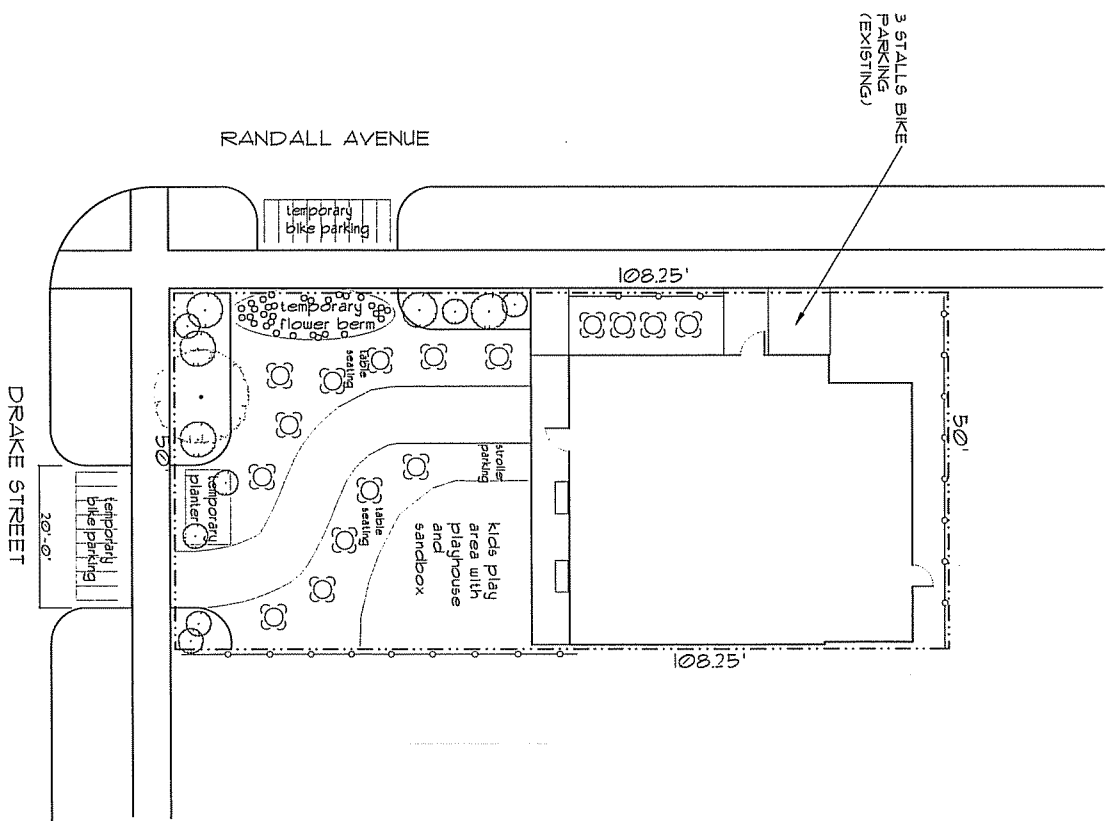


Robert Shapiro and Kate Zirbel - ZuZu Cafe owners

P.S. THIS CHANGE WOULD BE ONLY FROM
MAY 1ST - NOV. 1 ANNUALLY!



SITE PLAN
SCALE 1" = 8'



1/11	ZUZU CAFE	duck architects <small>115 NORTH FINE STREET, MADISON, WI 53703 (608)271-2271</small>	1/21
	336 DRAKE STREET MADISON, WISCONSIN		1 OF 1