



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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May 27, 2016

John H. Chandler
Gallery 1444, LLC
1444 East Washington Avenue
Madison, WI 53703

RE: Approval of a conditional use to establish a nightclub in an existing multi-tenant building at **1444 East Washington Avenue**

Dear Mr. Chandler:

At its May 23, 2016 meeting, the Plan Commission, meeting in regular session, approved your conditional use application to establish a nightclub in an existing multi-tenant building at 1444 East Washington Avenue. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met:

Please contact Jeff Quamme, Engineering Division-Mapping at 266-4097 if you have questions regarding the following three (3) items:

1. The owner shall coordinate with the staff of the City of Madison Office of Real Estate Services Division of the Planning Division to complete, execute and record the land lease of City of Madison Property for parking lot purposes. Refer to Office of Real Estate Services Project No. 3967.
2. The boundary shown for this site is not correct. The frontage of the lot is 80.3 feet not 85.3 per record documents. It is recommended that a professional land surveyor be utilized to produce an accurate site plan considering the lease of adjacent City lands will also be needed for this project.
3. The Renaissance Museum and the Blind Pig require suite numbers (also, if there is a tenant on the second floor or in the basement; they need an address). the Letter of Intent states the nightclub is 3,000 sq ft. Is it in the common area space?

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have questions regarding the following three (3) items:

4. 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.

5. 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.
6. 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following four (4) items:

7. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 11 feet wide with a 5 foot wide striped access aisle or 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stall.
8. Work with Zoning staff to establish the bicycle parking requirements for all uses/tenants in the building. Provide the use and square footage information for all tenant spaces in the building, including the second floor.
9. The nightclub shall comply with the supplemental requirements for a Nightclub per Zoning Code Section 28.151.
10. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

11. Automatic fire sprinklers will be required if the total occupant load exceeds 100. Occupant load includes employees and other tenant occupants where separated uses exists.

Please contact Tim Sobota, Metro Transit at 261-4289 if you have questions regarding the following item:

12. Metro Transit provides daily bus service along East Washington Avenue, at stops near the Yahara River Bridge. The last trips westbound - towards the downtown and campus - depart approximately 11:10 pm on weeknights, and 10:10 pm on weekend evenings. The final departures heading the

opposite direction towards East Towne Mall depart around midnight during the week, and 1110pm on Saturdays and Sundays.

Please contact my office at 267-1150 if you have questions regarding the following three (3) items:

13. That the nightclub shall operate consistently with the conditions approved as part of the Alcohol and Entertainment licenses including: a) Capacity shall not exceed 60 persons; b) The facility shall close at 10:00 pm on weeknights and 11:00 pm on weekend nights; and c) There shall be no outdoor amplified sound. Changes to the operating conditions, which are first approved as part of future amendments to the alcohol or entertainment licenses, may be considered as a minor alteration to this conditional use by the Director of Planning, Community, and Economic Development upon recommendation of the District Alderperson.
14. That the site plan be revised to accurately show the property lines for this planned multi-use site.
15. This request has been reviewed and approved administratively by the Urban Design Secretary on behalf of that Commission. The applicant is advised that future signage, building, or site modifications will require additional review.

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 eight (8) 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. This submittal shall all also include one complete digital plan set in PDF format. 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. 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.

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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Brenda Stanley, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Bill Sullivan, Fire Department
Jenny Kirchgatter, Zoning
Tim Sobota, Metro

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. (Firchow)	<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 checked="" type="checkbox"/>	Other: METRO