



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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April 29, 2014

Ashford I Williams
Aktive Entertainment, LLC
2080 Allen Blvd. #1
Middleton, WI, 53562

RE: Approval of a conditional use for a restaurant in the Industrial Limited (IL) District.

Dear Mr. Williams:

At its April 28, 2014 meeting, the Plan Commission found the standards met and **approved** your request for a conditional use at 901 Applegate Road, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 2 items:

1. Hours of operation for the restaurant shall be limited to no later than 10:00 PM Sunday through Thursday and 11:00 PM Fridays and Saturdays. Any request for an extension of hours of operation in the future could be requested as a Minor Alteration to the conditional use following a supportive recommendation by staff from the Madison Police Department.
2. The approval requested is for restaurant with no alcohol service. Prior to the provision of any alcohol license in the future, this would need to be reviewed by the Plan Commission as a restaurant-tavern.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 8 items:

3. The existing property boundaries shall be accurately shown on the site plan. The site plan shall acknowledge that the property at 2810 Perry Street is not part of this site. The Perry Street parcel is located in the vicinity of the southeast corner of the existing plan.
4. A full building drawing with demising walls and entrances, including the hotel portion and the restaurant/bar portion shall be provided. Additional comments will be provided upon review of complete plan set.
5. The second westerly building shall be addressed 915 Applegate Rd. The building address may need suite numbers or another additional address depending on the review of the full building plan.
6. The applicant shall provide more detailed plans for review and comment. It is understood that the majority of the work will be for internal remodeling but some exterior site modifications may be

required to comply with Zoning. Additional comments will be provided upon review of complete plan set.

7. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
8. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
9. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
10. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following item:

11. An automatic fire sprinkler system will be required if the capacity (patrons and employees) exceeds 99.

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 6 items:

12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.
13. Bike parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations). Provide the capacity for the restaurant so the minimum number of bike parking stalls can be calculated. Bike parking stalls must be in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of bike rack on final plan sets.
14. The existing site does not appear to have correctly installed the required parking spaces and arrangement per the approved site plan. The parking lot must be striped and maintained per the approved site plan.
15. The motel use is a nonconforming use, not a listed permitted or conditional use in the IL zoning district. Obtain a certificate of occupancy for a nonconforming use per sec. 28.195.
16. Provide required number and type of accessible parking stalls for the restaurant use.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your building permits:

1. Please revise the plans per the above conditions and file **eight (8)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Eric Halvorson, Traffic Engineering

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

Signature of Applicant

Signature of Property Owner (if not Applicant)

| For Official Use Only, Re: Final Plan Routing | | | |
|---|----------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Planning Div. (H. Stouder) | <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 |