



Department of Planning & Development  
**Planning Unit**

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

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September 20, 2005

Robin Goldberg  
The Dream Lanes  
13 Atlas Court  
Madison, WI 53714

SUBJECT: 13 Atlas Court

Dear Mr. Goldberg:

The Plan Commission, at its September 19, 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 bowling alley located at 13 Atlas Court.

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

**PLEASE CONTACT JOHN LEACH IN THE OFFICE OF THE CITY TRAFFIC ENGINEER IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:**

1. 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'.
2. The applicant should show the dimensions for existing parking stalls' items A, B, C, D, E, and F, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2.
3. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
5. 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 GARY DALLMANN IN THE OFFICE OF THE CITY ENGINEER IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:**

6. 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), MicroStation(dgn) 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: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

**PLEASE CONTACT KATHY VOECK, ASSISTANT ZONING ADMINISTRATOR AT 266-5978, IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:**

7. Parking stalls will be removed to construct the outside eating area. Provide parking stalls per Section 28.11. Site plan approval will be required.
8. Provide 29 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. Note: Up to 50% of the required stalls can be shown on the plan as "reserved for x number of future bike parking stalls" until such time as they may be needed.

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

9. 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 2003 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 2003 edition.

d. Submit a seating plan for the proposed deck space.

10. All exiting shall be shown all the way to the public way.

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 (including drainage and landscaping 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

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering  
Gary Fox, 5972 Executive Dr., Madison, WI 53719

Zoning City Engineering Traffic Engineering
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