



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

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June 9, 2015

Diego Enterprises
Carlos Quiforga
4426 East Buckeye Rd.
Madison, WI 53718

RE: Approval of a conditional use for an outdoor eating area in the Suburban Employment (SE) District.

Dear Mr. Quiforga:

At its June 8, 2015 meeting, the Plan Commission found the standards met and **approved** your request for a conditional use for an outdoor eating area at 4426 East Buckeye Road, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have any questions regarding the following 2 items:

1. There shall be no outdoor amplified sound on the property.
2. The hours of operation for the outdoor eating area shall be limited to 10:00 pm on weekdays and 11:00 pm on weekends

Please contact Matt Tucker of the Zoning Office at 266-4569 if you have any questions regarding the following 5 items:

3. Meet applicable building/fire codes. The outdoor capacity shall be established. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at (608)266-4559 to help facilitate this process.
4. Submit a detail showing the proposed layout of the tables and chairs for the outdoor eating area. The use shall comply with supplemental regulations for outdoor eating areas associated with food and beverage establishments, section 28.151 of the City of MGO.
5. Provide bike parking at a minimum of 5% of capacity of persons. A minimum of five (5) bike stalls are required. Bicycle parking design and location shall comply with Sec. 28.141 (11) of the City of Madison General Ordinances. A bike-parking stall is two feet by six feet with a five-foot wide access area. Provide a detail of the proposed bicycle rack.
6. Provide screening for the trash disposal area. Per section 28.142(9)(a), the refuse disposal area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet. Submit a detail showing the dimensions and construction materials of the trash enclosure area.

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7. Signage approvals are not granted by the Plan Commission. Signage requires separate review by Zoning staff for compliance with Chapter 31 Sign Codes.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following item:

8. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following 2 items:

9. This property is not in a wellhead protection district.
10. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your permits:

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining the conditional use, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Matt Tucker, Zoning Administrator

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

Signature of Applicant

Signature of Property Owner (if not Applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit