



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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May 3, 2005

BRIAN ALT
7906 WEST OAKBROOK CIR
MADISON WI 53717

SUBJECT: 7436 MINERAL POINT ROAD – OUTDOOR EATING AREA

Dear Mr. Alt:

The Plan Commission, at its May 2, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating area for the existing restaurant located at 7436 Mineral Point Road – Martin O’Grady’s Irish Pub.

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

PLEASE CONTACT GARY DALLMANN, CITY ENGINEERING AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

1. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Verion J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name / level number.

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e., gravel, crushed stone, bituminous / asphalt, concrete, etc.)

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com. Include the site address in this transmittal.

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

2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of five accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van-accessible stall 8’ wide with an 8’ striped out area adjacent.

- b. Show signage at the head of the stalls.
- c. Show the accessible path from the stalls to the building.
3. Provide 12 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
4. Parking lot plans with greater than 20 stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total). Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and / or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
5. Contact the City Clerk to obtain liquor license approval for the outside eating area.

PLEASE CONTACT THE MADISON FIRE DEPARTMENT AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:

6. The Madison Fire Department does not object to this outdoor eating area as long as all required exiting from the building is maintained and proper exiting from the outside eating area away from the building is maintained.
7. Also note that an emergency evacuation plan should be completed for this area as well as any updates needed for the inside eating area.

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 five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. In addition to these five sets of plans, please submit enough plans for each reviewing agency. 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 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

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering

Flad Development & Investment Corp., 7941 Tree Lane, Suite 105, Madison, WI 53717