



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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March 21, 2017

James Juedes
Casetta Kitchen and Counter
222 W. Washington Ave., Ste. 30
Madison, WI 53703

RE: Legistar #46117 - Approval of a conditional use for an outdoor eating area for a restaurant-tavern in a multi-tenant commercial building at **222 W. Washington Avenue**.

Dear Mr. Juedes:

At its March 20, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request for an outdoor eating area for a restaurant-tavern in a multi-tenant commercial building at **222 W. Washington Avenue**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Jeff Quamme, Engineering Mapping, at 266-4097 if you have any questions regarding the following one (1) item:

1. Update the site plan to show that the majority of the concrete terrace area in the middle of the site along W. Washington has been enclosed and distinctly show and label the outdoor eating area on that site plan.

Please contact Eric Halvorson, Traffic Engineering, at 266-6527 if you have any questions regarding the following one (1) item:

2. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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.

Please contact Jenny Kirchgatter, Zoning, at 266-4429 if you have questions regarding the following two (2) items:

3. Meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process.
4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact my office at 261-9135, if you have questions regarding the following four (4) items:

5. The hours of operation for the outdoor eating area shall be Monday-Wednesday, 7:30 am-7:00 pm; Thursday-Friday, 7:30 am-11:00 pm, and Saturday, 9:00 am-3:00 pm. Future modifications to the hours of operation of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.
6. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.
7. Pending approval by City Building Inspection, the capacity of the outdoor eating area shall not exceed 18 persons.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above conditions and submit **six (6) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, 126 S. Hamilton Street. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.

3. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
4. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
5. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 261-9135.

Sincerely,



Chris Wells
Planner

| | |
|---|--|
| I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use. | |
| _____ | |
| <i>Signature of Applicant</i> | |
| _____ | |
| <i>Signature of Property Owner (if not the applicant)</i> | |

cc: Jeff Quamme, Engineering Mapping
Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department

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