



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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June 23, 2005

Mr. Chad Koplien  
Lee, Kilkelly, Paulson & Younger, S.C.  
P.O. Box 2189  
Madison, WI 53701-2189

SUBJECT: 1107-1111 Regent Street

Dear Mr. Koplien:

The Plan Commission, at its June 20, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use to operate an outdoor eating area located at 1107-1111 Regent Streets on dates of University of Wisconsin home football games.

In order to receive final approval of your proposal, the following conditions must be met:

**PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:**

1. The Outdoor Eating site plan shall show the height of fence with a setback of 2 or 3-feet from the public sidewalk the length of the service area separating the public sidewalk. This service area should have one or two 6 to 10-foot wide entrances to the outdoor service area for customers. The public sidewalk is narrow at this point and adequate wide entrances to accommodate customer access as not to block the sidewalk. All information shall be shown or noted on the plan.
2. When the applicant submits final plans for approval, the applicant shall show the following: Outdoor Eating area at a scaled drawing of 1" – 20'.

**PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:**

3. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee has established conditions for operation for these applications that involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the Alcohol License Review Committee at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area.

**The Plan Commission has imposed the following conditions on all other outdoor eating areas on days of University of Wisconsin home football games. The applicable conditions are as follows:**

**PLEASE CONTACT BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:**

4. Hours of operation for University of Wisconsin football games. The outdoor eating area shall be open no later than 8:00 p.m. For games with kick-off after 5:00 p.m. the outdoor eating area shall be open no later than 10:00 p.m.

- 5. Outdoor music. No outdoor amplified recorded or live music is allowed unless modified by the Plan Commission.
- 6. Stadium concerts/other events. The application makes no reference to being open for stadium concerts or other Camp Randall events. If it is the applicant's intent to operate at these times, the application should be modified to make this reference.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

- 1. Please revise plans per the above conditions and submit seven (7) sets of the final plans. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec. 2812(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

**Bill Roberts**  
Planning & Development

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Applicant

c: Zoning Administrator  
City Engineering  
Traffic Engineering  
Terry Leung, 2 S. Mills St., Madison, WI 53715

Traffic Engineering Zoning Planning (BR)
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