

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 26, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to operate an outdoor eating area for an existing tavern/restaurant located at 3302 Packers Avenue.
2. Applicable Regulations: Section 28.09 requires that outdoor eating areas must obtain a conditional use permit.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Dennis Jacks, P.O. Box 96, Highway 14, Gotham, WI 53540; Joe Hackl, Homestyle Contractors, E-3757A Highway 14-16, Spring Green, WI 53588.
2. Status of Applicants: Property owner and contractor/agent.
3. Development Schedule: The applicant wishes to provide this outdoor eating area for patrons as soon as all necessary land use approvals have been obtained.
4. Parcel Location: Northwest corner of Packers Avenue and Londonberry Drive, Madison Metropolitan School District, 12th Aldermanic District.
5. Existing Zoning: C2 General Commercial District.
6. Existing Land Use: Tavern/restaurant.
7. Proposed Use: To provide an outdoor eating area for patrons' use.
8. Surrounding Land Use and Zoning: The property along Packers Avenue adjacent to this site is used for a mix of non-residential uses zoned C2. A mobile home park is located to the northeast along the east side of Packers Avenue zoned Planned Community Development-Mobile Home Park. There is a mix of multi-family and single-family residential located to the west of this site zoned R5, PUD, R1 and R4.

PUBLIC UTILITIES AND SERVICES:

This property is served with a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

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ANALYSIS, EVALUATION AND CONCLUSION:

The existing "Runway Bar" is seeking approval to add an outdoor eating area located adjacent to their front entrance in a portion of their existing surface parking lot. This 480 square foot outdoor deck will be enclosed with a fence and can accommodate up to 33 occupants. The primary purpose of this outdoor area is to provide accommodation to tavern patrons that are no longer able to smoke inside this business. This site is directly adjacent to multi-family and single-family dwellings to the west that may be impacted by any amplified sound or music.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve this application subject to the input at the public hearing and the following:

1. Staff suggests that no amplified sound or music be allowed in the outdoor area unless specifically approved by the Plan Commission.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 3302 Packers Ave

Present Zoning District: C-2

Proposed Use: Outdoor eating area for the Run Way Bar

Conditional Use: 28.09(3)(d)32 Outdoor eating areas 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. In the final site plans, do not show the striping of the stalls that are being removed where the proposed deck is located. Show striping and typical dimensions of the remaining stalls.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
3. Provide seven 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: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5. Lighting is not required. However, if it is provided or changing, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	21,751 sq. ft.
Lot width	50'	145'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	----	1 story

Site Design	Required	Proposed
Number parking stalls	43	70
Accessible stalls	2	(2)
Loading	n/a	n/a
Number bike parking stalls	7	(3)
Landscaping	Yes	(4)
Lighting	No	existing (5)

Other Critical Zoning Items	
Barrier free (ILHR 69)	Yes

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



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

September 29, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **3302 Packers Avenue – Conditional Use – Outdoor Eating Area**

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

GENERAL OR STANDARD REVIEW COMMENTS

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

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), 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. When the site plans are submitted, the applicant shall show only the proposed outdoor eating area without the six (6) eliminated parking spaces.
4. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.

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

Contact Person: Joe Hackl
Fax: 608-588-7123
Email: homestyles@merr.com

DCD:DJM:dm



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

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: September 29, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., ~~City Engineer~~ 

SUBJECT: 3302 Packers Avenue 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

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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: 9/26/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 3302 Packers Ave.

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. Per the IFC chapter 10 and MGO34:
 - a. Applicant shall post the capacity of the outside dining area in accordance International Fire Code 2003 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 2003 edition.
 - d. Submit a seating plan for the proposed Deck space.
Provide documentation if information has not been submitted already.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. None.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt