



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 608 267-8739  
PH 608 266-4635

September 20, 2007

Megan Ramey  
MoCo Market, LLC  
1023 Williamson Street, Unit 1  
Madison, Wisconsin 53703

Livingston Condominium Association, Inc.  
c/o Steve Brezinski  
2 E. Mifflin Street # 200  
Madison, Wisconsin 53703

RE: Approval of a minor alteration to an existing planned unit development located at 804 Williamson Street that includes façade changes and an outdoor eating area for a retail establishment, the addition of a balcony to a residential unit and clarification of the zoning text governing the project.

Dear Ms. Ramey & Mr. Brezinski:

The Plan Commission, meeting in regular session on September 17, 2007 determined that the ordinance standards could be met and **approved** alterations to The Renaissance Planned Unit Development generally located at 804 Williamson Street, subject to the conditions below.

In order to receive final approval of the outdoor eating area, the following conditions shall be met:

1. That no outdoor amplified sound be permitted for the proposed outdoor eating area.
2. That operation of the outdoor eating area cease at 8:00 P.M. Monday through Friday and at 5:00 P.M. on Saturday and Sunday.
3. That the applicant shall install umbrellas to deflect sound.
4. That smoking be prohibited in the patio area.
5. That the zoning text should be amended to restore the zoning for commercial spaces as those permitted in C1-Limited Commercial Zoning.

As part of the recorded alterations, the Condominium Association shall address the following items:

6. That facade improvements be approved per the comments in staff reports.
7. That approval of the balcony on the second floor of the former Schlitz Brewery is subject to the approval of the Landmarks Commission. Please contact Katherine Rankin, Preservation Planner, at 266-6552 for more information on receiving Landmarks Commission approval for the balcony addition.

**Please now follow the procedures listed below for obtaining your final zoning approvals:**

1. Please submit **four (4) copies** of the final outdoor eating plan to the Zoning Administrator for final review and inclusion in our files. You are also required to submit the attached “Minor Alteration to An Approved Planned Unit Development” form. Also be sure to include any additional materials requested, including a copy of the correct zoning text and types of umbrellas to be used, for review and approval prior to recording.
2. This letter shall be signed by the applicant for the outdoor eating area to acknowledge the conditions of approval and returned to the Zoning Administrator along with the final plans and minor alteration form required in Item #1 above.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over your entire temporary eating area/ beer garden, including that portion of the area zoned PUD-SIP, for the purpose of resolving complaints against the approved outdoor area as provided for in Section 28.12, MGO, as it pertains to conditional uses.

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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this outdoor eating area.
_____
<i>Signature of Applicant for Outdoor Eating Area</i>

cc: Matt Tucker, Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Recycling Coordinator
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: