



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 24, 2014

Tyler Soukup
O.S.S.
1023 16th Avenue
Monroe, WI 53566

RE: Approval of conditional uses at **912 Regent Street** to operate an outdoor eating area a restaurant and to operate a non-accessory temporary outdoor event area

Dear Mr. Soukup:

At its June 23, 2014 meeting, the Plan Commission, meeting in regular session approved your conditional use requests to 1) operate an outdoor eating area for a restaurant and 2) operate a non-accessory temporary outdoor event area ("beer garden" for UW Home Football Games). In order to receive final approval of the conditional uses and for permits to be issued, the following conditions must be met:

Please contact Janet Schmidt, Engineering Division at 261-9688 if you have questions regarding the following seven (7) items:

1. The address of the restaurant / bar is 910 Regent St. The apartment base address is 912 Regent St. The letter of intent states that there is 1 apartment on the second floor.
2. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
3. The site plan shall identify the difference between existing and proposed impervious areas.
4. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
5. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. 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.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Patrick Anderson, Assistant Zoning Administrator at 266-5978 if you have questions regarding the following seven (7) items:

8. The submitted materials include conflicting information regarding the capacity of the facility. The capacity for the facility, including indoor, outdoor and game day capacity shall be approved as part of final sign-off. Game day event capacity shall be approved by the Madison Fire Department and non-gameday capacity for both the restaurant and outdoor seating area shall be approved by Building Inspection.
9. Bike parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations). Provide a minimum of five bike parking stalls. Bicycle parking design and location shall comply with Sec. 28.141 (11) of the City of Madison General Ordinances. Provide details on final plans, a bike parking stall is two feet by six feet with a five-foot access area. Provide detail of bike rack to be installed.
10. If outdoor lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards.
11. This approval includes a parking reduction for the increased capacity for this restaurant-tavern. The amount of parking required for this use is within the allowances per Sec. 28.141(5) that may be reduced administratively by the Zoning Administrator.
12. Provide required landscaping per sec. 28.142 on final site plan.
13. This property is adjacent to a City Landmark. Per Sec. 28.144, this project requires review from the Landmarks Commission. Please contact Preservation Planner Amy Scanlon (266-6552) to discuss this review.
14. Badger gameday events shall comply with 1998 "uniform conditions" for game day operations and 2012 "night game uniform condition" for operation during night games. Said conditions shall be included in the final management plan, to be included with final plans.

Please contact Bill Sullivan, Madison Fire Department at 261-9658 if you have questions regarding the following four (4) items:

15. Capacity is based on the site plan provided by the applicant and any changes or deviations shall require a review to determine the approved capacity of the new layout or set up.
16. Gates shall be kept in the locked open position at all times of operation.

17. Capacity of the building shall not be exceeded based on building inspections approved capacity for the use of bathrooms or to purchase goods and services.
18. A means of having an accurate and continuous count of people both inside and outside and not just total shall be provided and maintained.

Please contact my office at 297-1150 if you have questions regarding the following three (3) items:

19. That this use shall be operated in accordance with the Uniform Operating Conditions approved for beer gardens associated with events at Camp Randall Stadium.
20. That the site plans be clearly titled to distinguish the football game day configuration from the normal outdoor eating configuration.
21. That the details of the management plan included in the revised letter of intent be approved by Police, Fire, Zoning, and Planning Division staff. The revised letter of intent was provided just prior to finalization of this report, in response to meetings with various agencies.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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

1. Please revise your plans per the above conditions and submit eight (8) copies of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
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.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic

Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 Schmidt City Engineering Division
Eric Halvorson, Traffic Engineering Division
Bill Sullivan, Fire Department
Patrick Anderson, Zoning

I hereby acknowledge that I understand and will comply with the above conditions of approval for 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 checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: