



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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May 11, 2016

Joey Connaughty
Food Fight Restaurant Group
5111 Monona Drive
Monona, WI 53716

RE: Approval of a conditional use for an outdoor seating area on a property zoned TSS (Traditional Shopping Street) at **2089 Atwood Avenue**.

Dear Ms. Connaughty,

At its May 9, 2016 meeting, the Plan Commission found the standards met and approved your conditional use request for an outdoor seating area on a property zoned TSS (Traditional Shopping Street) at **2089 Atwood Avenue**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following four (4) items:

1. 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.
2. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
3. The applicant shall show the improvements to the adjoining property on the final submitted plan.
4. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2) (bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following five (5) items:

5. The properties at 2081 and 2089 Atwood Ave are a planned multi-use site. Submit the overall site plan and overall landscape plan showing both of the properties.
6. Meet applicable building/fire codes. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process.
7. Provide the capacity of the restaurant-tavern and outdoor eating area. Vehicle parking is required at a minimum of fifteen percent (15%) of capacity of persons.
8. Bicycle parking shall be provided at a minimum of five percent (5%) of capacity of persons. Clearly show the numbers of bicycle stalls and typical dimensions of the bicycle stalls and access aisles. A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Bicycle parking not meeting dimensional or access aisle requirements may be installed but shall not count towards a minimum bicycle parking requirement. Provide a detail or photo of the existing or proposed bike racks. All racks shall accommodate cable locks and "U" locks including removing the front wheel and locking it to the rear fork and frame.
9. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

10. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact my office at 261-9135, if you have questions regarding the following four (4) items:

11. The hours of operation for the outdoor seating area will be 11:00 am to 8:30 pm, Monday to Friday and 9:00 am to 9:00 pm, Saturday and Sunday. Future modifications to the hours of operation of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.
12. There shall be no amplified sound, including, but not limited to ambient music or the informing of waiting patrons of their table availability, in the outdoor eating area.
13. Occupancy of the seating area after 9:00 pm will be prohibited.
14. Once reviewed and determined by City Building Inspection, the capacity of the outdoor eating area shall not be exceeded.

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 five (5) 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 all 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. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
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. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. 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.

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If you have any questions regarding obtaining your conditional use, demolition 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 261-9135.

Sincerely,

Chris Wells
Planner

cc: Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Dennis Cawley, Water Utility

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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