



# City of Madison Site Plan Verification

**PROJECT: LNDSPR-2020-00090**

**Address:** 1330 Regent ST

**Current Revision #: 0**

**Submitted by:** Jordan's Big 10

**Contact:** Kelly Jordan  
(608) 251-6375  
jordansbig10@gmail.com

**Project Type:** Permitted Use Site Plan Review

**Description:** Temporary Outdoor Seating in parking lot for Restaurant-tavern, valid until October 25, 2020

**Status:** Approved

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Fire Review	Approved	<a href="#">William Sullivan</a>	Jul 15 2020
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Jul 14 2020
Zoning Review	Approved	<a href="#">Matthew Tucker</a>	Jul 21 2020

## FIRE

**Note** **Comment Date:** 07/15/2020

Provide a minimum of 36-inch exit from the outdoor seating area out to the public way. The maximum number of patrons shall be 30 barring any other Health restrictions.

## TRAFFIC ENGINEERING

**Note** **Comment Date:** 07/09/2020

Applicant shall maintain at least a 2' buffer from the ADA stall and at least 2' from the drive aisle at all times.

**Supplement Accepted** **Comment Date:** 07/09/2020

Applicant shall show and note on the plan the type of fence/barrier around the seating area and any entrances/exits.



**City of Madison Building Inspection Division**  
 215 Martin Luther King Jr Blvd, Suite 017 PO Box 2984 Madison, WI 53701-2984  
 608.266.4551 <http://www.cityofmadison.com/dpced/bi/>

## Temporary Outdoor Seating Application

BE SURE TO INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ✓ Site Plan showing location of outdoor seating. If you do not have a site plan, please email [Zoning@cityofmadison.com](mailto:Zoning@cityofmadison.com) to request a PDF copy.
- ✓ Property owner's approval

OFFICE USE ONLY	
Permit Number: LND	<u>SPR-20-20-00090</u>
Application Date	<u>7-6-20</u>
Issued Date	<u>7-21-20</u>
Approved by	<u>mwt</u>
Zoning District	<u>TSS</u>

Location Address 1330 REGENT ST  
 Business Name JORDAN'S BIG 10  
 Contact Person KELLY JORDAN  
 Telephone (608) 251-6375 Email JORDANSBIG10@GMAIL.COM

Which of the following best describes the Use?

- Brewpub     
  Coffee shop or Tea House     
  Restaurant (You do NOT have an alcohol license)  
 Restaurant-nightclub (You have an entertainment license)     
  Restaurant-tavern (You have an alcohol license)

Do you have an existing outdoor seating Conditional Use approval?     Yes     No

Do you have an existing liquor license?     Yes     No

Your capacity limit set by Building Inspections: 310

I understand the temporary outdoor eating area requirements as listed on the following page and understand once this application is approved, it is only valid until **October 25, 2020**. Any violations of the temporary accessory outdoor eating area approved by the Zoning Administrator shall be enforceable by the Zoning Administrator as ordinance violations under Chapter 28, Madison General Ordinances.

Applicant signature: *Kelly Jordan* Date: 6-25-20  
 Owner's signature\*: *J. Van Wie* Date: 6/2/20

\* Or attached separate letter of approval from owner

\*\*\* Please see following page for temporary outdoor seating requirements and Site Plan requirements \*\*\*

### Temporary Outdoor Seating Requirements

All temporary outdoor eating areas approved through this review are subject to the following requirements:

1. Hours of Operation
  - New Outdoor Eating Areas must close by 10pm Sunday – Thursday, and by 11pm on Friday and Saturday.
  - Expanded existing Outdoor Eating Areas: Hours shall be set as provided in existing Conditional Use approval.
2. No outdoor amplified sound in new or expanded outdoor seating areas.
3. Additional Exterior lighting required for any seating areas operating after dusk shall comply with Code requirements. Light levels are to be the same or equal to parking lot requirements. If new wiring is required to power the lights, an electrical permit is required. Use of extension cords is not permissible.
4. The Zoning Administrator, Traffic Engineer, and City of Madison Fire Department shall approve any outdoor seating under this order.
5. The site must be operated in conformance with all City of Madison Fire requirements for building accessibility, and regulations from Public Health Madison & Dane County.
6. Tables, chairs, barricades, and fencing shall be safely secured on site when not in use.
7. If alcohol is served, signs shall be displayed for patrons stating that alcohol must stay within the seating area.
8. Under no circumstances do approvals for new or expanded outdoor eating areas allow for the creating of a “beer garden” or other social gathering space for patrons to stand and congregate to drink for any purpose.
9. All new or expanded outdoor eating areas shall post a sign with language provided by the City directed outward from the seating area to inform the public of the temporary approval.
10. **This temporary approval shall expire on October 25<sup>th</sup>, 2020.**

More information and guidelines for the Streatery Restaurant Recovery Program can be found [here](#).

### Site Plan Review Requirements

The site plans shall be drawn to scale and shall accurately reflect the location and layout for the temporary facility. Temporary outdoor eating areas may be located in parking spaces or other paved areas on the zoning lot immediately adjacent to the tenant space, and must be designed to be accessible for persons with disabilities. The amount of parking replaced with seating will be approved on a case by case basis. Under no circumstance may the combined indoor and proposed outdoor seating exceed maximum capacity of persons, as established by the Building Inspection Division.

The site plan shall identify the tenant space and layout of the outdoor seating located on the site. Seating areas in parking lots shall be located behind traffic barriers, such as cones, type 3 barricades, portable fencing, etc., which shall be identified on the site plan. Seating areas for establishments with liquor licenses must secure the seating area with “light fencing”. Seating areas may not impede any vision triangles or accessible routes. If tents will be used, show location and dimensions of tents on the site plan. Additionally, no parking for disabled persons may be repurposed for outdoor eating areas, unless those spaces are relocated elsewhere on the property, which will need to be shown on the site plan, to confirm the location and width meets code requirements.

No permanent structures may be erected under this temporary approval. Tents that are 10 feet by 10 feet in size or smaller may be erected in parking spaces to provide shade for the dining area. The City of Madison Fire Department requirements are listed under “Madison General Ordinance (MGO) 29.355 - Use of Tents for Merchandising and Display; Wisconsin Administrative Code Chapter COMM 62; and 14, International Fire Code Chapter 24.” If you have any questions regarding the above requirements telephone the Fire Prevention Division at 266-4420. [Link to requirements.](#)

If you do not have a site plan of your lot, please email [Zoning@cityofmadison.com](mailto:Zoning@cityofmadison.com) to request a PDF copy.

The completed application, property owner approval letter, and site plan are to be emailed to [Zoning@cityofmadison.com](mailto:Zoning@cityofmadison.com) for agencies review. Any questions regarding this temporary outdoor seating application can be sent to [Zoning@cityofmadison.com](mailto:Zoning@cityofmadison.com).

