



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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October 11, 2005

Joe Hackl
Home Style Contractors
E-3757A Highway 14-60
Spring Green, WI 53588

SUBJECT: 3302 Packers Avenue

Dear Mr. Hackl:

The Plan Commission, at its October 10, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an outdoor eating and smoking area for a tavern/restaurant located at 3302 Packers Avenue.

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. When site plans are submitted, the applicant shall show only the proposed outdoor eating area without the six (6) eliminated parking spaces.
3. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches. 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.
4. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
5. 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 KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

6. In the final site plans, do not show the striping of the stalls that are being removed where the proposed deck is located. Show striping and typical dimensions of the remaining stalls.
7. Meet all applicable State accessible requirements including, but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8-feet wide with an 8-foot striped out area. The garage stall can be 8-feet wide with a 5-foot striped out area adjacent.
 - b. Show signage at the head of the stalls.
8. Provide 7 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.
9. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. Note: The required trees do not count toward the landscape point total. Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
10. Lighting is not required. However, if it is provided or changing, it must comply with City of Madison outdoor lighting standards (see parking lot packet). Lighting will be limited to .08 watts per square foot.

PLEASE CONTACT JOHN LIPPITT OF THE 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 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.
Provide documentation if information has not been submitted already.

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 seven (7) 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, 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.

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning Traffic Engineering Fire Department
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