



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, AICP, Director

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May 23, 2023

Revised: June 14, 2023

Kevin Burow
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Consideration of an alteration to an approved Planned Development–Specific Implementation Plan (PD-SIP) to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot for the adjacent restaurant-taverns at 506-518 E Wilson Street and 134-148 S Blair Street. [LNDUSE-2023-00021; ID 77018]

Dear Kevin;

At its May 22, 2023 meeting, the Plan Commission **conditionally approved** your request for an alteration to an approved Specific Implementation Plan approval for 506-518 E Wilson Street and 134-148 S Blair Street to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot for the adjacent restaurant-taverns. The following conditions shall be satisfied prior to final approval and recording of the alteration, issuance of any building or occupancy permits, and commencement of the outdoor uses contained in this approval:

Please contact my office at (608) 261-9632 if you have questions regarding the following conditions, including the conditions added by the Plan Commission:

1. That the sand volleyball/ outdoor recreation, weekly outdoor live music/performance events (Sunday and Monday only), and seasonal events (see below) in the parking lot for the restaurant-taverns at 506-518 E Wilson Street and 134-148 S Blair Street are hereby approved for calendar year 2023 only. Any future use of the parking lot for any of these uses after December 31, 2023 shall require approval by the Plan Commission following submittal of a new alteration request and noticing of a new public hearing.
2. That this approval for seasonal outdoor events shall only apply to the Oktoberfest, Maifest, Bratfest, and Sangerfest events, and the event associated with the Great Taste of the Midwest Beer Festival in August, as stated and defined in the letter of intent. No undefined/ unspecified seasonal outdoor events shall be allowed. The addition of other seasonal events shall require Plan Commission approval following a noticed public hearing.
3. The Plan Commission approved the following uses of the parking lot on May 22:
 - Seasonal outdoor events (as approved in the preceding condition), which shall not start before 11:00 AM and shall end by 9:00 PM.

- Outdoor live music/performance events on Sunday and Monday only; these events shall not start before 4:00 PM, and shall end by 9:00 PM.
- Sand volleyball/outdoor recreation shall only be allowed between 5:30-10:30 PM on Monday–Friday and from 12:00-9:00 PM on Sunday. The Plan Commission approved sand volleyball/outdoor recreation until 10:30 PM for 2023 only.

All of the proposed events and service in the outdoor area shall not start before the listed start time and shall end and the area cleared of attendees and outdoor amplified sound and use of sound-producing devices stopped by the end time enumerated above.

4. When not associated with an approved outdoor live music/ performance event or approved seasonal outdoor event, no outdoor amplified sound or similar sound-producing devices shall be allowed in the parking lot. (For example, no outdoor amplified sound or similar sound-producing devices shall be allowed for sand volleyball on Sunday at 2:00 PM or Tuesday at 7:15 PM.)
5. The use of the parking lot for the outdoor events in this alteration shall not occur until the applicant has met the conditions of approval outlined herein and signed the letter of approval, after which time all previous approvals for events in the parking lot shall cease.
6. All outdoor live music/performance events on the site are approved from May 15 to September 15 only. [June 14 note: This condition is clarified to reflect the Plan Commission’s May 22 discussion; this restriction does not apply to the seasonal outdoor events in condition #2, which may occur before May 15 and after September 15.]
7. Note: Separate approvals shall be obtained from the Alcohol License Review Committee and Common Council for the entertainment and liquor licenses needed to govern the use of the parking lot for the uses and events outlined in this request. Nothing in this zoning approval shall be construed as approval of the required entertainment and liquor licenses.
8. Meet applicable building/fire codes. The outdoor capacity shall be established. Occupancy is established by the Building Inspection Division.
9. Note: Approval of any exterior alterations related to the proposed outdoor uses not previously approved by the Urban Design Commission shall be approved by the Urban Design Commission or its secretary prior to issuance of building permits.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-4097 if you have any questions regarding the following two (2) items:

10. All parking facility design shall conform to the standards in MGO Section 10.08(6).
11. The applicant shall provide a fence/barrier to secure their outdoor seating area from encroaching onto the drive aisle and City right of way to be approved by the Traffic Engineering Division.

Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following two (2) items:

12. All tents shall be located a minimum of 10 feet from buildings.
13. Maintain unobstructed fire access across the back of the buildings as previously established. A rope barrier for traffic control with no more than two (2) supports that can be moved by a single person would be accepted.

The use of the parking lot for the outdoor events in this alteration shall not occur until the applicant has met the conditions of approval outlined herein and signed the letter of approval.

Separate approvals shall be obtained from the Alcohol License Review Committee and Common Council for the entertainment and liquor licenses needed to govern the use of the parking lot for the uses and events outlined in this request.

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

The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the **site plan review fee** shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.

City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.

This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If you have any questions regarding recording this plan or obtaining permits, please call Katie Bannon, Zoning Administrator, at (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Sean Malloy, Traffic Engineering Division
Katie Bannon, Zoning Administrator
Matt Tucker, Building Inspection Division
Capt. Mike Hanson, Madison Police Dept.
Jennifer Zilavy, City Attorney's Office
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

Accela ID: LNDUSE-2023-00021			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input 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:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: