



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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May 17, 2011

Ken Saiki
Ken Saiki Design
303 South Paterson Street
Madison, WI 53703

RE: Approval of an alteration to an approved conditional use for **924 Williamson Street** to expand existing parking lot for nightclub to create additional parking stalls.

Dear Mr. Saiki:

The Plan Commission, meeting in regular session on May 16, 2011, determined that the ordinance standards were met and **approved** your client's request for a conditional use to expand existing parking lot for nightclub to create additional parking stalls at 924 Williamson Street. 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 nine (9) items:

1. The new drive access will require that a street light be relocated and a tree to be removed. The relocation of the light is dependent upon the driveway at 916 Williamson be removed (same owner). A tree removal permit is required from Forestry prior to sign off of the final site plan.
2. Direct runoff from new pavement to the proposed rain garden. City Engineer shall review the rain garden design for approval.
3. Coordinate site and terrace improvements with the city reconstruction of Williamson Street.
4. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
5. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
6. All work in the public right-of-way shall be performed by a City licensed contractor.
7. Please submit a tree removal planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

8. All damage to the pavement on Williamson Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>
9. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) izenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following six (6) items:

10. 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, 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'.
11. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
12. The applicant shall show dimensions for the proposed 60 degree parking stalls' items A= 12.5 ft, B= 11ft, C= 21 ft, D= 18 ft, E= min. 16 / 24 ft, F= 15 ft, and H=11.5 ft for parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
13. The developer shall contact City Traffic Engineering, Kevin Fahey (266-4761) prior to submitting parking lot plans to arrange for redesign of the existing street light(s) on Williamson Street. All cost related to this work (design, inspection, materials, construction, etc.) shall be the responsibility of the developer.
14. 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 hand holes, including labor, engineering and materials for both temporary and permanent installations.
15. 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 five (5) items.

16. The landscape plan and site plan submitted for sign-off shall be consistent.
17. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping meets the point and required trees (Note: The required trees do not count toward the landscape point total.). Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground

cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands and along the east side of the property shall be protected from vehicles by concrete curbs.

18. Provide a lighting plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
19. Angle-style accessible stalls shown on the plan do not meet ANSI A117.1 requirements. Contact Plan Reviewer Alan Harper (266-4558) to discuss this requirement. Meet all applicable accessible requirements, including but not limited to:
 - a. A minimum of one of the stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall.
20. Provide a minimum of eight (8) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

Please contact my office at 267-1150 if you have questions on the following two (2) items.

21. That all other previously-approved conditions related to the conditional use shall remain in effect.
22. That the applicant revises the lighting plan so underlying details are consistent with approved site and landscape plan. Final details of this plan shall be provided to Building Inspection and Planning Division staff.

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
John Leach, Traffic Engineering
Pat Anderson, Ast. Zoning Administrator

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 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: