



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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May 22, 2018

Megan Hile
Madison Chocolate Company
729 Glenway Avenue
Madison, WI 53711

RE: Legistar ID# 51319 | Accela ID: ' LNDUSE-2018-00039' -- Approval of a conditional use to establish an outdoor seating area for a restaurant-tavern located in the Traditional Shopping Street (TSS) District at 729 Glenway Street.

Dear Ms. Hile:

At its May 21, 2018 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your conditional use request for 729 Glenway Street. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Lori Zenchenko of the City Engineering Division–Mapping Section at (608) 266-5952 if you have any questions regarding the following item:

1. The address of Madison Chocolate Company is 729 Glenway St. Supplemental drawing shows it as 727. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:

2. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

Please contact Jenny Kirchgatter of the Zoning Division at (608) 266-4429 if you have any questions regarding the following item:

3. The capacity for the restaurant-tavern and outdoor eating area has been established by the Building Inspection Unit (27 persons inside and 6 outside; 33 total). If the applicant proposes to adjust the approved capacity, contact Building Inspection staff at (608) 266-4559 to help facilitate this process.

Please contact my office at (608) 261-9135 if you have any questions regarding the following three (3) items:

4. The hours of operation for the outdoor eating area shall be Monday – Thursday, 7:00 am – 6:00 pm; Friday and Saturday, 7:00 am – 9:00 pm; and Sunday, 8:00 am – 5:00 pm. Future modifications to the hours of operation of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use.
5. The capacity of the outdoor eating area located in front of the tenant space addressed as 729 Glenway Street shall not exceed eight (8) persons (note: the final details of the seating plan and capacity to be approved by the Building Inspection Unit). Future modifications to the capacity of the outdoor eating area may be considered as a minor alteration of the conditional use.
6. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. 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 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, 126 S. Hamilton Street. **This submittal shall all also include one complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.

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, demolition or building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at (608) 261-9135.

Sincerely,



Chris Wells
 Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Lori Zenchenko, Engineering Mapping
 Sean Malloy, Traffic Engineering
 Jenny Kirchgatter, Zoning Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input type="checkbox"/>	Water Utility		