



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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FAX 608 266-8739
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June 21, 2011

Laura Clark
Hooters of East Madison, LLC
2639 East Springs Drive
Madison, Wisconsin 53704

RE: Approval of a conditional use to allow an outdoor eating and recreation area for a once-weekly motorcycle night at the Hooters restaurant/ tavern located at 2639 East Springs Drive.

Dear Ms. Clark;

At its June 20, 2011 meeting, the Plan Commission found the standards met and **approved** your conditional use application for an outdoor eating and recreation area for a once-weekly motorcycle night at the Hooters at 2639 East Springs Drive, subject to the conditions below. In order to receive final approval of the conditional use and prior to the first outdoor event, the conditions that follow shall be met.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions regarding the following five (5) items:

1. The applicant shall hire uniformed officers to maintain traffic control for the first event because of traffic concerns submitted by the neighborhood. The applicant shall report a revised traffic management plan to the Plan Commission if there are major traffic impacts due to the first event or any following events as the City sees necessary.
2. The applicant shall provide a barrier to prevent automobiles from ingressing and egressing through the show/ cycle entrance area [to be shown on the final plan for the event].
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, signage, percent of slope, location of eating area in relation to the building, types of barriers, dimensions of eating area and sidewalk, locations of tables, and a scaled drawing at 1" = 40'.
4. When final plans for this conditional use are submitted for staff approval, the applicant shall provide recorded copies of joint driveway ingress/egress easements.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following three (3) items:

6. Per MGO 28.11, provide and/ or show on the final plan bike parking for the restaurant in a safe and convenient location on an impervious surface. Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.
7. Meet applicable Building and 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 Division. Contact Mike Van Erem at 266-4559 to help facilitate this process.
8. Note: Please contact the City Clerk's Office (266-4601) regarding the changes to your liquor license necessary to allow your proposed outdoor service.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following two (2) items:

9. Submit an application for an assembly permit to the Madison Fire Department. The application shall include capacity and exiting documents and operational plans.
10. Submit a site plan showing the location of all fencing, including entrance and exit locations for event area, as well as the building.

Please contact my office at 261-9632 if you have questions about the following item:

11. This approval for the bike night outdoor event shall be for 2011 only and is based on the June 1, 2011 site plan and June 14, 2011 management plan. An extension to allow this event in future years shall be allowed only following the approval of a minor alteration to the conditional use by the Director of the Planning Division following a recommendation by the district alder.

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

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

1. Please revise your plans per the above conditions and submit **eight (8) 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.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/ or building permit approval.
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 this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Janet Dailey, City Engineering Division
 Matt Tucker, Zoning Administrator
 Bryan Walker, Traffic Engineering Division
 Bill Sullivan, Madison Fire Department
 Lt. Wayne Strong, Madison Police Dept.

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

Signature of Applicant

Signature of Property Owner (If Not Applicant)

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