

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2012

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 301 North Street

Present Zoning District: C-2

Proposed Use: Amend plans for outdoor eating/event area for restaurant/tavern to allow special events in the parking lot.

Conditional Use: 28.09(3)(d)2 Outdoor eating/recreation areas are a Conditional Use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

None.

GENERAL OR STANDARD REVIEW COMMENTS

1. 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 Mike VanErem at 266-4559 to help facilitate this process.
2. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee will establish conditions for operation, which involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the Alcohol License Review Committee at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area. It is your responsibility to have the outdoor service area added to your licensed premise. Please contact the City Clerk's office for ALRC issues

3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the building.
4. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards, it must comply with City of Madison General Ordinances Section 10.085.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Banner's, Pennant's, temporary signs, portable sign's etc. are not a part of this approval.
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 28.12(11)(g).
7. A parking stall reduction will be approved with this request, to remove the three (3) existing surface parking stalls (to be replaced with outdoor recreational area) and eliminate the additional nine (9) parking stalls required for the thirty (300) person increase in capacity.

C2 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,894 sq. ft.
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0

Site Design	Required	Proposed
Number parking stalls	30% of capacity of restaurant plus event area.	32
Accessible stalls	2	0
Loading	Existing	Existing
Number bike parking stalls	1 per 10 car stalls	Existing ok
Landscaping	Existing	Existing
Lighting	Existing	Existing

Other Critical Zoning Items	
Urban Design	No
Utility easements	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



Department of Planning & Community & Economic Development
 Planning/Building Inspection/Economic Development/Community Development
 Steven Cover, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

301 North Street
 Amend plans for outdoor eating and recreation area for restaurant/tavern
 to allow special events in the parking lot
 Vito Cerniglia/Nicholas Zabel - Dexter's Pub

PLANNING DIVISION CONTACT: Kevin Firchow

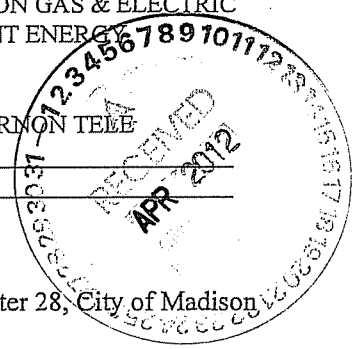
RETURN COMMENTS BY: 26 April 2012

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: ndzabel@gmail.com Fax: 244-1294
 Date Submitted: 20 March 2012 Plan Commission: 07 May 2012
 Date Circulated: 26 March 2012 Common Council: _____

CIRCULATED TO:

- | | | | |
|---|---|---|--------------------------------------|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input type="checkbox"/> ALD. _____ | <input type="checkbox"/> DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - CHANDLER | <input type="checkbox"/> MADISON GAS & ELECTRIC | |
| <input type="checkbox"/> TRAFFIC ENG | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY | |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T | |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S | |
| <input type="checkbox"/> CITY ENG. - MAPPING & ENV. | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE | <input type="checkbox"/> MT. VERNON TELE | |
| <input type="checkbox"/> WATER UTILITY | <input checked="" type="checkbox"/> Eken Park | | |
| <input type="checkbox"/> CDBG | <input checked="" type="checkbox"/> NEIGHBORHOOD ORGANIZATION | | |
| <input type="checkbox"/> REAL ESTATE | | | |



- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:
As long as Dexter's adhered to the policies expressed in the letter of March 20, 2012 regarding dealing with noise, parking, and number of events, the Eken Park Neighborhood Assn has no objection to this application.

 Arthur Hackett, co-chair, EPNA. 3/31/2012

James S. Wold
2845 Hoard St.
Madison WI 53704
246-8451
jaydub45@att.net
Co-Chair, Eken Park Neighborhood Association

Saturday, July 16, 2011

Alcohol License Review Board
echristianson@cityofmadison.com
mwouff@cityofmadison.com
City of Madison

Re: Application for license change by Dexter's Pub and Nick Zabel.

Dear Members,

The Eken Park Neighborhood Association approves on a limited basis of the proposed changes sought by Dexter's Pub to its liquor license to permit outdoor events. Dexter's Pub is located within the boundaries of the Association and is well regarded by our members.

At two regular meetings, June 11, and July 9, 2011 the Association discussed the proposed changes. For both meetings the item was clearly announced on the meeting agenda in the normal manner. The proposed changes which are the subject of this letter are to allow entertainment events outside in a parking lot adjacent to the building housing Dexter's Pub.

District 12 Alder Satya Conway-Rhodes contacted immediate neighbors of Dexter's and solicited feedback. District 15 Alder Larry Palm mailed letters to neighbors within several blocks of Dexter's.

Some concerns were received from the surveyed neighbors. They revolved around noise (both people and music), intoxicated pedestrians, and parking. Far and away the greatest concern was over parking. Several suggestions were offered at the meeting of July 9 to help alleviate the parking overload generated by Dexter's.

After extensive discussion and questioning of Nick Zabel, owner of Dexter's Pub, the Eken Park Neighborhood Association proceeded to a motion on the topic. The motion was made to send a letter to the ALRC in support of the application to change the liquor license of Dexter's Pub subject to two conditions.

One: that such outdoor events be limited to four per year.

Two: that the concerns identified by the survey efforts of Alders Palm and Conway-Rhodes be addressed by Mr. Zabel.

The motion was approved by show of hands without dissenting votes. We had nine members of EPNA present for the discussion and vote.

Respectfully yours,
Jim Wold
Co-Chair

cc: EPNA Leadership Team
Alders Palm and Conway-Rhodes
Nick Zabel