



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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September 20, 2011

Matt Aro
Aro Eberle Architects
116 King St., Ste. 202
Madison, WI, 53703

RE: Approval of an alteration to an existing conditional use for a Football Saturday beer garden in the C2 (General Commercial) District.

Dear Mr. Aro:

The Plan Commission, meeting in regular session on September 19, 2011 determined that the conditional use standards could be met and **approved** your client's request for a conditional use at 2 South Mills Street. In order to receive final approval, the following conditions must be met:

Please contact Bryan Walker, Traffic Engineering, at 267-8754 with questions about the following three (3) items:

1. The applicant shall submit three different parking lot plans, one showing the layout of the parking with the beer garden area during Camp Randall events, one showing the layout of the parking with the seasonal outdoor eating area including the location of the 64 seats, and one showing the layout of the parking without the beer garden or outdoor eating area during normal working hours.
2. The Outdoor Eating Area site plan shall show height of fence, with a setback of 2 or 3 feet from the public sidewalk the length of the service area separating the public sidewalk. This service area should have one or two 6 to 10 foot wide entrances to the outdoor service area for customers. The public sidewalk is narrow at this point and requires adequate wide entrances to accommodate customer access as to not block the sidewalk. All information shall be shown or noted on the plan.
3. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, existing driveway approaches to lot, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

Please Contact Pat Anderson, Zoning at 266-5978 with questions about the following three (3) items:

4. Fence enclosure, security guards, litter control and portable toilets. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee has established conditions for operation for these applications that involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the ALRC at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area.
5. Meet applicable building/fire codes for the additional outdoor capacity and for ingress and egress of the establishment with the areas and uses for the site. Occupancy is established by the Building Inspection Unit. Contact Alan Harper at 266-4558 to help facilitate this process. The submitted plans do not indicate that an increased capacity is being requested (except for Badger football Saturday beer garden) so no additional parking will be required.
6. No portion of the site plan may change without Plan Commission approval, however, 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 standards in MGO Section 28.12(11)(g)

Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following three (3) items.

7. Rear entrance from neighboring property should be staffed or designed as an emergency exit only.
8. Switch the "In" and "Out" along Regent Street so that the exit is next to the trash and any line formed waiting for entrance can be directed along the brick wall on the owner's property.
9. Submit an updated operational plan to MFD for review and approval

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

1. Please revise your plans per the above and submit **six (6) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
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.

If you have any questions regarding obtaining your conditional use, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
Bryan Walker, Traffic Engineering
Bill Sullivan, Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Real Estate: