



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

September 20, 2011

Bryan Richgels
the Mason Lounge, LLC
416 S. Park St.
Madison, WI, 53715

RE: Approval of a conditional use for an outdoor eating area in the C2 (General Commercial) District.

Dear Mr. Richgels:

The Plan Commission, meeting in regular session on September 19, 2011 determined that the conditional use standards could be met and **approved** your request for a conditional use at 416 South Park Street. In order to receive final approval, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following five (5) items:

1. The outdoor eating area shall close no later than 9:00 p.m.
2. There shall be no outdoor amplified sound on the property.
3. Final plans submitted for staff review and approval shall be drawn at a standard scale of 1 inch = 10 feet or one inch = 20 feet.
4. Prior to submitting final plans for staff review and approval, the applicant shall contact Lighting Reviewer Fred Rehbein (frehbein@cityofmadison.com, 267-8688) to discuss appropriate lighting for the outdoor eating area to meet ordinance requirements.

Please contact Bryan Walker, Traffic Engineering at 267-8754 with questions about the following item:

5. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, existing driveway approaches to lot, 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'.

Please Contact Pat Anderson, Zoning at 266-5978 with questions about the following seven (7) items:

6. Parking requirements for persons with disabilities must comply with MGO Section 28.11(3)6.m, which includes all applicable State accessibility requirements, including but not limited to:
 - a) Provide a minimum of one van accessible stall striped per State requirements if a parking stall is provided. This stall shall be 8' wide with an 8' striped out area adjacent.
 - b) Show signage at the head of the stalls.

- c) Show the accessible path from the stalls to the building.
- 7. Bike parking shall comply with MGO Section 28.11. Provide 2 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five foot access area.
- 8. If outdoor lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards.
- 9. Meet applicable building/fire codes for the additional outdoor capacity and for ingress and egress of the establishment with the areas and uses for the site. Occupancy is established by the Building Inspection Unit. Contact Mike Van Erem at 266-4559 to help facilitate this process.
- 10. Contact the City Clerk regarding the "change of licensed premise" to your liquor license (*approved by Common Council August 2, 2011*).
- 11. If a parking stall reduction is required, the applicant must apply for it and it must be approved prior to final staff signoff. In order to determine the number of parking stalls required in the parking area, the applicant shall provide the following information to zoning staff:
 - a) The final approved capacity of the tavern on the subject property
 - b) The gross square footage of the two ground floor businesses immediately to the south under common ownership
 - c) The number of bedrooms in each of the two second floor dwelling units on properties immediately to the south under common ownership
- 12. No portion of the site plan may change without Plan Commission approval, however 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 standards in MGO Section 28.12(11)(g).

Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item.

- 13. The maximum capacity of the patio, as well as the interior, shall be posted.
- 14. The Madison Fire Department does not object to this proposal provided it complies with all applicable fire codes and ordinances.

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

1. Please revise your plans per the above and submit **six (6) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
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.

If you have any questions regarding obtaining your conditional use, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.	
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<i>Signature of Applicant</i>	
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<i>Signature of Property Owner (if not applicant)</i>	

cc: Pat Anderson, Assistant Zoning Administrator
Bryan Walker, Traffic Engineering
Bill Sullivan, Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Real Estate: