



Department of Planning & Development
Planning Unit

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July 11, 2006

Jennifer Kilmer
"Indie Coffee"
1225 Regent Street
Madison, WI 53715

SUBJECT: 1225 Regent Street – Outdoor Eating Area

Dear Ms. Kilmer:

The Plan Commission, at its July 10, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating area to the rear of your building located at 1225 Regent Street.

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

PLEASE CONTACT JANET GEBERT, CITY ENGINEERING, AT 261-9668 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

1. Please note that the owner has contacted City Engineering regarding drainage complaints and flooding in this area. Nothing being proposed will resolve those issues and this area can be expected to flood during large events. Prior to approval, the applicant shall acknowledge their acceptance of this condition.

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

2. Meet applicable building codes for the additional outdoor capacity and for ingress and egress of the establishment with the fenced-in area.
3. Obtain a 6-stall parking reduction for the additional 20 patrons and an additional 1 stall parking reduction for the summer months when the outside eating is using up the parking stall. Show a winter plan with the fence removed facing the alley and a summer plan with the fence and tables. On the winter plan, show an 8' x 18' accessible parking stall. Provide an 8' striped out area adjacent to the accessible stall. Show a sign at the head of the stall.
4. Provide 2 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent

the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

5. Exterior lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot. Provide shielded lighting to not trespass beyond the property line. Contact Fred Rehbein at 267-8688 regarding lighting requirements.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

6. Per the IFC Chapter 10 and MGO 34:
 - a. Applicant shall post the capacity of the outside dining area in accordance with International Fire Code 2006 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 2006 edition.
 - d. Submit a seating plan for the proposed deck space.

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 twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, 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 Section 28.12(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

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Tallard Apts, 1445 Regent St, Madison, WI 53715

Zoning City Engineering Traffic Engineering Planning
