



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 608 266-8739
PH 608 266-4635

May 3, 2011

Ron Lamberty
Coliseum Bar and Banquet
232 East Olin Avenue
Madison, WI 53714

RE: Conditional Use approval for **232 East Olin Avenue** to construct and operate an outdoor recreation area for a restaurant / tavern.

Dear Mr. Lamberty:

At its May 2, 2011 meeting, the Plan Commission, meeting in regular session, found the standards were met and approved your conditional use application to construct and operate an outdoor recreation area (sand volleyball courts) for a restaurant and tavern at 232 East Olin Avenue. 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 any questions regarding the following two (2) items:

1. The site plan indicates the proposed volley ball courts encroach into the adjacent WisDOT Bureau of Rails and Harbors owned corridor. Provide license / permit / lease / easement from WisDOT authorizing this encroachment or relocate the proposed courts to be completely within the Applicant's property.
2. An erosion control plan shall be provided and approved by City Engineering prior to starting work.

Please contact Bryan Walker, Traffic Engineering, at 267-8754 if you have any questions regarding the following three (3) items:

3. 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 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'.
4. Applicant shall submit two different seasonal plans, one showing the layout of the parking with the volleyball area during the summer and one showing the layout of the parking without the volleyball area during the winter. Specific dates of each season shall be noted on the face of each plan.
5. One parking stall to the northwest of the volleyball area, across from the handicap parking stalls, shall be shown as hashed out to allow a turn-around area for vehicles.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four (4) items:

6. Submitted plan shows sand volleyball courts encroaching across property line, into adjacent railroad right-of-way property. Encroachment agreements must be provided if the courts are to project into this area.
7. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles (fc). The maximum light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
8. Obtain a parking reduction for 16 parking stalls.
9. NOTE: temporary signage, such as promotional banners or other attention getting objects, are not permitted.

Please contact Bill Sullivan, Madison Fire Department, at 266-4420 if you have any questions regarding the following item:

10. During the site plan review process, document existing fire lanes to show compliance with MGO 34.503 and IFC 503.

Please contact my office, at 267-1150 if you have any questions regarding the following four (4) items:

11. That the applicant receives final approval from the Urban Design Commission and that sign-off plans are revised to reflect those changes and the approved conditions from reviewing agencies.
12. That the design for erosion control, fencing, and netting be provided for staff approval.
13. That all related seasonal improvements be removed at the end of the season.
14. As proposed in the applicant's materials:
 - a) This use and related improvements are seasonal.
 - b) That no extra speakers or sound producing devices will be provided for the volleyball courts.
 - c) That hours of operation for the volleyball court end by 10:45 pm Monday through Saturday and by 9:00 pm Sunday.
15. Modifications to the above will require approval of an alteration to this conditional use.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

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

1. Please submit nine (9) copies of a complete plan set to the Zoning Administrator for final review and comment.

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 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 I 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, City Engineering
John Leach, Traffic Engineering
Patrick Anderson, Zoning
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 checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: