



City of Madison Site Plan Verification

PROJECT: LNDUSE-2016-00124

Address: 904 Williamson ST

Current Revision #: 0

Submitted by: Fuegos Steak and Tapas

Contact: Oscar Villarreal
(262) 745-6637
chefoscarv@gmail.com

Project Type: Land Use

Description: Approve outdoor eating areas and conditional use parking reduction for restaurant-tavern

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Fire Review	Approved	William Sullivan	Jun 6 2017
Metro Review	Approved	Timothy Sobota	Jun 1 2017
Planning Review	Approved	Chris Wells	Jun 2 2017
Traffic Engineering Review	Approved	Cory Stoughtenger	Jul 6 2017
Zoning Review	Approved	Jenny Kirchgatter	Jun 27 2017

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With the multiple exits discharging into the patio, a revised exiting plan/code analysis is required to be submitted to The City of Madison Building Inspection Dept. to verify the minimum required exit width is being provided prior to construction.

PLANNING VERIFICATION**Supplement Accepted** **Comment Date:** 06/02/2017

The applicant shall work with City Staff to add bike parking on?site (if possible) or in the right of way immediately adjacent to the site.

Supplement Accepted **Comment Date:** 06/02/2017

The applicant shall update their landscaping plan to show updated bike parking.

Comment Date: 06/02/2017**Comment Date:** 06/02/2017**TE VERIFICATION****Supplement Accepted** **Comment Date:** 06/06/2017

"Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Supplement Accepted **Comment Date:** 06/06/2017

The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Supplement Accepted **Comment Date:** 06/06/2017

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

Supplement Accepted **Comment Date:** 06/06/2017

Applicant shall show layout of tables in outdoor eating area. Gate is also required to separate outdoor eating area and public sidewalk.

7/6/17-Area on corner of Paterson and Williamson will not be an outdoor eating area per applicant.

ZONING VERIFICATION**Supplement Accepted** **Comment Date:** 06/23/2017

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A bicycle parking reduction and adjustment has been approved.

Submit a request for a bicycle parking reduction. Although the total number of bike parking stalls exceeds the minimum required, the design of all stalls does not meet city code, so bicycle parking reduction is required. Bicycle parking shall comply with Sections 28.141(4)(g) and 28.141(11). A minimum of 25 bicycle stalls are required for the residential use plus 2 guest stalls. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long term stalls, and the remaining 10% may be short-term stall. Guest stalls for the residential use shall be short-term. A minimum of 9 short-term bicycle stalls will be required for the 176 person capacity restaurant-tavern.

Supplement Accepted**Comment Date:** 06/27/2017

Submit an updated landscape worksheet to accompany the landscape plan. The landscape worksheet shall show that the existing and proposed site landscaping meets the City of Madison points requirements.

Note**Comment Date:** 06/19/2017

The outdoor eating area shall meet applicable building/fire codes. The capacity of the outdoor eating area shall be established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.

Note**Comment Date:** 06/19/2017

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.

Note**Comment Date:** 06/27/2017

A shared parking agreement with property at 849 E Washington Ave for 8 parking stalls has been approved.