



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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July 11, 2006

Vito LaRocca
940 Williamson Street
Madison, WI 53703

SUBJECT: 940 Williamson Street – Outdoor Eating Area

Dear Mr. LaRocca:

The Plan Commission, at its July 10, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating area located at 940 Williamson Street.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

1. Four (4) foot outdoor eating high fence along the sidewalk the length of the service area separating the public sidewalk from the tables. This service area should be relocated to westerly to the larger area. The applicant shall show tables, chairs, detail of the 4-foot fence and how it is attached to prevent encroachment onto the public sidewalk. All information shall be shown or noted on the plan.
2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

PLEASE CONTACT JANET GEBERT, CITY ENGINEERING, AT 261-9668 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

4. No work may be performed, materials stored, or construction vehicles parked which will interfere with any open traffic lanes until East Washington Avenue is completely reopened to traffic east of Thornton Avenue.

5. The site plan shall identify the difference between existing and proposed impervious areas.
6. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. All work in the public right-of-way shall be performed by a City licensed contractor.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

8. Obtain a 5-stall parking reduction for the additional seats outside.
9. Note: If any parking stalls are provided, one is required to be an accessible stall striped per state requirements.
10. Provide 2 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
11. Provide a fence at the front property line adjacent to the tables to prevent chairs and tables from encroaching into the public right-of-way. The property line is approximately 6-8 inches from the public sidewalk toward the building. Note: Some of the tables may need to be moved to the side of the building.

Please contact Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

12. As with all outdoor eating areas in close proximity to residential uses, staff recommends that there be no amplified sound or music at this location.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

13. Per the IFC Chapter 10 and MGO 34:
 - a. Applicant shall post the capacity of the outside dining area in accordance with International Fire Code 2006 edition.
 - b. Proposed deck shall not be located at, adjacent or obstruct the required exits from the building.
 - c. Provide and maintain exits from the deck in accordance with the International Fire Code 2006 edition.
 - d. Submit a seating plan for the proposed deck space.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The

trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
John Rolfsmeyer, 6902 Bluff Point Dr., Madison, WI 53718

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