

June 1, 2014

City of Madison – Zoning / Plan Commission

RE: 1405 Emil Street Madison, WI. 53713

Outdoor (Uncovered) and Existing (Covered) Patio Areas

The purpose of this application is to construct a new outdoor(uncovered) patio and serving area on the north side of the subject project as well as acknowledge the past Conditional Use Permit application from 2006 for the covered patio on the south side of the building. It also includes a proposal to add an additional “cooler” to the facility, outside at the northwest corner of the existing building.

The project team includes the family of the property owner.

This establishment was built in 1961 and was named “Licari’s” at that time. The name and the use of this establishment remains the same today.

The schedule of this proposed project would start this summer with completion by fall of 2014. The proposed outdoor patio would be approximately 1200 square feet with an additional serving area of approximately 150 square feet. The existing covered patio area is approximately 200 square feet.

The proposal for each of these patios is to serve food and alcohol at these locations. The intent is to keep the capacity (currently 81) of this facility the same as it exists today with providing the patrons the opportunity for a variety of environments while eating and drinking at this establishment. Hours of operation proposed would be the same as the remaining facility that opens its doors at 8 AM every day of the week and closes its doors at the closing time that is consistent with the City of Madison requirements.

The existing building is 2500 square feet with two entry and exit vestibules. There are three (3) existing bath rooms; one “men”, one “woman” and one joint-handicap accessible facility.

In 2006, we upgraded this entire facility inside and out. From the interior appearance, the bathrooms, storage area to the outside where we added lighting, new parking facilities /striping to meet City of Madison requirements, new landscaping to meet the City of Madison requirements and added bicycle parking facilities. There are currently 26 parking stalls for vehicles and 3 stalls for bicycles (we will be upgrading to a bicycle parking area for 4 bicycles).

This 2014 proposal includes new concrete pavement on the north side of the building with a 5 foot decorative rail fencing installed on the perimeter of the concrete area. The railing will have two gates installed, one on the west side and one on the east / south side. The new railing will have approximately 20 new arbor vitae bushes planted next to the fence, between the fence and the sidewalks. We would also like to install a small “green” – planting area inside the new patio area immediately adjacent to the existing north side of the building extending 2 – 3 feet to the north. We will add lighting to the top of the existing building to project down onto the patio / serving area. Also to add two new light poles, approximately 15 feet high to the NW and NE corners of the proposed outdoor patio. Additional “mood” lighting attached to cables across the top of the patio area at a height of 10 feet.

The existing value of this property from the City of Madison assessed values, is \$100,000 for the land and \$84,000 for the improvements. The proposed improvements for this summer are expected to be \$15,000 - \$25,000.

No additional full time jobs to be created by this improvement.

No public subsidies are requested.

Thank you for your consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Licari's", with a long horizontal flourish extending to the right.

Licari's