



Department of Planning & Community & Economic Development
Planning Division

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July 27, 2011

Don Gautreau
Brocach Irish Pub
7 West Main Street
Madison, WI 53703

RE: Approval of a conditional use for **1843 Monroe Street** for a parking reduction to allow establishment of a restaurant / bar in an existing commercial building

Dear Mr. Gautreau:

The Plan Commission, meeting in regular session on July 25, 2011, determined that the ordinance standards were met and **approved** your request for a conditional use for a parking reduction to allow the establishment of a restaurant / bar in an existing commercial building. In order to receive final approval of the conditional use the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following two (2) items:

1. In accordance with 10.34 MGO – STREET NUMBERS: Submit a complete list of tenant names and location of their respective areas of occupancy to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) so that a complete addressing plan can be approved and implemented for this site. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
2. Final addresses for the site will then be coordinated by Engineering with the appropriate city agencies and updates made to all city databases and records to reflect this final development plan.

Please contact Bryan Walker, Traffic Engineering, at 267-8754 if you have questions regarding the following eight (8) items. Please note, condition 4, below, reflects the revisions made by the Plan Commission to the previously recommended condition from Traffic Engineering.

3. The Plan Commission will need to weigh the community's concerns and business development in the area to address this parking reduction application.

The land use application for a parking reduction from a furniture/antique store to a restaurant land-use will generate some additional traffic and on-street parking demands in the area. The peak times of use may or may not overlap with the adjacent businesses in the area as proposed. This proposed land use and other uses with existing parking reductions in the area have put a demand for on-street and area parking during peak and off-peak times. Staff notes the applicant is exploring shared parking with other business in the area, use of public parking lots and on-street parking.

The Plan Commission should consider the proposed land use and what is physically possible under constraints of the site/area for on-street parking and the demand to meet the residential and commercial needs. TE staff would like to note that an example of this type of proposed land use and on-street parking would be the Williamson Street commercial and residential areas. TE notes there are problems at times with on-street parking in the residential areas adjacent to the commercial uses.

Overall, the City has found the approach to work with shared parking with adjacent business and on-street parking as one option in constrained areas. There is no easy answer to development requirements and demands for off-street and on-street parking.

4. The applicant shall provide a Parking Management and Operations Plan that documents and commits the applicant to a shared parking plan with other businesses and the City's Monroe Street Library Lot. The parking plan would, among other things, provide an area-wide plan showing parking conditions and facilities nearby and promote those facilities within the restaurant's marketing, website and business activities. The final plan shall be reviewed and approved by the City Traffic Engineer and Parking Manager.
5. The applicant shall provide site plans for with 2 parking spaces and loading area behind the building off the alley according to M.G.O.
6. 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, adjacent driveway approaches to lots on either side and across the public alley, 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'.
7. 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.
8. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
9. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. 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 Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following four (4) items.

11. 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.
12. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards.

13. The site shares a previously approved site plan with the commercial property at 1835 Monroe Street. Any change to the site plan will also require changes to the site plan at 1835 Monroe Street. If the asphalt between the buildings is to remain, this area must be designated as a loading space only. If any parking is provided, accessible parking must be included.
14. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Racks shall be anchored to the ground or building to prevent the 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 Bill Sullivan, Madison Fire Department, at 266-4420 if you have any questions regarding the following item:

15. Provide automatic fire sprinklers as required for A-2 Assembly occupancies.
16. Openings are not allowed within party walls. Combine parcels or close up any openings in accordance with the IBC.

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

1. Please revise your plans per the above and submit **seven (7) 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 property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. This letter shall be signed by the applicant and property owner to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
4. 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 the conditional use approval, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, Engineering Division
Bryan Walker, Traffic Engineering
Pat Anderson, Ast. Zoning Administrator
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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 type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: