



PREPARED FOR THE PLAN COMMISSION

Project Address: 2623 Monroe Street
Application Type: Conditional Use
Legistar File ID # [47304](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Brewer Stouffer, The Roman Candle; PO Box 259539; Madison.

Property Owner: Lee Ferderer, The Fiore Companies; 150 E. Gilman Street, Suite 1600; Madison.

Requested Action: Approval of a conditional use for an outdoor eating area for a restaurant-tavern located at 2623 Monroe Street.

Proposal Summary: Roman Candle Pizza restaurant is requesting approval of a conditional use for an outdoor eating area to serve its approximately 2,915 square-foot space in the Knickerbocker Place retail development at the southeastern corner of Knickerbocker and Monroe streets. Use of the outdoor eating area will begin as soon as all regulatory approvals have been granted and the conditions of approval have been met.

Applicable Regulations & Standards: Table 28-D2 in Section 28.061(1) of the Zoning Code identifies outdoor eating areas for restaurants and taverns as a conditional accessory use in the TSS (Traditional Shopping Street District). Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for an outdoor eating area for a restaurant-tavern located at 2623 Monroe Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is an approximately 0.5-acre parcel located at the southeasterly corner of Knickerbocker and Monroe streets; Aldermanic District 13 (Eskrich); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is the eastern half of the “Knickerbocker Place” retail complex and is developed with a one-story, 8,025 square foot multi-tenant commercial building and 24 parking stalls. The tenant space containing the restaurant-tavern is at the northern end of the L-shaped building. The site is zoned TSS (Traditional Shopping Street District).

Surrounding Land Use and Zoning:

North: The Monroe commercial/residential building, Freiburg Gastropub, zoned TSS (Traditional Shopping Street District);

South: Wingra Shores Apartments, zoned PD;

East: Wingra Shores two-story commercial buildings and Wingra Shores Apartments, zoned PD; Michael’s Frozen Custard, zoned TSS;

West: Knickerbocker Place(west) multi-tenant retail center, zoned TSS.

Adopted Land Use Plans: The Comprehensive Plan generally identifies the section of Monroe Street from Pickford Street to Commonwealth Avenue, including the subject site, for Neighborhood Mixed-Use (NMU) development.

The 2623 Monroe Street property is also identified as Area 26 of the Monroe Street Commercial District Plan, which recognizes the existing eastern half of the Knickerbocker Place development as “an excellent example of effective retail development,” and recommends that the site remain commercial. No additional specific design guidelines are recommended for this area unlike most of the other block- or site-specific areas elsewhere along the Monroe Street corridor.

Zoning Summary: The site is zoned TSS (Traditional Shopping Street District):

Requirements	Required	Proposed
Front Yard	0’	Existing; no change proposed
Side Yards	5’	Existing; no change proposed
Rear Yard	The lesser of 20% of lot depth or 20’	Existing; no change proposed
Usable Open Space	N/A	---
Maximum Lot Coverage	85%	Existing; no change proposed
Maximum Building Height	3 stories / 40’	1 story (Existing)
Auto Parking	15% of capacity for restaurant-tavern; 1 per 400 sq. ft. of general retail/service/office	24 in plaza (Existing)
Bike Parking	5% of capacity for restaurant-tavern; 1 per 2,000 sq. ft of general retail/service/ office	(See Zoning conditions)
Loading	0	0
Building Forms	Free-Standing Commercial Building	Existing; no change proposed
Other Critical Zoning Items		
Yes:	Barrier Free	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Utility Easements, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Monroe Street.

Previous Approvals

On March 29, 1993, the Plan Commission approved demolition permits and conditional uses to allow a single-family residence, auto repair garage and grocery store at 2619-2623 and 2623 Monroe Street to be demolished and for two one-story multi-tenant commercial buildings to be constructed. The “Knickerbocker Place”

development consists of an approximately 8,000 square-foot building and parking located on the east side of Knickerbocker Street, and the 11,784 square-foot building located on the subject site on the west side of Knickerbocker. As part of the 1993 approvals, two outdoor eating areas were conceptually approved subject to final approval of the plans and operation of the outdoor areas by the Planning [Division] prior to occupancy. One of the two outdoor eating areas was eventually approved for a coffeehouse tenant on the eastern site; the second area allowed in 1993 was never established under this approval.

On June 13, 2016, the Plan Commission approved an outdoor eating area to serve two restaurant-taverns (“Miko Poke” and “Everly”) located in the western portion of the Knickerbocker Place development, addressed as 2701 Monroe Street.

Project Description, Analysis and Conclusion

Roman Candle Pizza is seeking approval of a conditional use for an outdoor eating area to serve its restaurant-tavern located on the northerly end of the eastern phase of the Knickerbocker Place multi-tenant commercial development located on the southerly side of Monroe Street on both sides of Knickerbocker Street. The restaurant-tavern occupies approximately 2,915 square feet of the 8,025 square-foot L-shaped building on the 0.5-acre subject site on the east side of Knickerbocker Street.

The proposed outdoor eating area will contain nine (9) two-person tables and 18 total seats located adjacent to the western storefront wall of the restaurant-tavern along the private sidewalk that parallels the multi-tenant building and connects it with Monroe Street. The main entrance to the restaurant-tavern and a walk-up service window are also located along the western façade. No changes to the existing 24-stall parking lot are proposed, and additional bike parking will be added to serve the pizzeria. The letter of intent proposes for the outdoor service to operate until 10:00 PM, seven days a week.

The Planning Division believes that the proposed outdoor eating area can meet the conditional use standards subject to the hours of operation contained in the letter of intent and the customary prohibition on outdoor amplified sound. Although the outdoor eating area will be located near an intersection characterized by a moderately high density of uses and dwelling units, staff does not believe that the proposed outdoor area will have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties. Staff has received no public comments about the proposed outdoor eating area as of the writing of report.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for an outdoor eating area for a restaurant-tavern located at 2623 Monroe Street subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. That the hours of operation for the outdoor eating area shall be as stated in the letter of intent. No service shall occur in the outdoor area after the closing hour on a given day, and patrons may not utilize the

outdoor patio area after those hours for smoking or otherwise. The Director of the Planning Division may consider a minor alteration to the conditional use in the future to further modify the hours of operation for the outdoor eating area following a recommendation by the district alder.

2. Outdoor amplified sound, including from televisions, ambient music or musical performance, is prohibited.

City Engineering Division (Contact Tim Troester, 267-1995)

This agency reviewed this request and has recommended no conditions or approval.

City Engineering Division–Mapping Section (Contact Jeff Quamme, 266-4097)

This agency reviewed this request and has recommended no conditions or approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stalls.
4. Meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Division. Contact Mike VanErem at 266-4559 to help facilitate this process.
5. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11) for all tenants in the multi-tenant building. Work with Zoning staff to determine the bicycle parking requirement for the multi-tenant commercial building. Short-term bicycle parking stalls shall be located in a convenient and visible area on a paved or impervious surface within 100 feet of a principal entrance. Note: A bicycle stall is a minimum 2 feet by 6 feet with a 5-foot wide access area. Provide a detail of the existing or proposed bike racks.
6. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Show the existing as well as proposed landscaping on the site.
7. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
8. 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.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed this request and has recommended no conditions or approval.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

9. The Traffic Engineering Division recommends using wheel secured style racks adjacent the public right-of-way to avoid irregularly parked bicycles from interfering with pedestrian use of the public sidewalk.
10. The applicant shall submit one contiguous plan for approval. The plan drawing 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.
11. All parking facility design shall conform to the standards in MGO Section 10.08(6).
12. 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.
13. 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.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency reviewed this request and has recommended no conditions or approval.

Parks Division (Contact Janet Schmidt, 261-9688)

This agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions or approval.