



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Boulevard

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September 17, 2019

Michael Eitel
Caravan Hospitality Group
2923 N Marietta Avenue
Milwaukee, WI 53211

RE: Legistar #57104; Accela ID: 'LNDUSE-2019-00092' -- Approval of a Conditional Use to convert a restaurant-tavern into a restaurant-nightclub in the Urban Mixed Use (UMX) Zoning District at 408 W Gorham Street.

Dear Mr. Eitel:

At its September 16, 2019 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to convert a restaurant-tavern into a restaurant-nightclub in the Urban Mixed Use (UMX) Zoning District at 408 W Gorham Street, 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 Jeffery Quamme of the Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following three (3) items:

1. Identify on the plans the lot and block numbers of recorded Plat.
2. Provide a site plan that includes all lot/ownership lines, existing building locations, driveways, sidewalks, existing and proposed signage, existing and proposed utility locations and landscaping. Also show and label the pedestrian access easement over the adjacent property to the northeast per Document No. 4481081.
3. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:

4. The applicant shall submit for review an operations plan, this plan shall include a pedestrian queuing model/plan. This is to ensure that the public ROW is not impacted by this site.

Please contact Jacob Moskowitz, the Assistant Zoning Administrator at (608) 266-4560 if you have any questions regarding the following two (2) items:

5. Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats.
6. Must serve food at all hours it is open.

Please contact Bill Sullivan at (608) 261-9658 if you have any questions regarding the following item:

7. Any modifications to the building and/or furniture layout that changes the occupant load shall be approved through Building Inspection and coordinated with Madison Fire. Multiple occupant loads may need to be established if the operator is looking to have more than one layout configurations.

Please contact my office at (608) 243-0554 if you have any questions regarding the following two (2) items:

8. The door leading from the outdoor deck to the third floor space shall be closed from 10:00 p.m. to closing time seven days a week.
9. The applicant shall submit a seating plan that labels the number of available seats on three floors and outdoor eating areas to be approved by the Director of Building Inspection.

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, 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. 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. 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 (608) 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 (608) 243-0554.

Sincerely,



Sydney Prusak
Planner

cc: Brenda Stanley, Engineering
Jeffery Quamme, Engineering Mapping
Sean Malloy, Traffic Engineering
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 permit.

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. (Prusak)	<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 type="checkbox"/>	Metro Transit
<input type="checkbox"/>	Water Utility		