



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite LL-100
126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

January 20, 2017

Oscar Villarreal
Fuegos Steak and Tapas
904 Williamson Street
Madison, WI 53703

RE: Approval of conditional uses for a parking reduction and outdoor eating areas for a restaurant-tavern at **904 Williamson Street**.

Dear Mr. Villarreal,

At its January 9, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request for an outdoor eating area located along Williamson Street associated with an existing restaurant at **904 Williamson Street**.

At the same meeting, in the same motion, the Plan Commission did not find the standards met and denied your conditional use request for a 12-seat outdoor eating area located along S. Paterson Street associated with an existing restaurant at **904 Williamson Street**.

At the same meeting, in a subsequent motion, the Plan Commission found that the standards were not met and denied the request for the parking stall reduction at an existing mixed-use building at **904 Williamson Street**.

In order to receive final approval of the conditional use for outdoor eating area, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Eric Halvorson of the Traffic Engineering Division 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. 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.
3. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
4. Secure the outdoor eating area; typically this is accomplished using fencing.

Please contact Matt Tucker, Zoning Administrator, at 266-4569 if you have questions regarding the following six (6) items:

5. Bicycle parking shall comply with Sections 28.141(4)(g) and 28.141(11). A minimum of 25 bicycle stalls are required for the residential use plus 2 guest stalls. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long term stalls, and the remaining 10% may be short-term stall. Guest stalls for the residential use shall be short-term. A minimum of 9 short-term bicycle stalls will be required for the 176 person capacity restaurant-tavern. Although the total number of bike parking stall exceeds the minimum required, the design of all stalls does not meet city code, so bicycle parking reduction likely will be required.
6. Bicycle parking proposed for placement in the public right-of-way will require approval from the City Real Estate section.
7. A site visit has shown that some elements of the approved site and landscape plan have not been implemented, and appear to conflict with the improvements at the site. A revised site and landscape plan showing the final condition at the site shall be submitted and approved before the large capacity outdoor seating area may be used.
8. Per Section 28.142(3) Landscape Plan and Design Standards, submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
9. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. If exterior building lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Tim Sobota, Metro Transit, at 261-4289 if you have any questions regarding the following two (2) items:

11. Metro Transit operates daily bus trips at least once every 30 minutes in both directions along Jenifer Street, serving bus stops one block south of the proposed development at the S Paterson intersection.

12. The final trips in either direction depart after 11pm on weeknights. On weekend evenings, the last trips depart prior to 10:30pm headed westbound towards downtown and the UW campus, and just before 11pm headed east out the Isthmus.

Please contact my office at 261-9135, if you have questions regarding the following six (6) items:

13. There shall be no outdoor eating area along S. Paterson Street.
14. Pending review by the Building Inspection Division, the outdoor eating area along Williamson Street shall have a capacity of 12 persons.
15. The closing time for the outdoor eating area along Williamson Street shall be 9:00 pm Sunday - Thursday and 10:00 pm Friday - Saturday.
16. There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating area.
17. The applicant shall work with City Staff to add bike parking on-site (if possible) or in the right of way immediately adjacent to the site.
18. The applicant shall update their landscaping plan to show updated bike parking.

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 **six (6) 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, **126 S. Hamilton Street**. 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.

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 261-9135.

Sincerely,



Chris Wells
Planner

cc: Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Tim Sobota, Metro Transit

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	<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 checked="" type="checkbox"/>	Other: Metro