



PREPARED FOR THE PLAN COMMISSION

Project Address: 2701 Monroe Street
Application Type: Conditional Use
Legistar File ID # [42745](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: John Seamon, Iconica; 901 Deming Way; Madison.

Property Owner: Twentieth Century Markets, Inc./ Fiore Companies; 150 E. Gilman Street, Suite 1600; Madison.

Requested Action: Approval of a conditional use for an outdoor eating area for a restaurant-tavern located at 2701 Monroe Street.

Proposal Summary: The applicant is requesting approval of a conditional use for an outdoor eating area to serve a new restaurant/ tavern that will occupy the space previously occupied by Bluephies in the Knickerbocker Place retail development on the southwestern corner of Knickerbocker and Monroe streets. As part of the renovation and rebranding of the space, Food Fight Group is proposing to add an indoor/ outdoor bar and eating area along the eastern wall of the building and to reconfigure the adjacent parking lot. Construction of the outdoor spaces will begin as soon as all regulatory approvals have been granted, with completion anticipated this fall.

Applicable Regulations & Standards: Table 28-D2 in Section 28.061(1) of the Zoning Code identifies outdoor eating areas for restaurants and taverns as a conditional accessory use in the TSS (Traditional Shopping Street District). Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for an outdoor eating area for a restaurant-tavern located at 2701 Monroe Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 0.77-acre parcel located at the southwesterly corner of Knickerbocker and Monroe streets; Aldermanic District 13 (Eskrich); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is the western half of the “Knickerbocker Place” retail complex and is developed with a one-story, 11,784 square foot multi-tenant commercial building and 46 parking stalls. The tenant space containing the restaurant-tavern is at the eastern end of the building. The site is zoned TSS (Traditional Shopping Street District).

Surrounding Land Use and Zoning:

North: Luedtke-Storm-Mackey Chiropractic Clinic/ Monroe Street Family Dental, zoned TSS (Traditional Shopping Street District);

South: Temple Beth El, zoned TR-V1 (Traditional Residential–Varied 1 District);

East: Knickerbocker Place multi-tenant retail center, zoned TSS; two-story commercial buildings and Wingra Shores Apartments, zoned PD;

West: Multi-family residences along Monroe Street, zoned TR-V2 (Traditional Residential–Varied 2 District).

Adopted Land Use Plans: The Comprehensive Plan generally identifies the section of Monroe Street from Pickford Street to Commonwealth Avenue, including the subject site, for Neighborhood Mixed-Use (NMU) development.

The 2620 Monroe Street property is also identified as Area 28 of the Monroe Street Commercial District Plan, which recognizes the existing western half of the Knickerbocker Place development and recommends that the site remain commercial. No additional specific design guidelines are recommended for this area unlike most of the other block- or site-specific areas elsewhere along the Monroe Street corridor.

Zoning Summary: The site is zoned TSS (Traditional Shopping Street District):

Requirements	Required	Proposed
Front Yard	0'	0' (Existing)
Side Yards	5'	Existing; no change proposed
Rear Yard	The lesser of 20% of lot depth or 20'	Existing; no change proposed
Usable Open Space	N/A	---
Maximum Lot Coverage	85%	See Zoning conditions
Maximum Building Height	3 stories / 40'	1 story (Existing)
Auto Parking	24 (for restaurant-tavern only)	43 in plaza
Bike Parking	8 for restaurant-tavern; 1 per 2,000 sq. ft of general retail/ service/ office	7 (See Zoning conditions)
Loading	0	0
Building Forms	Free-Standing Commercial Building	Existing; no change proposed
Other Critical Zoning Items		
Yes:	Barrier Free	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Utility Easements, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Monroe Street.

Previous Approval

On March 29, 1993, the Plan Commission approved demolition permits and conditional uses to allow a single-family residence, auto repair garage and grocery store at 2619-2623 and 2701 Monroe Street to be demolished and for two one-story multi-tenant commercial buildings to be constructed. The “Knickerbocker Place” development consists of an approximately 8,000 square-foot building and parking located on the east side of Knickerbocker Street, and the 11,784 square-foot building located on the subject site on the west side of

Knickerbocker. As part of the 1993 approvals, 2 outdoor eating areas were conceptually approved subject to final approval of the plans and operation of the outdoor areas by the Planning [Division] prior to occupancy. One of the two outdoor eating areas was eventually approved for a coffeehouse on the eastern site; the second area was never established.

Project Description, Analysis and Conclusion

Food Fight Group is seeking approval of a conditional use for an outdoor eating area to be constructed as part of the renovation and rebranding of a portion of the former Bluephies restaurant located on the easterly end of the western phase of the Knickerbocker Place multi-tenant commercial development located on the southerly side of Monroe Street on both sides of Knickerbocker Street. The restaurant-tavern tenant space that will include the outdoor eating area will occupy approximately 3,335 square feet of the 11,784 square-foot L-shaped building on the 0.77-acre subject site on the west side of Knickerbocker Street. A second smaller restaurant is proposed to occupy the remainder of the former Bluephies space.

The proposed outdoor eating area will be an approximately 950 square-foot space to be constructed along the easterly wall of the tall one-story commercial building. The outdoor patio will contain 8 tables and seating for 42 persons, including 10 seats at an indoor/outdoor bar that will be built into the easterly facade. The new restaurant will include a new entrance to be built off the northeasterly corner of the tenant space adjacent to a reconfigured plaza where an outdoor patio now exists. The proposed outdoor eating area will extend into a portion of the current parking lot located between the building and Knickerbocker Street, which, with the new entrance immediately north, will result in a new layout for the surface parking and pedestrian access in that portion of the plaza. In all, the applicant indicates that the number of auto parking stalls serving the western portion of Knickerbocker Place will decrease from 46 stalls currently to 43 following completion of the project. The letter of intent indicates that the hours of operation for the outdoor eating area will be 11:00 AM–9:00 PM Monday–Thursday; 11:00 AM–10:00 PM on Friday; 8:00 AM–10:00 PM on Saturday; and 8:00 AM–9:00 PM on Sunday.

The Planning Division believes that the proposed outdoor eating area can meet the conditional use standards subject to the hours of operation contained in the letter of intent and the customary prohibition on outdoor amplified sound. Although the outdoor eating area will be located near an intersection characterized by a moderately high density of uses and dwelling units, staff does not believe that the proposed outdoor area will have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties. Staff has received no public comments about the proposed outdoor eating area as of the writing of report.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for an outdoor eating area for a restaurant-tavern located at 2701 Monroe Street subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. That the hours of operation for the outdoor eating area shall be as stated in the letter of intent. No service shall occur in the outdoor area after the closing hour on a given day, and patrons may not utilize the outdoor patio area after those hours for smoking or otherwise. The Director of the Planning Division may consider a minor alteration to the conditional use in the future to further modify the hours of operation for the outdoor eating area following a recommendation by the district alder.
2. Outdoor amplified sound, including from televisions, ambient music or musical performance, is prohibited.

City Engineering Division (Contact Tim Troester, 267-1995)

This agency reviewed this request and has recommended no conditions or approval.

City Engineering Division—Mapping Section (Contact Jeff Quamme, 266-4097)

This agency reviewed this request and has recommended no conditions or approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Screening is required adjacent the Zoning district boundary along the south and west property lines. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between 6 and 8 feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height. **For conditional uses, the Plan Commission may modify these requirements.**
4. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than 5 feet, pervious pavement, green roofs and decks.
5. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). A minimum of 2 accessible stalls are required, including 1 van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stalls.
6. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11) for all tenants in the multi-tenant building. Work with Zoning staff to determine the bicycle parking requirement for the site. Provide a minimum of 8 bicycle stalls for the two restaurants. In addition, provide 1 bicycle stall per 2,000 sq. ft. of floor area for retail, service business or office uses. Short-term bicycle parking stalls shall be located in a convenient and visible area on a paved or impervious surface within 100 feet of a principal entrance. Note: A bicycle stall is a minimum 2 feet by 6 feet with a 5-foot wide access area. Provide a detail of the existing or proposed bike racks.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Show the existing as well as proposed landscaping on the site.

8. Show the trash enclosure area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of 6 feet and not greater than 8 feet. Submit a detail of the trash enclosure.
9. Meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Division. Contact Mike VanErem at 266-4559 to help facilitate this process.
10. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
11. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, 261-9658)

12. The Madison Fire Department does not object to the proposed concept provided the project is compliant with all applicable codes. Additional discussion/details on the proposed interior dining centerpiece will be necessary. The centerpiece appears to be a tree, but the plans do not indicate what it is.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

13. The applicant shall modify the plan to provide an ADA receiving ramp for the pedestrian connection from Knickerbocker Street and the existing ramp on the north corner of the site. Add paint for both connections to improve visibility.
14. The applicant shall modify the plan to maintain a five foot clear pedestrian path around the new storefront entrance.
15. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
16. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
17. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Water Utility (Contact Dennis Cawley, 261-9243)

18. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Janet Schmidt, 261-9688)

This agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions or approval.