



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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August 28, 2015

Jacob Morrison
Morrison Architecture Studio
1933 Keyes Avenue
Madison, WI 53711

RE: Approval of a conditional use to establish a restaurant-tavern in the NMX (Neighborhood Mixed-Use) Zoning District at **821 East Johnson Street**

Dear Mr. Morrison:

At its August 24, 2015 meeting, the Plan Commission, meeting in regular session, approved your client's conditional use request to establish a restaurant-tavern in the NMX (Neighborhood Mixed-Use) Zoning District at 821 East Johnson Street. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met.

Please contact Brenda Stanley, Engineering Division at 266-4537 if you have questions regarding the following four (4) items:

1. Site plan shall be updated to use the correct addresses. There is no "SUITE B". The address for Robin Room is 821 E Johnson St. The adjacent section of the building is 823 E Johnson St (apartments are 823 E Johnson St Apts 1 thru 4; at grade commercial tenant is 823 E Johnson St # 5). Revise wording for parking stalls and use the appropriate address. There is no suite A or suite B.
2. The recorded Document Numbers for the common driveway easements serving this property per Document No's 2565837 and 2824789 shall be noted on the site plan.
3. The site plan shall identify lot and block numbers of recorded Plat.
4. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Please contact Eric Halvorson, Traffic Engineering Division at 266-6527 if you have questions regarding the following six (6) items:

5. Per MGO 10.08 All parking facilities shall be so designed as to secure the parking, as such all gravel area shall be separated from the parking, typically with 6" rolled curb.

6. Current parking lay out is substandard; work with Traffic Engineering to meet 10.08 by modifying stall, backup/drive aisle width and signage to meet 'Medium and Large Vehicles' (9'x18' with 24 backup - typical) and 'Small Vehicles' (8.5' x 16' with 22' backup - typical) standards.
7. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
8. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
9. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
10. All parking facility design shall conform to MGO standards, as set in section 10.08(6), current configuration does not meet this standard in stall dimensions (standard 9' x 18') or secured parking (there does not appear to be anything separating the pavement from the gravel).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following three (3) items.

11. Screening shall be provided along side and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. For conditional uses, the Plan Commission may modify these requirements. Provide district boundary screening along the rear property line and submit a detail of the screening.
12. Submit a detail of the dumpster enclosure. The dumpster enclosure area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
13. Bicycle parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations) and section 28.141(11). Provide eight (8) bicycle parking stalls for said uses. A bicycle parking stall is two (2) feet by six (6) feet with a five (5) foot access area. Provide a detail of the bike rack to be installed. A bicycle parking reduction may be requested per section 28.141(5), Table 28I-4.

Please contact Bill Sullivan, Madison Fire Department at 261-9658 if you have questions regarding the following item:

14. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street. Verify property addresses with City Engineering.

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:

1. Please revise your plans per the above conditions and submit nine (9) 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. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator may issue permits for 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 City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use or building permits, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Brenda Stanley, City Engineering Division
Bill Sullivan, Fire Department
Jenny Kirchgatter, Zoning
Eric Halvorson, Zoning Administrator

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

<i>Signature of Applicant</i>	

<i>Signature of Property Owner (if not the applicant)</i>	

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