

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 16, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to operate an outdoor eating area for an existing tavern/restaurant located at 1524 Williamson Street.
2. Applicable Regulations: Section 28.09 requires that outdoor eating areas for restaurants must obtain a conditional use permit.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: "Mickey's Tavern", Robert Hemauer, 1524 Williamson Street, Madison, WI 53709.
2. Status of Applicant: Manager of Mickey's Tavern.
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 side of Williamson Street at South Thornton Avenue, Madison Metropolitan School District, 6th Aldermanic District.
5. Existing Zoning: C2 General Commercial District.
6. Existing Land Use: Restaurant/tavern.
7. Proposed Use: To provide an outdoor eating area for patrons' use.
8. Surrounding Land Use and Zoning: This site is surrounded by a mix of residential and commercial uses along Williamson Street zoned C2 and R5. The land adjacent to the west across East Wilson Street is zoned M1 Manufacturing.

PUBLIC UTILITIES AND SERVICES:

This property is served by the full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

This long-standing neighborhood tavern/restaurant is seeking approval to add an outdoor eating area located adjacent and to the rear of the existing building for patrons' use. The outdoor eating area will occupy a portion of the tavern's parking lot located between the tavern and an existing detached garage. The area will be fenced and comply with all the requirements of the Alcohol License Review Committee. The primary purpose of this outdoor area is to provide accommodation to tavern patrons that are no longer able to smoke inside this establishment.

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 comments of the reviewing agencies.



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
608 267 8677 TDD

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

Principal Engineers
Michael R. Dailey, 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: August 12, 2005

TO: Plan Commission

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

SUBJECT: 1524 Williamson Street 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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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

August 11, 2005

TO: Plan Commission

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

SUBJECT: **1524 Williamson St. – Conditional Use – Outdoor Eating Area for Tavern / Restaurant – Mickey's Tavern**

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. The applicant will need to submit two (2) site plans one with the outdoor seasonal eating area and/or winter parking area.
2. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner. The applicant will need to revise the proposed site to comply with M.G.O. The driveway approach is around 50 ft. from the intersection of Williamson St. and Thornton Ave. backing this close to the intersection is an unsafe condition. All vehicles shall ingress/egress the site in a forward manner.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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), adjacent driveway approaches, signage, slope, *dimensions* of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

4. The applicant shall prevent encroachment onto adjacent land areas and sidewalk by barriers of some type, which shall be noted on the face of the revised plans.
5. The applicant should show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, and F, 9 ft. width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
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: Robert Hemauer

Fax:

Email: bob@mickeystavern.com

DCD:DJM:dm



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: 8/9/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **1524 Williamson St.**

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.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. No comments.

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

cc: John Lippitt