



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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Madison, Wisconsin 53701-2985
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PH 608 266-4635

June 6, 2006

Bob Harriman
12 G. Harriman Company, Inc.
10 East Doty Street, Suite 421
Madison, WI 53705

SUBJECT: 617 Williamson Street

Dear Mr. Harriman:

The Plan Commission, at its June 5, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating area for a restaurant located at 617 Williamson Street.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following two items:

1. 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), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. 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 Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following three items:

3. Prior to approval, the applicant shall revise plans to include a new sanitary sewer lateral to serve the proposed restaurant, or provide documentation that demonstrates adequate service.
4. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

5. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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

6. Provide **seven** bike-parking stalls in a safe and convenient location 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

7. The applicant shall close the outdoor eating area and ensure that patrons do not occupy this space any later than 10:00 p.m., seven days a week.
8. The exterior patio doors connecting the interior restaurant space to the outdoor eating area shall be closed at the above specified closure hour, or earlier.
9. The applicant shall install an opaque curtain from floor to ceiling along the northeasterly end of the outdoor eating area, facing the Fauerbach Condominium tower.
10. No sound amplification device or speakers shall be allowed within the outdoor eating area.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

11. Per the IFC Chapter 10 and MGO 34:
 - a. Applicant shall post the capacity of the outside dining area in accordance with International Fire Code 2006 edition.
 - b. Proposed deck shall not be located at, adjacent or obstruct the required exits from the building.

- c. Provide and maintain exits from the deck in accordance with the International Fire Code 2006 edition.
- d. Submit a seating plan for the proposed deck space.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

- 1. Please revise plans per the above conditions and submit eight (8) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning, Landmarks and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Planning Fire Department Landmarks
