



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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June 22, 2010

Jim Luedke
612 West Main Street
Madison, WI 53703

RE: Approval of a demolition permit for a one-story commercial building at 102 North Randall Avenue and site plan alterations to an existing conditional use for the "Stadium Bar"

Dear Mr. Luedke:

The Plan Commission, meeting in regular session on June 21, 2010 determined that the ordinance standards were met and **approved** your requests for a demolition permit for a one-story commercial building at 102 North Randall Avenue and a conditional use alteration to allow site plan modifications on the subject properties, subject to the conditions below. In order to receive final approval of the demolition permit and the conditional use alteration the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twelve (12) items:

1. Any damage to the Monroe Street or North Randall Avenue pavement will require restoration in accordance with the City's Patching Criteria.
2. This site has a history of washouts from a sand pit volleyball in summer. Details shall be provided on control plans for erosion and drainage as this time of year.
3. Inlet filter detail referenced is not provided.
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. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
7. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces.

8. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
9. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

10. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
12. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following four (4) items:

13. 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'.
14. The driveway approach shall be so designed so as not to violate the City's 10 ft sight triangle requirement on both sides of the approach shall have no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 24 inches and 10 feet above the curb level or its equivalent within the triangle space. The applicant shall revise site plans accordingly.

15. 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 handholes, including labor, engineering and materials for both temporary and permanent installations.
16. 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 Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following eleven (11) items:

17. When the tent is up, the capacity for the area occupied by the tent, tent stakes and tent support ropes shall be based upon 7 sq ft per person.
18. Capacity in open areas without encumbrances may be based upon 5 sq ft per person.
19. Total capacity shall not exceed 2,416 persons or as limited by the available exit width.
20. When operating under the Football Plan, capacity shall be maintained by having (1) patron entrance for counting patrons in, and another location for patrons leaving the site being counted out.
21. The property owner is responsible for compliance with the International Fire Code.
22. The property owner is responsible to incorporate the outdoor beer garden into the existing fire safety and maintain it in accordance with the International Fire Code.
23. Staff must be trained and capable of effectively and efficiently evacuating the area in an emergency.
24. Exit and exit width shall be maintained at all times.
25. Outdoor area must be operated and maintained in accordance with approvals.
26. Capacities of indoor and outdoor areas shall not exceed the approved limits.
27. Post capacity sign and directions. Capacity is set at 2,416.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following five (5) items.

28. Meet applicable building/fire codes for the additional outdoor capacity and for ingress and egress of the establishment with the areas and uses for the site. Note - Capacity for the beer garden is 2,416 persons.
29. Beer garden site plan shall be in effect as outlined in 1998 uniform operating conditions letter.
30. 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 provided meets the point and required tree ordinances.
31. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards.
32. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions on the following item:

33. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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 will not need a copy of the approved plans.

Please contact my office at 267-1150 if you have questions on the following nine (9) items.

34. That approval of this demolition permit and conditional use alteration does not increase the permitted capacity or change the operating terms of the beer garden or other conditional use approvals.
35. The previously approved conditions in the March 24, 2009 approval letter shall still apply. Note that the new ornamental fence depicted in the current plan set would replace the ornamental fence described in condition 28, which has not been built.
36. That all improvements shown on the approved plans shall be implemented prior to the first UW home football game in 2010.
37. That the final landscape / site plans clearly delineate the extent of the planting areas. Along North Randall Avenue, the wider planting area shall be extended to the area where the "middle" honey locust tree and burning bushes are proposed to ensure there is adequate planting room. This information shall be provided for staff approval.
38. That the fence section drawing verifies that there is at least three (3) feet of landscape (planting) area between the sidewalk and base of the split-face CMU. This appears to be consistent with the submitted plans, though that particular dimension is not labeled. Note that the dimensions of the planting areas shall be consistent with the approved plans.
39. That further design detail is provided on the elevated planting area behind the sign, including materials and height, for approval by Planning Division staff.
40. That the applicant provides fencing details for staff approval that clearly indicate the proposed materials and design. This information should specify the color of the split-face CMU and masonry. Fencing details shall also be provided for the temporary fence shown on the volleyball plans.
41. That the applicant provides details on the proposed textured pavement for staff approval.
42. That the applicant provides details on the proposed speakers and light fixture and for staff approval.

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise your plans per the above and submit ***nine (9) 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. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit.
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 demolition permit and conditional use permit.

If you have any questions regarding obtaining the demolition or 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
Bill Sullivan, Madison Fire Department
George Dreckmann, Recycling Coordinator

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 checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: