



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://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

April 23, 2013

Robert Worm  
Essen Haus  
514 E Wilson St  
Madison, WI 53703

RE: Approval of a PD-SIP (Planned Development-Specific Implementation Plan) alteration to establish an outdoor recreation area for a restaurant/tavern at **514 East Wilson Street**

Dear Mr. Worm:

At its April 22, 2013 meeting, the Plan Commission approved your application of a PD-SIP (Planned Development-Specific Implementation Plan) alteration to establish an outdoor recreation area for a restaurant/tavern at **514 East Wilson Street**. The following conditions of approval shall be satisfied prior to final approval and recording of the revised Specific Implementation Plan.

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following three (3) items:**

1. A detailed erosion control plan and associated permit shall be required prior to sign off.
2. Proposed Volleyball Court is on parking lot on parcel 0709-133-1727-2; 134 S Blair St.
3. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building footprints; b) Internal walkway areas; c) Internal site parking areas; d) Lot lines and right-of-way lines; e) Street names; f) Stormwater Management Facilities; and g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

**Please contact Eric Halvorson, Traffic Engineering Division, at 266-6572 if you have questions regarding the following two (2) items.**

4. Applicant shall provide physical barrier between backing parked vehicles and volleyball court area.
5. As stated in the management plan, the applicant shall install a mesh barrier on the west and north sides of the court.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following four (4) items.**

6. Meet applicable building/fire codes for the additional outdoor capacity and for ingress and egress of the establishment with both of the proposed outdoor occupancy areas and at the site. Occupancy is

established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process.

7. Contact the City Clerk regarding changes to licensed areas, should you choose to serve food/drink or alcohol in the outdoor areas.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Banners, pennants, temporary signs, portable signs etc. are not approved as a part of this project.
9. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets.

**Please contact Bill Sullivan, Madison Fire Department, at 261-9658 to if you have questions regarding the following) item:**

10. MFD does not object provided existing fire access is maintained.

**Please contact my office at 267-1150 if you have questions regarding the following seven (7) items.**

11. That the zoning text be revised to add "Seasonal Outdoor Volleyball as shown on approved plans" as a conditional use. This will provide the Plan Commission "continuing jurisdiction" to resolve complaints against the seasonal outdoor volleyball, consistent with the process defined in Section 28.183(9)(c).
12. That a lighting plan and fixture cut sheets be provided for staff approval.
13. As stated in the letter of intent/management plan: That this approval is valid for 2013 only. Should the applicant wish to operate this use in 2014 (or beyond), the applicant shall apply to the Plan Commission for an extension of this use. This condition shall be added to the Zoning Text. The revised Zoning Text shall be provided for staff approval.
14. As stated in the letter of intent/management plan: That this use may be operated from May 12 through September 8, 2013.
15. As stated in the letter of intent/management plan: That no additional outdoor amplified sound, or similar sound producing devices, shall be added as part of this approval.
16. As stated in the letter of intent/management plan: That hours of operation for the sand volleyball court shall be from 5:30 pm – 10:30 pm Monday through Friday and from Noon-9:00 pm on Saturdays and Sundays.
17. As stated in the letter of intent/management plan: That he applicant shall install a mesh barrier on the west and north sides of the court.

**Please now follow the procedures listed below:**

After the planned development has been revised per the above conditions, please file nine (9) sets of complete, fully dimensioned, and to-scale plans, 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, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. 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.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

cc: Janet Dailey, City Engineering Division  
Eric Halvorson, Traffic Engineering Division  
Bill Sullivan, Madison Fire Department  
Pat Anderson, Zoning  
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<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 checked="" 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"/>	Other: