



Department of Planning & Community & Economic Development  
**Planning Division**

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

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

March 20, 2012

Leslie Haver  
Einstein Noah Rest. Grp., Inc.  
555 Zang Street # 300  
Lakewood, CO 80228

RE: Approval of an alteration to an approved PUD-SIP for an outdoor eating area **at 2701 University Avenue**

Dear Ms. Haver:

The Plan Commission, meeting in regular session on March 19, 2012 determined that the ordinance standards could be met and **approved** your request for an alteration to an approved PUD-SIP to allow a new outdoor eating area at 2701 University Avenue. In order to receive final approval for the alteration, the following conditions must be met:

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following two (2) items.**

1. Meet applicable building/fire codes. The outdoor capacity shall be established. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process.
2. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Bill Sullivan, Madison Fire Department at 261-9243, if you have questions regarding the following item.**

3. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9632 to if you have questions about the following item:**

4. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is included in City of Madison Wellhead Protection District WP-6. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

**Please contact my office at 267-1150 if you have questions regarding the following three (3) items.**

5. That the applicant submits an updated and revised PUD zoning text identifying “outdoor eating areas as shown on approved plans” as a permitted use. The revised text shall be provided for staff approval.
6. That as requested by the applicant, the outdoor eating area shall close by 6:00 pm, nightly.
7. That the locations of the existing planters/planting areas near the outdoor seating area are depicted on the final seating/equipment plan provided for final staff sign-off.

**Please now follow the procedures listed below for recording the alteration to the PUD-SIP.**

After the plans have been changed as per the above conditions, please file six (6) sets of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

cc: Bill Sullivan Madison Fire Department  
Pat Anderson, Asst. Zoning Administrator

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