



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 267-8739  
PH 608 266-4635

July 10, 2007

David Arms  
South Bay Lounge  
3138 Ashford Lane  
Madison, Wisconsin 53713

RE: Approval of a conditional use for an outdoor seating area to serve a restaurant/ tavern located at 5404 Raywood Road.

Dear Mr. Arms:

The Plan Commission, meeting in regular session on July 9, 2007 determined that the ordinance standards could be met and **approved** your request a conditional use for an outdoor eating area, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following four items:**

1. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
2. Please contact the City Clerk regarding the "change of license premise" to your liquor license.
3. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
4. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information) Lighting will be limited to .10 watts per square foot.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following two items:**

5. The applicant shall provide information as tables and seating locations be shown or noted on the plan. In addition, a four-foot tall fence maybe required to prevent tables and seating from encroaching into the parking area or right of way.
6. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches, 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 Bill Sullivan, Madison Fire Department, at 261-9858 if you have questions about the following item:**

7. Per the International Fire Code Chapter 10 and MGO Section 34, the proposed deck, patio or fenced in area shall not be located at, adjacent or obstruct the required exits from the building:

**Please contact my office at 261-9632 if you have any questions about the following five Plan Commission conditions of approval:**

8. That no outdoor amplified sound be permitted for the outdoor eating area.
9. That operation of the outdoor eating area cease at 10:00 P.M. seven days a week.
10. That occupancy of the outdoor eating area be limited to no more than 15 persons at any time.
11. That the north-facing side door to the establishment facing the neighborhood remains closed except for ingress and egress to the tavern from 5:00 P.M. until closing, seven days a week. The door may be opened for ventilation purposes prior to 5:00 P.M.
12. That the applicant monitor patron conduct in parking lot and on the patio.

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

1. Please revise your plans per the above and submit *six (6) copies* of a complete 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 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 demolition permit.

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

Sincerely,

Timothy M. Parks  
Planner

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

\_\_\_\_\_  
*Signature of Applicant*

cc: Matt Tucker, Zoning Administrator  
John Leach, Traffic Engineering Division  
Bill Sullivan, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<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"/>	Other: