



Department of Planning & Community & Economic Development
Planning Division

Website: 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 608 267-8739
PH 608 266-4635

June 21, 2011

Bill Horzuesky
Bluephies Downtown Deli
222 West Washington Ave
Madison, WI 53703

RE: Approval of a conditional use for **222 West Washington Avenue** to allow an outdoor eating area for a restaurant.

Dear Mr. Horzuesky:

The Plan Commission, meeting in regular session on June 20, 2011, determined that the ordinance standards were met and **approved** your request for a conditional use to allow an outdoor eating area for a restaurant at 222 West Washington Avenue. In order to receive final approval of the conditional use the following conditions must be met:

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

1. The Madison Fire Dept. does not object to this proposal. Ensure building exits are maintained to the public way.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following two (2) items.

2. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide 2 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving.
NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
3. NOTE – Contact the City Clerk regarding the “change of license premise” to allow outdoor service to a liquor license, if needed.

Please contact my office at 267-1150 if you have questions on the following item.

4. That the applicant clearly labels the extent of the outdoor eating area on the first floor plan or site plan.

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

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 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: 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 demolition permit and 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 type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: