

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of July 18, 2007**

RE: I.D. # 07044, Conditional Use Application – 603 State Street

1. Requested Action: Approval of a conditional use for a walk-up service window for a restaurant/ tavern located at 603 State Street.
2. Applicable Regulations: Section 28.09 (5)(d) identifies walk-up service windows within ten feet of the right of way as conditional uses in C4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Kelly Meuer, State Street Brats; 603 State Street; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted.
3. Location: An approximately 4,050 square-foot parcel generally located at the southwest corner of State Street and N. Frances Street; Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with State Street Brats, a two-story restaurant/ tavern that includes an outdoor eating area along the N. Frances Street side of the building, zoned C4 (Central Commercial District).
5. Proposed Land Use: The applicant wishes to operate a walk-up service window along the north wall of the building adjacent to the State Street sidewalk.
6. Surrounding Land Use and Zoning: The subject site is located along the State Street Mall in C4 (Central Commercial District) zoning and is generally flanked to the east by west by a variety of retail, restaurant and service uses on both sides of the street. The restaurant/ tavern is across State Street from The Towers Apartments and across N. Frances Street from the University Inn. The site is also one parcel removed from the State Street/ Campus Parking Ramp on N. Frances Street.
7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other properties along the north side of University Avenue in this block in the "State Street district," which encourages mixed-use buildings containing a mix of office, service, dining, entertainment, etc. uses on the first floor and residential uses on upper floors.

8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION & CONCLUSION

State Street Brats is requesting conditional use approval to allow a walk-up service window for their restaurant/ tavern at 603 State Street in C4 central commercial zoning. The two-story facility is located at the southwest corner of State Street and N. Frances Street and includes an outdoor eating area along the east side of the building that is located within the N. Frances Street right of way. The proposed walk-up service window will be housed in a bay projection to be constructed one-foot inside the property line adjacent to State Street along the front wall of the building west of the entrance foyer. The northern edge of the subject site itself is approximately 15.5 feet from the back of the curb on the south side of the street. The bay projection housing the walk-up service window will be designed to match the exterior of the rest of the building, with a new canopy to be added across the front of the building for shelter. The applicant wishes to serve gelato and other sundries to pedestrians along the State Street Mall. Hours of operation for the window will be 9 AM to 12 AM daily.

The Zoning Ordinance identifies walk-up service windows within ten feet of the right of way as conditional uses in the C4 zoning district. The primary consideration in determining whether or not to approve a walk-up service window adjacent to the public sidewalk is whether the proposed use will have a negative impact on the flow of pedestrian traffic on the adjacent sidewalk. Staff believes that the conditional use standards can be met with this request subject to the applicant providing a queuing plan for the walk-up service window for staff approval. The queuing plan shall demonstrate that patrons of the window will be queued so as to not obstruct the adjacent entrance to the establishment, the State Street sidewalk or the entrances to any adjacent State Street businesses.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the conditional use standards are met for a walk-up service window for a restaurant/ tavern located at 603 State Street, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.

ID #07044
603 State Street
July 18, 2007
Page 3

2. That the applicant provide a queuing plan for the walk-up service window for Planning Division approval that demonstrates that patrons of the window will be queued so as to not obstruct the adjacent entrance to the restaurant/ tavern establishment, the State Street sidewalk or the entrances to any adjacent State Street businesses.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: July 10, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 603 State Street Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- | |
|--------|
| 1. N/A |
|--------|

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

July 12, 2007

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: **603 State Street – Conditional Use – Walk-Up Window for State Street Brats**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Kelly Meuer

Fax:

Email: statestreetbrats@yahoo.com

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 30, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 603 State St., Conditional Use
Present Zoning District: C-4

Proposed Use: Walk-up Service Window for State Street Brats-Gelato Stand, new dormers and canopy addition.

Conditional Use: 28.09(5)(d)17 Walk-up service windows located within 10 feet of the right of way of a public street are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,048 sq. ft. (existing)
Lot width	50'	46' (existing)
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Rear yard	10'	12'
Floor area ratio	n/a	n/a
Building height	2-4 stories State Street	2 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	0
Accessible stalls	0	0
Loading	0 (C-4)	1 (10' x 35') provided
Number bike parking stalls	Existing	Existing

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: July 11, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **603 State St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. No comments.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan