



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

March 24, 2010

Tom Romano
Flad Development & Investment Corp.
Tree Lane, Suite 105
Madison, Wisconsin 53717

RE: Approval of a conditional use to allow an outdoor eating area for LaBaguette restaurant/ bakery located at 7424 Mineral Point Road.

Dear Mr. Romano;

At its March 22, 2010 meeting, the Plan Commission found the conditional use standards met and approved your conditional use application for an outdoor eating area for a restaurant/ bakery located at 7424 Mineral Point Road, subject to the conditions below. In order to receive final approval of the conditional use and for operation to commence, the following conditions must be met:

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following item:

1. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four items:

2. The site plan on file was recently revised, and no additional landscaping or other site changes will be required, however, an updated plan showing the outdoor eating area must be submitted for approval.
3. Meet applicable Building and Fire codes for the additional outdoor capacity and for ingress and egress of the outdoor eating areas on the site. Occupancy is established by the Building Inspection Division. Please contact Alan Harper at 266-4558 for additional information.
4. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards, it must comply with MGO Section 10.085.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have any questions regarding the following item:

6. Per the IFC chapter 10 and MGO34:
- a.) the applicant shall submit approved capacity with the site plan and post the capacity of the outside dining area in accordance International Fire Code 2009 edition;
 - b.) the proposed deck, patio or fenced in area shall not be located at, adjacent or obstruct the required exits from the building;
 - c.) provide and maintain exits from the deck, patio or fenced in area in accordance with the International Fire Code 2009 edition;
 - d.) submit a site plan showing any/all seating, bar, tent, dumpster, structures and fixtures for the proposed deck, patio or fenced in area space.

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

1. Please revise your plans per the above and submit **eight (8) copies** of a complete, fully dimensioned 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 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.
3. 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 permit.

If you have any questions regarding obtaining your building permits, 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Scott Strassburg, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: