



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 25, 2014

Kirk Biodrowski
Shuler Architects, LLC
2831 Parmenter St.
Middleton, WI 53562

RE: Approval of a conditional use for a restaurant-tavern and an outdoor seating area in an existing Landmark building formerly used as a restaurant at 1356 East Washington Avenue.

Dear Mr. Biodrowski:

At its June 23, 2014 meeting, the Plan Commission found the standards met and **approved** your client's request for a conditional use at 1356 East Washington Avenue, 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 questions regarding the following 2 items:

1. The refuse enclosure shown on plans shall be relocated on the site to an area behind the building to allow for more convenient access to the proposed bicycle parking area on the west side of the building, and to improve the E Washington Ave streetscape. The relocated refuse enclosure shall meet all applicable zoning requirements.
2. Hours of operation on the outdoor patio shall be limited to 10:00 PM Monday through Wednesday and 11:00 PM Thursday through Sunday.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 6 items:

3. The site plan indicates shared parking areas over the adjacent parcels. The site plan shall note the recording information of the shared parking/access agreement(s) and any associated amendment(s) in conjunction with the shared parking areas.
4. The address that is posted and that has been in use for the past few decades is 1344 E Washington Ave. We have updated the parcel situs to 1344 E Washington Ave. The 1356 E Washington Ave address is not in use and has been inactivated.
5. The City is proposing a separate billing class for restaurants for purposes of billing sanitary sewerage generated by the restaurant. The Applicant shall separately meter the restaurant water.
6. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
7. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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 Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 6 items:

9. The parking area appears to be shared with a nearby use. Per MGO Sec. 28.141(7) shared parking is allowed, but must be reviewed and approved by the City. As part of final sign-off, the shared parking agreement must be reviewed and approved per Sec. 28.141(7)
10. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Provide a total of 19 bicycle parking spaces on-site. Bicycle parking design and location shall comply with MGO Sec. 28.141 (11). Provide details on final plans, a bike-parking stall is two feet by six feet with a five-foot access area. Provide a detail of the proposed bicycle rack.
11. The use shall comply with supplemental regulations for outdoor eating areas associated with food and beverage establishments, MGO Section 28.151.
12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes prior to sign installations.
13. If outdoor lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards.
14. Per Sec. 28.142(2)(d) any landscape elements affected by the new outdoor seating area shall be replaced on-site, and shown on a revised landscaping plan.

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following 5 items:

15. Accessible stalls south of the entrance on N. Dickinson St. need to be relocated so as not to interfere with the operation of the entrance and to allow normal access movements into and out of said stalls.
16. 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.

17. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
18. 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.
19. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following 2 items:

20. Existing width from stairs 100 shall be maintained out to the public way. Proposed patio tables shall be reconfigured to accommodate.
21. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

22. 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 demolition or 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 building permits:

1. Please revise the plans per the above conditions and file **eight (8)** 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 approval, 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
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Eric Halvorson, Traffic Engineering

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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other