



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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June 23, 2005

Navin Jarugumilli
18 Shepard Terrace
Madison, Wisconsin 537053

RE: Approval of a conditional use to allow an existing two-unit residential building to be remodeled to accommodate a restaurant in the lower level and the first floor, and three total apartment units located at 305 E. Johnson Street.

Dear Mr. Jarugumilli:

The Plan Commission, meeting in regular session on June 20, 2005, determined that the ordinance standards could be met and **approved** your request for a conditional use for the restaurant and additional dwelling unit. In order to receive final approval of the conditional use permit, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following two items:

1. Section 28.08(7)(c)8 states that a restaurant is allowed as a conditional use in a multi-family building in the R6 provided the use shall be accessible to the public only through a lobby and no advertisement or display shall be visible from outside the building except an identification street graphic which complies with the regulations in Chapter 31 of the Madison General Ordinances and is approved by the Plan Commission at the time the use is approved or by the Director of Planning and Development as provided for in Section 28.12(a)(h)2. Note: The proposed entry vestibule will make this building comply with the above public entry requirement.
2. Provide five 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: 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 contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following two items:

3. The Applicant shall replace all sidewalk and curb and gutter which abuts the property that is damaged by the construction or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
4. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final

construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.

Please contact Peter Olson, Planning Unit, at 267-1150 if you have questions about the following three conditions on this project:

5. That the applicant shall submit final detailed plans for all exterior alterations to the existing building including the proposed additions showing design details and building materials for staff review and approval. The applicant shall pay particular attention to the incorporation and use of the predominant materials on the existing building. The final railing detail and landscaping plan shall be reviewed and approved by Planning Unit staff.
6. That the hours of operation for the restaurant end at 10 PM nightly.
7. That the applicant submit a trash removal plan for [Planning Unit] staff approval.

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

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 conditional use.

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,
Plan Commission

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Gary Dallmann, City Engineer's Office

For Official Use Only, Re: Final Plan Routing: Planning Unit, Zoning Administrator, City Engineer's Office