



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

June 17, 2022

Abby Padlock
Vice Grounds, LLC dba Twisted Grounds
769 North Star Drive, Apt. 201
Madison, Wisconsin 53703

RE: Consideration of an alteration to an approved Planned Development District–Specific Implementation Plans (PD-SIP) for 6067 Gemini Drive and 5909 Sharpsburg Drive to amend the zoning texts for a two-building mixed-use development to add conditional uses in the CC-T (Commercial Corridor–Transitional) zoning district as allowable uses in the district; consideration of a conditional use for a restaurant-nightclub; and consideration of a conditional use for an outdoor eating area for a restaurant-nightclub, all to allow an existing coffee shop to have an entertainment license and outdoor eating area. (LNDUSE-2022-00037; ID 71243)

Dear Abby;

On June 13, 2022, the Plan Commission found the standards met and **approved** your PD(SIP) alteration and conditional use requests for 6067 Gemini Drive and 5909 Sharpsburg Drive. Prior to issuance of building or occupancy permits, etc. related to these requests, the conditions of approval in the following sections shall be satisfied:

Please contact Julius Smith of the City Engineering–Mapping Section at (608) 264-9276 if you have any questions regarding the following item:

1. The western portion of the proposed outdoor eating area is located on a separate adjacent parcel owned by a different entity. Provide executed agreement with adjacent owner allowing for the described use of those lands.

Please contact Jacob Moskowitz, Assistant Zoning Administrator, at (608) 266-4450 if you have any questions regarding the following three (3) items:

2. Meet applicable building and fire codes. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at (608) 266-4559 to help facilitate this process.
3. Lighting is not required. However, if it is provided, it must comply with MGO Section 10.085 outdoor lighting standards.
4. Hours of operation shall end at 9:00 p.m., unless extended as part of the conditional use approval.

Please contact my office at (608) 261-9632 if you have questions about the following four (4) items:

5. Consistent with the supplemental regulations in Section 28.151, the hours of operation for the outdoor eating area shall be until 9:00 p.m. daily unless approved as a conditional use.
6. Amplified sound is approved for the outdoor eating area between 9:00 a.m. and 9:00 p.m. daily. Additional hours for amplified sound shall be approved an alteration to this conditional use.
7. The applicant shall provide a legible, fully labeled and dimensioned site plan that accurately reflects the existing surface condition (i.e. grass) and includes the number of tables and chairs in the outdoor area west of 6067 Gemini Drive. Once the capacities have been set for the outdoor eating area, those capacities shall be noted on the final plans. The required site plan shall be approved by the Planning Division prior to legal occupancy of the outdoor area.
8. That a revised zoning text or texts be recorded for the parcels at 5909 Sharpsburg Drive (0710-112-2509-4) and 6067 Gemini Drive (0710-112-2507-8) that defaults the allowed uses on both parcels to the permitted and conditional uses in the CC-T (Commercial Corridor–Transitional) zoning district.

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 permits for your project:

1. 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.
2. 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.
3. 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]
4. 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. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve 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 Plan Commission and the conditional use standards. This approval shall become null and void one (1) 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 6 months of the issuance of said building permit. Where

the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
 Planner

cc: Julius Smith, City Engineering Division
 Jacob Moskowitz, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Applicant</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Property Owner (If Not Applicant)</i></p>

LNDUSE-2022-00037			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 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: