



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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May 11, 2016

Aric Dieter
Next Door Brewing Company Co.
310 Fairway Circle
Edgerton, WI 53534

RE: Approval of a conditional use to add an outdoor seating area on a property zoned TSS (Traditional Shopping Street) at **2439 Atwood Avenue**.

Dear Mr. Dieter,

At its May 9, 2016 meeting, the Plan Commission found the standards met and approved your conditional use request to add an outdoor seating area on a property zoned TSS (Traditional Shopping Street) at **2439 Atwood Avenue**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Jeff Quamme, Engineering Mapping, at 266-4097 if you have questions regarding the following three (3) items:

1. The parcel dimensions shown vary from a survey by Williamson Surveying M1103 at the Dane County Surveyor's Office. The site plan shall reflect correct boundary dimensions.
2. The raised planter shown per the landscape plan shall not have any portion located within the public right of way of Atwood Avenue.
3. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only 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.)
 - e) Right-of-Way lines (public and private)

- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, setbacks, elevations, easements, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following five (5) items:

4. Typically a bicycle parking stall is 2' x 6' and as such is encroaching on the 12' one-way drive aisle. The applicant shall modify the bicycle parking in one of the following ways: 1. Move the bicycle parking to another location with the required space. 2. Install parallel stalls that do not encroach on the drive aisle. 3. Modify the drive aisle and entrance to the 10' minimum for one-way operation (this option will require a reconstruct of the entrance and a new driveway approach permit).
5. 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.
6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
7. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).
8. One way operation shall be secured using signage and pavement markings. "One Way Signs" and "Do Not Enter", all signage shall be noted on the plan.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following seven (7) items:

9. Work with Zoning staff to verify the lot coverage requirement. The site currently exceeds the maximum lot coverage requirement of 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. The proposed outdoor eating area cannot further increase the lot coverage above the existing level. Pervious pavers may be

installed or additional landscaped areas planted to maintain the current percentage of pervious and impervious areas.

10. Revise the site plan and/ or landscape plan to be consistent. The arrangement of the parking lot and bicycle parking areas are not shown consistently between the two plan pages.
11. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Show the required access aisles and dimensions of the two existing accessible stalls. One (1) stall must be van accessible. A van accessible stall is a minimum of eight (8) feet wide with an eight (8) foot wide striped access aisle.
12. A minimum of ten (10) bicycle stalls are required (5 for the existing residential units and 5 for the restaurant tavern) located in a convenient and visible area. Clearly show the dimensions of the bicycle stalls. A bicycle parking stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Submit a detail showing the model of bike rack to be installed. Note that the locations of the proposed bicycle stalls are not shown consistently on the submitted plans.
13. Submit a seating plan for the outdoor eating area showing the layout of the tables and chairs.
14. The primary access to the outdoor eating area shall be from within the establishment. Provide a means to control outdoor access to the eating area so that the primary access shall be from within the establishment.
15. The outdoor eating area and pergola structure shall meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Occupant capacity is established by the Building Inspection Unit. Contact Mike VanErem at (608) 266-4559 to help facilitate this process.

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

16. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact my office at 261-9135, if you have questions regarding the following six (6) items:

17. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.
18. The hours of operation for the outdoor eating area shall be 11:00 am-9:00 pm, seven days per week. Future modifications to the hours of operation of the patio may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.
19. Pending review by the Building Inspection Division, the capacity of the outdoor eating area shall not exceed 16 persons (as approved by the Alcohol License Review Committee).
20. No patrons may utilize the outdoor patio area after hours for smoking or otherwise.

21. All doors & gates associated with the outdoor seating area shall not be kept open.
22. The applicant shall work with City Staff to finalize the site plan and landscaping plan before final sign-off.

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, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. 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. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
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.

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If you have any questions regarding obtaining your conditional use, demolition or building permits, please contact the Zoning Administrator at 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 261-9135.

Sincerely,

Chris Wells
Planner

cc: Jeff Quamme, Engineering Mapping
Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Dennis Cawley, Water Utility

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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 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"/>	Other: