



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

May 24, 2016

Gilbert Altschul
Gib's Bar
1380 Williamson St.
Madison, WI 53703

RE: Approval of a Conditional Use for an outdoor eating area use associated with a food and beverage establishment at **1380 William St.**

Dear Mr. Altschul:

At its May 23, 2016 meeting, the Plan Commission **approved** your request for a Conditional Use for an outdoor eating area use associated with a food and beverage establishment at **1380 William St.** In order to receive final approval of the conditional use and for any necessary permits to be issued, the following conditions must be met:

Please contact my office at 267-8733 if you have questions regarding the following five (5) items:

1. Prior to final approval and building permit issuance, the Applicant shall submit final plans for review and approval by staff, including a revised Letter of Intent that reflects the same hours of operation and seating as indicated on the plans and that is reflected in the following conditions of approval.
2. The outdoor eating area shall not be used for food and beverage service or outdoor activity after 10:00 PM, seven days a week.
3. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.
4. Pending review by the Building Inspection Division, the capacity of the outdoor eating area shall not exceed 12 persons.
5. This approval is conditioned on obtaining approval from the Alcohol License Review Commission (ALRC) for the proposed Outdoor Eating Area. Restaurant -Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have questions regarding the following two (2) items:

1. The applicant shall clearly define the area intended for use by patrons of this facility and provide for any required elements to separate this area from the Public Right-of-Way.
2. 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; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.

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

1. 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.
2. Provide a detail of the seating layout for the outdoor seating area.
3. There is an approved parking stall reduction request on file. A seven (7) stall parking reduction was approved in 2014 for the tavern.

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

1. The exit path from the building shall be maintained clear at all times. Patrons shall not be permitted to stand or otherwise congregate in the exit path on the porch.

Please contact Dennis Crawley, Water Utility at 261-9243 if you have questions regarding the following two (2) items:

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

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

For obtaining your conditional use, please follow the procedures listed below:

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. This submittal shall also include one complete digital plan set in PDF format. 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, MGO, and any other documentation requested herein by the Zoning Administrator, located in Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. The Madison Water Utility shall be notified to remove the water meters prior to demolition. 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.
3. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
4. When requesting conditional use approval, this letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
6. 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.
7. 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.
8. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

1380 Williamson St.

May 24, 2016

Page 4

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 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

cc: Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for the 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. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	Engineering Mapping Sec.	<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: