



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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August 23, 2005

Mickey's Tavern
Bob Hemauer
1524 Williamson Street
Madison, WI 53703

SUBJECT: Outdoor Service Area

Dear Mr. Hemauer:

The Plan Commission, at its August 22, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating/service area for your existing business located at 1524 Williamson Street.

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 SIX ITEMS:

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-feet from the intersection of Williamson Street and Thornton Avenue; backing this close to the intersection is an unsafe condition. All vehicles shall ingress/egress the site in a forward manner.
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 to lots on either side and across the street, signage, percent of slope, vehicle routes, 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-foot 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 KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SEVEN ITEMS:

7. The final site plan shall show all property lines and parking stalls, including dimensions. The plans shall be to scale. Show the proposed dumpster storage area.
8. Obtain a capacity review by the Building Inspection Permit personnel to determine if the establishment can accommodate additional seats outside or if there needs to be a limit on the capacity allowed in the outside eating area.
9. Meet all applicable State accessible requirements including, but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. The stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show accessible signage at the head of the stall.
 - c. Show the accessible path from the stall to the building.
10. The City ordinance requires that two bike-parking stalls be provided 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.
11. Provide a detailed landscape plan. Show species and size of landscape elements. 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. The Plan Commission asked that a decorative fence be used on the site, not a typical chain link fence.
12. Obtain liquor license approval with the City Clerk.
13. A parking reduction application has been filed and will be approved by staff pending determination of the number of stalls to be waived. Depends on capacity. If a total capacity allowed is 99, inside and out, then a parking reduction will not be required, only a limitation of total capacity inside and outside of totaling 99.

PLEASE CONTACT SCOTT STRASSBURG, MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

14. Per the International Fire Code Chapter 10 and Madison Ordinances:
 - a. The applicant shall post the capacity of the outside dining area in accordance with International Fire Code 2003 edition.
 - b. The 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.

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 both types of the final site plans as mentioned in condition #1 (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
Jane Capito, 1348 Jenifer St., Madison, WI 53703

Fire Department Zoning City Engineering Traffic Engineering
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