



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

October 21, 2016

Michael Randall
Ideal Bar, LLC
1968 Atwood Ave.
Madison, WI 53704

RE: Approval of a Conditional Use to establish an outdoor eating area associated with an existing tavern at **1968 Atwood Ave.**

Dear Mr. Randall:

At its October 17, 2016 meeting, the Plan Commission **approved** your request to establish an outdoor eating area associated with an existing tavern at 1968 Atwood Ave. In order to receive final approval of the conditional use and for any necessary permits to be issued, the following conditions must be met:

Please contact my office, Planning Division, at 267-8733 if you have any questions regarding the following six (6) items:

1. Prior to final approval and building permit issuance, the Applicant shall submit final plans for review and approval by staff, including a revised Letter of Intent that reflects the intended hours of operation and seating plan.
2. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.
3. Pending review by the Building Inspection Division, the maximum capacity shall be approved by the Director of Building Inspection or designee but shall not exceed 12 persons for the outdoor eating area.
4. This approval is conditioned on the Outdoor Eating Area operating consistently with and according to the conditions of approval as noted in the Alcohol License Review Commission (ALRC) approval. Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.
5. As noted in the ALRC conditions of approval, *"The Ideal Bar will building a solid "wall" to block off the licensed area from the alley. This "wall" will be at least eight feet high and will not have any openings, other than a solid door for emergency exiting and utility use."* Please provide details of the existing "wall" and door.
6. As noted in the ALRC conditions of approval, *"The Ideal Bar will provide lighting in the alley between*

the two building at night during regular open house." If lighting is proposed please provide a lighting plan consistent with Section 10.085, MGO, and fixture cutsheets that meet this requirement.

Please contact Eric Halvorson, Traffic Engineering Division, at 266-6527 if you have any questions regarding the following two (2) items:

1. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope
2. All parking facility design shall conform to the standards as set forth in Section 10.08(6), MGO.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following three (3) items:

1. Meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Capacity is established by the Building Inspection Unit. Contact Building Inspection staff at (608)266-4559 to help facilitate this process.
2. Provide details of the outdoor eating area, including the proposed layout of the tables and chairs and photos of the existing fence and gate.
3. If the capacity of the tavern increases due to the proposed outdoor eating area, compliance with the bicycle parking requirement will be triggered. The bicycle parking requirement is a minimum of 5% of capacity of persons. After the capacity has been established by the Building Inspection Unit, contact Zoning staff to discuss the bicycle parking requirement.

Please contact Bill Sullivan, Fire Department, at 261-9658 if you have questions regarding the following item:

1. Establish and post occupant loads for the outdoor seating area. Verify that the occupant load for the interior is also posted.

Specific questions regarding the comments or conditions in this letter should be directed to the commenting agency. No building permits shall be issued until the Applicant has met all of the conditions of approval stated in this letter.

For obtaining your conditional use, please follow the procedures listed below:

1. Please revise your plans per the above conditions and submit **five (5) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all also include one complete digital plan set in PDF format. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206, MGO, and any other documentation requested herein by the Zoning Administrator, located in Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. Approval of plans for this project 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.
3. This letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the Applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the Applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for 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 City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, or building permits, please contact the Zoning Administrator at 266-4429. If you have any questions, or if I may be of any further assistance, please do not hesitate to contact my office at 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

1968 Atwood Ave.
October 21, 2016
Page 4

cc: Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Assistant Zoning Administrator
Bill Sullivan, Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	Engineering Mapping Sec.	<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: Water Utility