



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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March 21, 2017

Jim Goronson  
Parched Eagle Brewpub  
5440 Willow Rd., Ste. 112  
Westport, WI 53597

RE: Legistar #46116 - Approval of a conditional use for a tavern in an existing multi-tenant commercial building in TE (Traditional Employment District) zoning at **1444 E. Washington Avenue**.

Dear Mr. Goronson:

At its March 20, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request for a tavern in an existing multi-tenant commercial building in TE (Traditional Employment District) zoning at **1444 E. Washington 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 Eric Halvorson, Traffic Engineering, at 266-6527 if you have any questions regarding the following four (4) items:**

1. 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.
2. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
3. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
4. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

**Please contact Jenny Kirchgatter, Zoning, at 266-4429 if you have questions regarding the following two (2) items:**

5. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
6. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Bill Sullivan, Fire Department, at 261-9658 if you have any questions regarding the following item:**

7. Occupant load numbers shall include both patrons, employees, and patrons waiting for a seat. Occupancy separations are required per the IBC to establish individual fire areas. Provide fire sprinklers as required in Chapter 9 of the IBC.

**Please contact Tim Sobota, Metro Transit, at 261-4289 if you have any questions regarding the following item:**

8. Metro Transit provides daily bus service along East Washington Avenue, at stops in the Dickinson Street intersection. Trips operate at least once every 30 minutes on weekdays, but only pass once an hour each direction on weekends. The last trips westbound - towards the downtown and campus - depart approximately 11:10pm on weeknights, and 10:15pm on weekend evenings. The final departures heading the opposite direction, towards East Towne Mall, depart around 11:55pm during the week, and 11:05pm on Saturdays and Sundays.

**Please contact my office at 261-9135, if you have questions regarding the following four (4) items:**

9. There shall be no outdoor amplified sound, including, but not limited to television, ambient music or musical performances.
10. The hours of operation for the tavern shall be Tuesday to Thursday, 3:00 pm – 10:00 pm; Friday and Saturday, 4:00 pm – 12:00 am; and Sunday, 4:00 pm – 10:00 pm.
11. The final details of the seating plan and a maximum internal capacity of 49 shall be approved by City Building Inspection.
12. This request has been reviewed and approved administratively by the Acting Urban Design Secretary on behalf of that Commission. The applicant is advised that future signage, building, or site modifications will require additional review.

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

**The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Jessica Vaughn, Urban Design Commission Secretary, at 267-8733 if you have any questions about those conditions.**

**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 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

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.
_____
<i>Signature of Applicant</i>
_____
<i>Signature of Property Owner (if not the applicant)</i>

- cc: Eric Halvorson, Traffic Engineering  
Jenny Kirchgatter, Asst. Zoning Administrator  
Bill Sullivan, Fire Department  
Tim Sobota, Metro Transit  
Jessica Vaughn, Urban Design Commission

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