



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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September 20, 2005

Jason Sachs
Valerio Dewalt Train
500 North Dearborn Street, 9th Floor
Chicago IL 60610

SUBJECT: 317-319 West Gorham Street

Dear Mr. Sachs:

The Plan Commission, at its September 19, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating area for the new restaurant/tavern located at 317-319 West Gorham 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 FIVE 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. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to North Broom Street and West Johnson Street. All signs at the approaches 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.
3. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime".
4. 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 GARY DALLMANN, CITY ENGINEERING AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SIX ITEMS:

5. If the lots within this certified survey map are inter-dependent upon one another for stormwater conveyance, and/or a private drainage system exists for the entire site, an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane County Register of Deeds.
6. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
7. 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.)

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

8. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
9. The site plans shall be revised to show the location of existing utilities, including depth, type and size in the adjacent right-of-way.
10. 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:

11. Provide 3 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 BILL ROBERTS OF THE PLANNING UNIT AT 266-4635
IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:**

12. The wood fences shall be replaced with another material similar to the existing fence and reducing the height of the fence.
13. Addition of landscape plantings between the metal fence and service area on the corners along Gorham Street shall be provided and shown on the final plan.
14. Replace the uplighting fixtures.

**PLEASE CONTACT JOHN LIPPITT OF THE MADISON FIRE DEPARTMENT
AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING
TWO QUESTIONS:**

15. 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 2003 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 2003 edition.
 - d. Submit a seating plan for the proposed deck space.
16. All exiting shall be shown all the way to the public way.

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 twelve (12) 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, 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

Mr. J. Sachs

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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.

Bill Roberts

Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Jim Powers, 42 Fuller Dr., Maple Bluff, WI 53701
Urban Land Interest, 10 E. Doty St., Madison, WI 53703

Zoning City Engineering Traffic Engineering Planning
