



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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P.O. Box 2985
Madison, Wisconsin 53701-2985
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January 11, 2007

Donald Bussan
DB, Inc.
786 Eddington Road
Sun Prairie, Wisconsin 53590

RE: Approval of a major alteration to an existing conditional use for an outdoor eating and recreation area at a bowling alley located at 2121 East Springs Drive.

Dear Mr. Bussan:

The Plan Commission, meeting in regular session on January 8, 2007 determined that the ordinance standards could be met and **approved** your request for a major alteration to an existing conditional use for an outdoor eating and recreation area, subject to the conditions below. The approval for the amended outdoor eating and recreation area conditional use to allow additional outdoor entertainment activities ("Bike Night") as shown on the plans submitted shall apply only on Thursday evenings between May 24 and August 31, 2007.

In order to receive final approval of the conditional use, the following conditions must be met:

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following eight items:

1. The applicant shall submit a temporary site plan to be in accordance to MGO. The parking facility shall be modified to provide for adequate internal circulation for vehicles at the end of the parking bays with a minimum 20-foot turn drive aisle item "F." The applicant will need to remove several parking spaces to and maintain the pedestrian walkway from East Springs Drive to the front door or entrance to the building and event.
2. The applicant shall not encroach with the security fence into the on the 30-foot ingress/ egress easement along the northerly property line, pedestrian pathway or drive aisles.
3. The applicant shall demonstrate barrier to prevent vehicles (autos) from ingressing and egressing the show or cycle entrances area.
4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement,

and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two feet overhang, and a scaled drawing at 1" = 40'.

5. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
6. A "Stop" sign shall be installed at a height of seven feet at the driveway approaches. All signs at the approaches to East Spring Drive and signs shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall for the commercial/retail area.
8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

9. Meet applicable building and occupancy codes. Submit the capacity limit per the Building Code prior to final sign off so that we can evaluate the parking needs. (We need the seating capacity in persons of the restaurant/ tavern portion of the building and approximately how many bowling lanes are in use during the evenings that this event will take place.)
10. Limit the area for cycle parking so that there will be adequate car parking stalls to prevent vehicles from spilling out into the street or adjacent properties.
11. Provide one bike parking stall for each 10 car stalls in safe and convenient locations on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit *five (5) copies* of a complete 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.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced,

construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

<i>Signature of Applicant</i>

cc: Kathy Voeck, Assistant Zoning Administrator
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: