



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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July 31, 2015

Benjamin Altschul  
Tip-Top Tavern  
601 North Street  
Madison, Wisconsin 53704

RE: Continuing jurisdiction review by the Plan Commission of an approved conditional use for an outdoor eating area for the Tip Top Tavern located at 601 North Street.

Dear Mr. Altschul;

At its July 27, 2015 meeting, the Plan Commission approved the following modifications to the approved conditional use for an outdoor eating area for your restaurant-tavern at 601 North Street, which were determined necessary to bring the use into compliance with the standards set forth in Section 28.183(6) of the Zoning Code:

**Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have any questions regarding the following five (5) items:**

1. That the patio door remain closed [not be propped open] at all times.
2. That no patrons may utilize the outdoor patio area after hours for smoking or otherwise.
3. That a noise attenuation plan prepared by the applicant be submitted to the Building Inspection Division by September 1, 2015 for approval, which includes an implementation plan.
4. That the hours of operation for the outdoor eating area remains until 10:00 p.m. seven days a week.
5. That the conditional use approval for the outdoor eating area expires on December 31, 2015. [Thereby requiring the applicant to submit a new conditional use application to the Plan Commission to consider at a public hearing and approve prior to the patio opening on or after January 1, 2016.]

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No other modifications to the April 28, 2014 conditional use approval were made, and those conditions, except where modified herein, remain in effect.**

**This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval.**

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. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. 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 this letter, 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: Matt Tucker, Zoning Administrator

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

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

\_\_\_\_\_  
*Signature of Property Owner  
(If Not Applicant)*