Plan Commission Meeting Date: June 9, 2014

PLAN COMMISSION (Agenda Item 5.A. and 5.B.)

AGENDA ITEM:
Recommendation on Request by Village Lanes, 208 Owen Road, for Approval of a Zoning Permit for an Outdoor Seating Area at 208 Owen Road.

REQUESTED BY:
Kevin Carey, Owner

Case No.
2-007-2014

PERMIT/POLICY ANALYSIS STATEMENT:
Brief Description of Proposal:
Village Lanes owner Kevin Carey is requesting approval of a zoning permit and site plans for an outdoor dining and alcohol consumption area at 208 Owen Road. The attached letter of application and plan set explains the proposal in more detail. The proposed patio dimensions are 31'x19'. Owner Kevin Carey is also asking for approval to expand the patio area in the future to a maximum size of 80'x28'. The patio allows for six tables with four seats each for a total seating arrangement of 24 seats. If the area is expanded in the future, the maximum number of seats would be forty. The area will be bound on two sides by existing exterior walls of the bowling alley building, and on two sides by a decorative 42" fence as shown in the plan detail. The applicant is proposing to use wrought iron furniture, table umbrellas, and planters in the design of the patio area.

Current Policy or Practice
The property at 208 Owen Road is zoned Retail Business (RB). A zoning permit is required for a new use, substantial addition or alteration, or new construction according to Section 13-1-180 of the Monona Municipal Zoning Code. Plans submitted are reviewed for compliance with the Use and Site Performance Standards of the Zoning Code, standards in the Retail Business Zoning District Section of the Code, Appendix A of the Code, and all other applicable sections of the Monona Municipal Zoning Ordinance.

The proposal for an outdoor patio area appears to be consistent with the Retail Business Zoning District, but must be reviewed according to the Use and Site Performance Standards of the Zoning Ordinance and the Quantitative Standards of Appendix A to determine if the standards and requirements in these sections can be complied with.

Recommendation
Approval a zoning permit for Village Lanes for an outdoor patio area at 208 Owen Road, as proposed, according to Section 13-1-180 of the Monona Municipal Zoning Code is recommended with the following conditions of approval:

1. **Use of the outdoor patio area shall completely cease no later than 9:00pm for all purposes except cleaning by employees.**

2. **Sound from any source emitted from the outdoor area shall not exceed the allowable noise levels outlined in Sec. 13-1-42 of the Zoning Code.**

3. **Table umbrellas shall be used instead of the proposed 10'x10' collapsible tent awnings.**

4. **Message boards and other advertising, or other prohibited off-building or temporary signage, is not allowed on the fence.**

5. **Planters shall be incorporated into the outdoor patio area.**

6. **No more than forty seats are allowed in the outdoor patio area.**

7. **The property shall comply with standards for ADA accessible parking stalls.**

8. **A canopy tree or ornamental tree shall be planted in the green space along Owen Road.**

<u>Note:</u> This staff review is not meant to be all inclusive of any other comments and recommendations from staff or the Plan Commission. Additional information may still be requested, and recommendations made by City staff, and the Plan Commission.

Item 5.A. and 5.B. Recommendation on Request by Village Lanes, 208 Owen Road, for Approval of a Zoning Permit for an Outdoor Seating Area at 208 Owen Road.

Plan Commission Meeting June 9, 2014

Background on Building and Site

Village Lanes at 208 Owen Road, owned by Kevin Carey, is a bowling center and bar and also serves food. Kevin Carey proposed a large outdoor pavilion for the site in spring 2013 that included one volleyball court, two horseshoe pits, bean bag toss areas, patio seating, an outdoor service bar and two portable toilets. A similar proposal for an outdoor summer sports facility at Village Lanes was brought to the Plan Commission in 1996. Both the 2013 and 1996 proposals did not move forward due to incompatibility with the surrounding residential neighborhood.

Proposal

Kevin Carey has submitted a new proposal and is requesting approval of a zoning permit and site plans for a smaller scale outdoor dining and alcohol consumption area. The attached letter of application and plan set explains the proposal in more detail. In general, the patio area is proposed to supplement the bowling business when it is slower in the summer months. It is also intended to allow space for customers to dine outside.

The proposed patio dimensions are 31'x19'. Owner Kevin Carey is also asking for approval to expand the patio area in the future to a maximum size of 80'x28'. The area will be bound on two sides by existing exterior walls of the bowling alley building, and on two sides by a decorative fence as shown in the plan detail. The fence extends along the east side of the patio area to the front door so patrons can carry alcoholic beverages to the patio. The patio allows for six tables with four seats each for a total seating arrangement of 24 seats. If the area is expanded in the future, the maximum number of seats would be forty. The Patio is located away from the Frost Woods Condominiums to the south, on the east side of the building.

Public Hearing and Prehearing Conference Held 5/27/14

A public hearing and prehearing conference were held at the Plan Commission meeting 5/27/14. A summary of discussion and requests for more information is as follows:

- Noise: explain exactly how the radio would be set-up and used for the outdoor patio area.

- Size and seating: address how the area would operate with the maximum forty seats if it were expanded from the initially proposed twenty-four.

- Service: explain how customers will order food and beverages and how service will be handled. Also explain how alcohol sales would be monitored.

- Fence: the commission was agreeable to the decorative type of 42" fence that was discussed and shown in the plans. Commissioners noted that message boards on the fence would not be allowed. The fence could be light or dark in color. It is understood

that the fence will enclose the entire entrance area so it would not necessitate use of a gate, and that customers wishing to enter the building would use the doors further south.

- Landscaping: it is understood that existing landscaping adjacent to the building will contribute to the aesthetics of the area. The Consensus of the commission was that additional planters should be added to the area to break up the expanse of asphalt and to make the area more inviting. A canopy tree may need to be added to the terrace area of the site per previously approved plans.

- Furniture: the Commission is agreeable to the wrought iron furniture proposed. The Commission's consensus was that table umbrellas should be used from the beginning rather than the proposed 10'x10' collapsible tent awnings.

- Any ADA parking removed needs to be relocated to comply with federal ADA standards.

Consistency with Zoning Ordinance, Comprehensive Plan, and Surrounding Uses

208 Owen Road is zoned Retail Business (RB). A zoning permit for a new use, substantial addition or alteration, or new construction according to Section 13-1-180 of the Monona Municipal Zoning Code.

Plans submitted are reviewed for compliance with the Use and Site Performance Standards of the Zoning Code, standards in the Retail Business Zoning District Section of the Code, Appendix A of the Code, and all other applicable sections of the Monona Municipal Zoning Ordinance.

The proposal for an outdoor patio area for dining and alcohol consumption is consistent with the Retail Business Zoning District, but must be reviewed according to the Use and Site Performance Standards of the Zoning Code, and the Quantitative Standards of Appendix A to determine if the standards and requirements in these sections can be complied with.

Redevelopment Area #5

The Redevelopment Area #5 Project Plan requires that substantial remodeling, enlargement, or major structural improvements on existing buildings be reviewed by both the Community Development Authority (CDA) and the City Council. The type of improvements proposed are not major structural improvements that require authorization for compliance with the redevelopment area plan. This proposal will not require CDA or Council review.

Department Review

The plans submitted were provided to City department heads. Their comments were as follows:

- City Clerk: The fence design and landscaping are very attractive. The License Review Committee will need to consider only the patio permit. Village Lanes included the area in their renewal application which has already been approved the LRC and Council.
- Police Chief: Is someone going to check that the "libations" are not being shared with underage persons? What does the neighborhood want?

Alcohol Licensing and Control

Ordinance No 2-14-657 permits the outdoor consumption of alcohol, as defined in beer garden permits and patio permits. The proposed outdoor area at Village Lanes defined under a "Patio Permit," and is subject to the limitations set forth in the ordinance. The following limitations include:

- Use shall completely cease no later than 9:00pm for all purposes except cleaning by employees of the licensee,
- Sound from any source emitted from the outdoor area shall not exceed the allowable noise levels outlined in Sec. 13-42 of the Zoning Code.
- All necessary zoning approvals shall be subject to review and approval by the Plan Commission.
- The applicants shall describe the nature of visual and video surveillance, fencing, and other measures intended to provide control over the operation of the patio.
  A digital video surveillance system shall be installed and maintained.
- Patio permits shall only be issued for areas with seating no greater than 40 persons.
- Alcohol may be sold only to and consumed by patrons seated at tables. If the patio is not directly accessible from the indoor licensed premises, then alcohol shall be served to patrons only by licensed operators.
- No separate bar may be located in a patio.
- The plan commission or common council may require that the patio be enclosed partially or completely by a fence or wall as appropriate in the specific circumstances of any application.

The report from City Clerk Joan Andrusz notes that the extension of the licensed premises at Village Lanes has been approved by the License Review Committee (LRC) and the Common Council. The Patio Permit will still need to be reviewed by the LRC and Council following Plan Commission approval.

The applicant is proposing a 42" decorative fence in white or black. The fence is also proposed to extend to the building entrance so it is directly accessible from the indoor licensed premises and therefore would not require that "alcohol be served to patrons only by licensed operators. Instead, patrons can carry their own alcoholic beverages to the patio area from inside the bar.

Design

The applicants will use table umbrellas, not the originally proposed 10'x10' tent awnings. The fence will be 42" high in either white or black. Wrought iron furniture will be used.

Hours of Operation

Summer Hours (May – July):

- Monday – Saturday 3:00pm – 9:00pm

Fall Hours (August – April):

- Monday – Friday 3:00pm – 9:00pm
- Saturday 10:00am – 9:00pm
- Sunday 11:00am – 9:00pm

Noise

The letter dated May 30, 2014 states that the applicants intend to play music from the juke box or internet music from inside the building through two speakers located in the smoking room or under the awning near the proposed patio. The letter states that they intend to be within the requirements of the noise ordinance.

Parking

Staff does not expect the additional outdoor seating to affect parking availability. The bowling alley is not busy during summer months and therefore there will be enough parking to accommodate patrons of the outdoor patio.

Landscaping

The plantings shown on the site plan are existing plantings adjacent to the building. Per the request of the Plan Commission and Staff at the prehearing conference, the applicants have added two planters on the north side of the patio area.

At the prehearing conference 5/27/14, the Plan Commission requested information on previously approved landscaping plans for the site, specifically regarding the addition of canopy trees along Owen Road. Landscaping plans were previously reviewed and approved by the Plan Commission during review of the Village Lanes outdoor smoking room. Two canopy trees shown on the attached landscaping plan, dated 9/10/09, were never planted.

Lighting

There will be no additional lighting.

Ordinance No. 2-14-657
Monona Common Council

AN ORDINANCE PERMITTING THE OUTDOOR CONSUMPTION OF ALCOHOL

WHEREAS, licensed alcohol establishments within the City have expressed a desire to serve alcohol to patrons outdoors. The current municipal code provides contradictory and overly burdensome limitations on the ability of such establishments to serve alcohol outdoors; and,

WHEREAS, the Common Council finds it to be beneficial to the local businesses and patrons thereof to permit outdoor service and consumption of alcohol, but only under conditions which ensure to the greatest degree reasonably practicable, that such use is not detrimental to the public welfare or other properties in the vicinity.

NOW, THEREFORE, the Common Council of the City of Monona, Dane County, Wisconsin, do ordain as follows:

SECTION 1. Section 7-2-4 of the Code of Ordinances is hereby amended to rename it "Classes of Licenses and Permits", to renumber the current second subsection (h) to (j) and to amend said subsection to state as follows:

(j) **Beer Garden Permit**. A permit which authorizes the sale and consumption of fermented malt beverages, wine and intoxicating liquors (to the same degree allowed under the permittee's alcohol beverage license) in an unroofed area immediately adjacent to a building which is part of a Class "B" or "Class C" licensed premises. The permit shall expire on June 30th and be subject to the fee set forth in section 7-15-1.

SECTION 2. Section 7-2-4 of the Code of Ordinances is hereby amended to add a subsection (k) as follows:

(k) **Patio Permit**. A permit which authorizes table-service sales of fermented malt beverages, wine and intoxicating liquors (to the same degree allowed under the permittee's alcohol beverage license) in an unroofed area with seating for 40 or fewer patrons appurtenant to a Class "B" or "Class C" licensed premises. The permit shall expire on June 30th and be subject to the fee set forth in section 7-15-1.

SECTION 3. Section 7-2-19 of the Code of Ordinances is hereby amended to state as follows:

Sec. 7-2-19 Beer Garden or Patio Permits Required for Outdoor Consumption.

(a) **Required for Outdoor Consumption**. No licensee shall permit the consumption of alcohol beverages on any part of the licensed premises not enclosed within the building except under a permit granted by the Common Council pursuant to this section. Notwithstanding the previous sentence, outdoor smoking areas approved prior to July 8, 2013 which authorized the consumption of alcohol and are still in use as of March 2014 may continue to be used for those limited purposes as previously authorized. Such permits may be issued by the Council as provided herein after review by the Plan Commission and License Review Committee. The permits are a privilege in which no rights vest and therefore may be revoked by the Council at its pleasure at any time, or shall otherwise expire on June 30 of each year. No person shall consume or have in his or her possession, or serve to another person, alcohol beverages on any unenclosed part of a licensed premises which is not described in a valid Beer Garden or Patio permit. The

City Clerk shall develop and periodically update as necessary application forms for Beer Garden and Patio permits.

(b) **Limitations on Issuance of Beer Garden and Patio Permits.** The following restrictions apply to both beer garden permits and patio permits:

1. Use of all beer gardens and patios shall completely cease no later than 9:00 p.m. for all purposes, except cleaning by employees of the licensee,
2. Sound from any source that is emitted from the outdoor area and measured at any property line of the real property on which the licensed premises is located shall not exceed the limits set forth in 13-1-42.
3. All necessary zoning approvals shall be subject to review and approval by the Plan Commission.
4. Applications for either a beer garden or patio permit shall accurately describe the area intended for use as a beer garden or patio and shall describe with specificity the nature of visual and video surveillance, fencing, and other measures intended to provide control over the operation of the beer garden or patio.
5. The permittee shall install and maintain digital video surveillance covering the entire area of the beer garden or patio as approved by the Chief of Police. The permittee shall keep digital recordings for a minimum of 30 days and promptly make them available to the Monona Police Department upon request.

(c) **Limitations on Issuance of Beer Garden Permits**. In addition to the restrictions set forth in subsection (b), permits issued for beer gardens shall be governed by the following additional restrictions and considerations:

1. A separate bar may be located in a beer garden for service of alcohol to the same degree allowed within the indoor premises.
2. A licensed operator shall be present in the beer garden at all times when alcohol beverages are sold or consumed in the beer garden.
3. In considering an application for a beer garden, the approval authority shall consider the proximity of residential structures. A proposed beer garden located within 100' of the lot line to any property upon which a residential structure is located shall only be approved in exceptional situations where no other location on the property of the licensed premises is reasonably practicable and under additional restrictions to minimize to the greatest degree reasonably possible the impact on the nearby residences.
4. Every beer garden shall be completely enclosed with a fence or wall not less than five (5) feet in height as approved by the Plan Commission. Beer gardens shall only be accessible through a latched gate which shall remain closed except for ingress and egress of individual persons.

(d) **Limitations on Issuance of Patio Permits**. In addition to the restrictions set forth in paragraph (b), permits issued for patios shall be governed by the following additional restrictions and considerations:

1. Patio permits shall only be issued for areas with seating no greater than 40 persons,
2. Alcohol may be sold only to and consumed by patrons seated at tables. If the patio is not directly accessible from the indoor licensed premises, then alcohol shall be served to patrons only by licensed operators.
3. No separate bar may be located in a patio.
4. The Plan Commission or Common Council may require that the patio be enclosed partially or completely by a fence or wall as appropriate in the specific circumstances of any application.

(e) **Adjoining and Nearby Property Owners and Residents to be Notified of Pendency of Applications**. All property owners and residents within two hundred fifty (250) feet of the proposed beer garden or patio shall be notified of the pendency of an application for a beer garden permit or patio permit by City staff. This provision shall be interpreted liberally to provide notice to all persons residing within said area of the time, date and location of the initial meetings of both the License Review Committee and the Plan Commission at which any such application will be considered.

(f) **State Statutes Enforced Within Beer Garden and Patio**. Every permittee under this Section shall comply with and enforce all provisions of Chapter 125, Wis. Stats., applicable to its licensed

premises, except insofar as such provisions are clearly inapplicable. Violation of the provisions of Chapter 125, Wis. Stats., shall be grounds for immediate revocation of the beer garden permit or patio permit by the Council.

SECTION 4. Section 7-15-1 of the Code of Ordinances is hereby amended to delete the current reference to Beer Garden License and add the following fees:

7-2-4(j)	Beer Garden Permit	$50.00 annually
7-2-4(k)	Patio Permit	$50.00 annually

SECTION 5. This ordinance shall take effect upon passage and publication as provided by law.

Adopted this 17th day of March, 2014.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN

Robert E. Miller
Mayor

ATTEST: Joan Andrusz
Joan Andrusz
City Clerk

Approval Recommended By: License Review Committee – 2/11/14
Drafted By: Doug Wood, LRC Chairman – 7/9/13; Revised WSC – 8/26/13
Approved As To Form By: William S. Cole, City Attorney – 8/26/13

Article C: Use Performance Standards

Sec. 13-1-40 Use Performance Standards – Generally.

The following use performance standards in this Article shall apply to any construction, or substantial reconstruction, conversion, structural alteration, relocation or enlargement of any structure or building, and to any use or substantial change in the use of any land, water, structure or building.

Sec. 13-1-41 General Use Performance Standards.

(a) The proposed use shall not adversely affect the character or quality of the district or neighborhood and shall not be detrimental to the health, safety, comfort or general welfare of the residents and workers in the general neighborhood.
(b) The proposed use shall not impede the normal and orderly development and improvement of the area with uses permitted in the district. The proposed use shall not cause substantial detriment to the public good or substantially impair the intent and purpose of this Code or the Master Plan.
(c) The proposed use shall promote economical and efficient land use, an improved level of amenities, creative design and a better environment.
(d) The proposed use shall not substantially impair or diminish the development, use, value, character or enjoyment of other property in the neighborhood for uses already permitted.
(e) The proposed use shall not be adversely affected by existing uses in the area.
(f) The proposed use is reasonable in terms of logical, efficient and economical provision of public services and facilities provided by the City, school district and other units of government.
(g) The proposed use is appropriate to the immediate neighborhood.
(h) The proposed use is of an appropriate size, located and laid out with respect to access streets so that vehicular, bicycle and pedestrian traffic to and from the use shall not create undue congestion or hazards which would be detrimental to the character of the general neighborhood.
(i) The proposed use shall be subject to conditions imposed by the Plan Commission with respect to the minimizing of traffic congestion by providing appropriate entrances and exits so as to assure the public safety, and by providing landscaping located to screen the premises from any residential use or district.
(j) The proposed use shall not create or add to hazards to persons or property, on-site or off-site, including danger of flooding, erosion, subsidence, or slipping of the soil, or other dangers, annoyances or inconveniences. The use or development shall not create environmental damage, which will affect any other property. Conditions of soil, ground water level, drainage and topography shall be appropriate to both the kind and pattern of use intended.
(k) The proposed use shall be subject to such conditions and safeguards as may be imposed by the Plan Commission to preserve and protect the intent and purpose of this Code and the Master Plan.
(l) The proposed use shall produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the general policy guidelines of the comprehensive Master Plan.
(m) Where feasible and appropriate, the proposed use shall contribute towards serving regional and community needs for employment, services, open space, moderate-cost housing, lake access and/or recreational facilities.

Sec. 13-1-42 Operational Use Performance Standards

(This section was revised per Ordinance 1-13-641, adopted April 1, 2013.)

The intent of this Section is to set operational standards for uses in the zoning districts. No use shall be permitted except in compliance with the standards established or amended by the Department of Natural

Resources for air pollution, liquid or solid wastes, malodorous emissions and with the following City standards:

(a) **Noise**. No use shall regularly emit noise beyond the premises of the source in excess of sixty-five (65) decibels between 7:00 a.m. and 9:00 p.m. and fifty-five (55) decibels between 9:00 p.m. and 7:00 a.m. in any octave band of frequency above three hundred (300) cycles per second as measured by a standard sound level meter. Noise shall be so muffled or otherwise controlled as not to become objectionable, due to intermittence, duration, beat, frequency, impulse character, periodic character or shrillness. Sirens, whistles, bells, etc., which are maintained and utilized solely to serve the public purpose are excluded from this regulation.

(b) **Vibration**. No use shall cause vibration, which is discernible to human feeling beyond the premises of the source.

(c) **Glare and Heat**. No use shall emit glare or heat which is visible or measurable beyond the premises of the source.

(d) **Electrical Disturbance**. No use shall emit any electrical disturbance, which adversely affects the use of any other premises.

(e) **Fire and Explosion Hazards**. All uses involving the manufacturing, utilization, processing or storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, as determined by the Fire Chief.

(f) **Outside Storage**. All materials, equipment, and receptacles and containers for refuse and recyclables shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for clotheslines, and construction and landscaping materials and equipment currently being used, or intended for use within a period of twelve (12) months, on the premises. No exterior storage shall be permitted which has a depreciating effect on nearby property values, impairs scenic views, constitutes a threat to living amenities or which is a hazard to public health, safety or morals.

(g) **Screening of HVAC and Mechanicals**. All building and site heating, ventilating and air conditioning (HVAC) and other mechanical equipment shall be screened from view with materials and landscaping complimentary and harmonious to the building and site.

Sec. 13-1-43 Home Occupations

(a) Any occupation may be conducted and permitted in a residence if it complies with this Section and all other applicable codes.

(b) A home occupation shall not be conducted or permitted in a manner which detracts from the residential character of the neighborhood or which tends to create a business atmosphere in the neighborhood. A home occupation shall not be conducted or permitted in a manner, which causes the premises to differ substantially from nearby residential uses by the use of colors, materials, construction, lighting or signs; by the emission of sound, noise or vibration; or in any other way, which would be noticeable to a causal observer. A home occupation shall not be conducted or permitted unless it is clearly incidental and secondary to the principal use of the dwelling purposes. The exterior appearance of a residential structure shall not be altered to conduct a home occupation. A home occupation shall not generate traffic, parking, commercial traffic, parking of commercial vehicles, sound, noise, vibration, glare, fumes, odors, electrical interference or nuisances beyond what is customarily and ordinarily found in a residential area, or which detracts from the residential character of the neighborhood. An accessory building may be used for a home occupation, but no area outside a building shall be used for storage or other purpose in the conduct of a home occupation.

Sec. 13-1-44 Garage Sales

(a) Garage sales, yard sales and similar merchandise sales may be held no more than two (2) times per year at any residence, and for a total of not more than six (6) days in that year. The Zoning Administrator may authorize additional sales and/or sale days if warranted by unusual circumstances. All goods offered for sale shall be household goods or personal possessions from the residence where

c. To the extent feasible, a reasonable proportion of new multi-family residential construction shall be made available at moderate cost to low-income, elderly and large households.
d. No multi-family residential units shall be occupied to exceed a density greater than two (2) adults per bedroom.

(2) **Permitted Uses**.
a. Home Occupations (See Section 13-1-43).
b. Multi-family residential units may be occupied by one (1) or more families not exceeding a density greater than two (2) adults per bedroom.

(3) **Signs**. Signs of the following type:
a. Real estate signs with an area not more than six (6) square feet preface, with a maximum of two (2) faces, which advertise the sale or rental of only the premises on which they are placed, and are located at least five (5) feet from the street line:
1. No real estate sign or part thereof shall be taller than five (5) feet above the ground.
2. No real estate sign with a sold label shall remain upon the premises longer than one (1) week.
b. Directional and identification signs for public or non-profit institutions, not to exceed eight (8) square feet. All directional and identification signs for public or non-profit institutions existing upon the effective date of this Chapter shall be deemed in conformance with this Section.
c. Signs or nameplates for home occupations are prohibited.
d. Garage sale signs as regulated under Section 13-1-44.

Sec. 13-1-83 Neighborhood Small Business District.

(a) **Characteristics of District**. The goal of this District is to provide convenient and accessible sites for small business establishments without harming the historic, architectural and aesthetic quality of the area.

(b) **District Performance Standards**. This District is intended to serve the daily or frequent shopping needs of residents in adjacent areas by permitting limited commercial establishments within walking distance of a large number of residences. It is intended that one (1) family residences, two (2) family residences and small-scale neighborhood retail and service businesses are to be permitted in this District. This District is restricted to uses with a limited number of employees, limited traffic generation and minimal parking needs, in order to avoid disrupting the surrounding low-density residential neighborhood. It is intended that existing businesses located in historic buildings may be continued provided that the exterior walls of the building are preserved substantially undisturbed and in substantially the same appearance as they were on the effective date of this Code. Use and development in this District shall blend with the historic, architectural and aesthetic character of the area. Uses in this District shall not emit smoke, fumes, gases, dust, odors, vibration, noise or glare in amounts, which are discernible beyond the boundaries of the site. Dimensions of any development shall be compatible with nearby residential development.

Sec. 13-1-84 Retail Business District.

(a) **Characteristics of District**. The Retail Business District is characterized by retail trade, service, office, financial, professional, ancillary residential and entertainment activities serving the community.

(b) **District Performance Standards**. In addition to the general performance standards, proposed uses in this District shall meet the following additional standards:
(1) The proposed use shall be related to the general development pattern and the objectives of the Master Plan to provide a balanced local economy, to provide needed goods and services not otherwise available in the immediate area and to protect and enhance the character of the surrounding neighborhood.

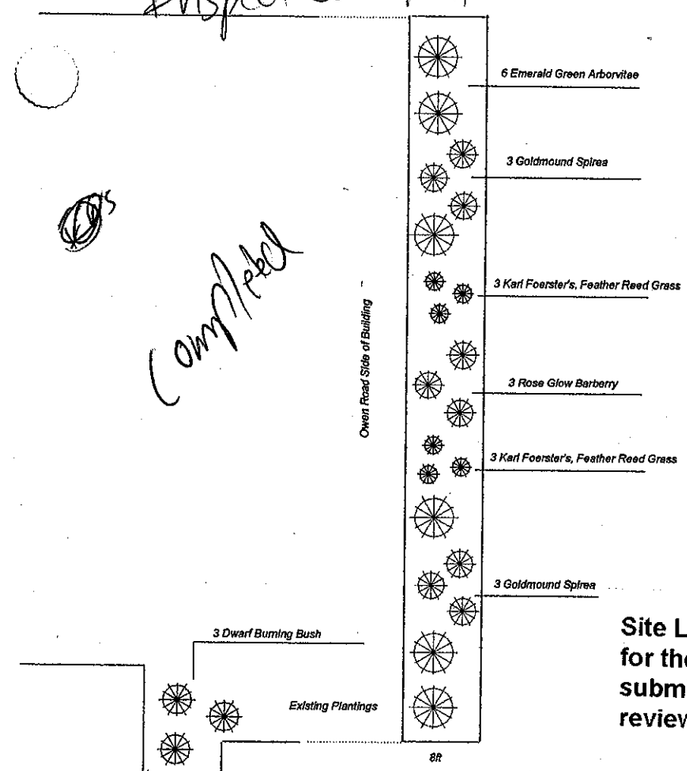
(2) Because of the limited supply of vacant land, the proposed use shall not unnecessarily duplicate retail or service uses already existing in the immediate vicinity.
(3) Whenever feasible, building shall be physically oriented away from residential development and the layout of parking and service areas, access, landscaping, yards, walls, signs, lighting and control of loud and/or discordant noise, glare and other potentially adverse effects shall be such as to protect nearby residential development. Yards, fences, walls, landscaping or other screening or buffering shall be provided where needed to protect nearby residents from undesirable views, lighting, noise or other adverse influences. In particular, extensive off-street parking areas, service areas, loading areas and areas for storage and collection of garbage shall be adequately screened.
(4) Whenever possible, development shall occur according to a large-scale plan rather than on a piecemeal basis. For example, whenever practical, development shall be planned in a coordinated fashion for an entire block rather than occurring on a lot-by-lot basis. This could be accomplished by single ownership or control of an entire block, by agreement among the owners of lots in a block, or by the adoption of a policy resolution for the area by the Plan Commission. However it is organized or enforced, the large-scale plan shall provide the benefits of coordinated site planning in the following manner:
   a. To provide for features such as shared parking lots, to minimize the number of driveway entrances and exits through use of the Monona Drive Access Management Guidelines, to provide for safe and efficient traffic flow, to minimize the paved area and to facilitate on-site absorption and retention of storm water.
   b. To provide more landscaping.
   c. To encourage more attractive building design and layout.
   d. To permit the construction of appropriately sized indoor and outdoor pedestrian plaza areas and attractively landscaped open spaces.
   e. To prevent the proliferation of unattractive alleys and yards which are too small or inappropriately located to be aesthetically pleasing.

Sec. 13-1-85 Commercial Industrial District.

(a) **Characteristics of District**. The Commercial/Industrial District is characterized by retail, service, commercial, office, recreational, warehouse and light industrial uses which are highway-oriented. Typical light industrial uses include manufacturing, fabrication, packing, packaging, assembly, repair, terminals, depots and storage. It is contemplated that multi-family residential development shall be permitted in this District only as part of a rezoning to Planned Community Development District.
(b) **Adult Entertainment District**. Adult oriented establishments are allowed in this Section subject to the following conditions:
   (1) Such establishments shall be licensed as provided in Section 7-14-1 through 7-14-13 of this Code of Ordinances.
   (2) All exterior windows in any premises occupied by such establishment shall be blackened to the extent necessary to make them opaque.
   (3) No such establishment shall be located within five hundred (500) lineal feet of a church or any other place of worship, or a private or public elementary, secondary or vocational school, or a public park, or within five hundred (500) lineal feet of any residence district.
   (4) Such establishment may have one (1) non-flashing business sign, which sign may only indicate the name of the business and identify it as an adult entertainment establishment.
(c) **District Performance Standards**. In addition to the general performance standards, proposed uses in this District shall meet the following additional standards:
   (1) The proposed use shall be related to the general development pattern and the objectives of the Master Plan to provide a balanced local economy and to provide stable employment suitable for residents of Monona and the surrounding area.
   (2) The proposed use shall be compatible with nearby development as built or contemplated for construction in the near future.
   (3) Because of the limited supply of vacant land, any proposed retail or service uses shall not unnecessarily duplicate retail or service use already existing in the immediate vicinity.

Inspected 10/14/11

Landscape Plan for Village Lanes
Prepared by: Habitats Soft Scapes, LTD
2009



completed

8/24/10 Plan Comm. approval
Add a ground cover to each planting area such as mulch

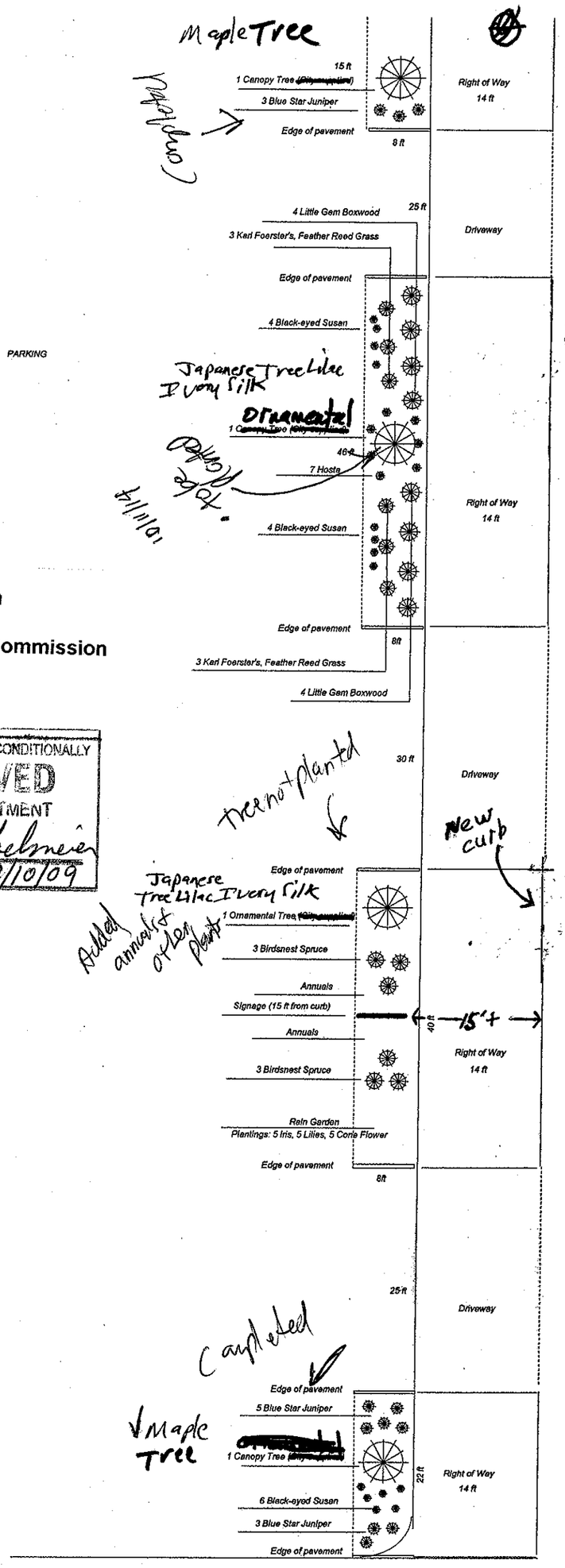
Site Landscaping Plan for the Village Lanes submitted after Plan Commission review 8/24/09

BUILDING & SITE PLANS CONDITIONALLY APPROVED
ZONING DEPARTMENT
Signature 9/10/09

Parking

Quantity	Plant Name	Size	Points	Total Points
6	Emeral Green Arborvitae	6 ft	30	180
14	Karl Foerster	2 gal	6	84
6	Gold Mound Spirea	15-18	6	36
3	Crimson Pigmy Barberry	2 gal	6	18
3	Rose Glow Barberry	2 gal	6	18
2	Japanese Yew	2 gal	6	12
3	Dwarf Burning Bush	5 gal	10	30
6	Birdsnest Spruce	5 gal	10	60
8	Little Gem Boxwood	5 gal	10	80
11	Blue Star Juniper	2 gal	6	66
36	Perennials	1 gal	4	144
2	Canopy Tree [redacted]	B&B	50	100
2	Ornamental Tree [redacted]	B&B	50	~~50~~ 102
	total points			~~928~~ 928

Notes:
1) All planting areas to receive 3- inch shredded hardwood mulch
2) Plantings subject to availability - equal substitutions may apply
3) Rain Garden to be graded by city prior to planting
4) No interior curbing - asphalt edge only
5) Islands between street and parking expected for snow removal except signage



added annuals other plants

RECEIVED
SEP - 8 2009

holly@chartermi.net

Village Lanes 208 Owen Road, Monona, WI 53716 Phone: (608) 222-7361 Fax: (608) 222-5412

May 30, 2014

Follow up letter concerning outside patio area
Village Lanes Property
208 Owen Road

Planning Commission,

This follow up letter is intended to update you from our prehearing conference on May 27, 2014. After receiving feedback from the planning commission, here are some clarifications regarding your concerns.

- Hours of Operation:
  Summer Hours from May 11 to August 1st = Monday thru Saturday 3:00pm to 9:00pm.
  Fall Winter Hours from August 1st to May 10th = Monday thru Friday 3:00pm to 9:00pm
  Saturday 10:00am to 9:00pm, Sunday 11:00am to 9:00pm.

  - Occasional use before normal hours for special groups: I.E. special needs kids, participants with disabilities and school groups.

- Radio/Noise:
  Meeting is set for Monday at 10:30 to review the project. The plan is to pipe in music from our juke box or the use of internet music. Two speakers located in our smoking room or under our awning to protest against weather concerns. In compliance within the noise requirements of Sec. 13-1-42 of the 0perational use performance standard.

- Number of seats:
  We are asking the approval for ten tables and 40 chairs, within the 40 person requirement of the patio permit at all times. We will start with six tables and 24 chairs; with the ability to expand to 40 as needed.

- Service:
  Customers will order food and beverages inside the bar. Customers can carry beverages to their outside seats while food would be delivered to the outside tables by our wait staff. Concerning control of beverages to minors: We will have video cameras being monitored by bar staff, occasionally walk thru by staff delivering food and cleaning up tables. Village Lanes also verifies I.D.'s any persons which we do not know or might look not of the legal drinking age. Example is when a customer orders a pitcher of beer we only hand out glasses to those who show individual I.D.'s.

- Patio access:
  The fence will go around the entire entrance area (From the inside of building) and there will not be a gate in place. Customers entering the bowling center will need to use the entrance doors further to the south when the fence is up.

- Landscaping:
  In addition to the 13 assorted bushes and one pine tree inside the patio. We will add two planters on the north side outside the patio area.

- Aesthetics:
  We will use table umbrellas instead of the two tent awnings we showed during the last meeting.

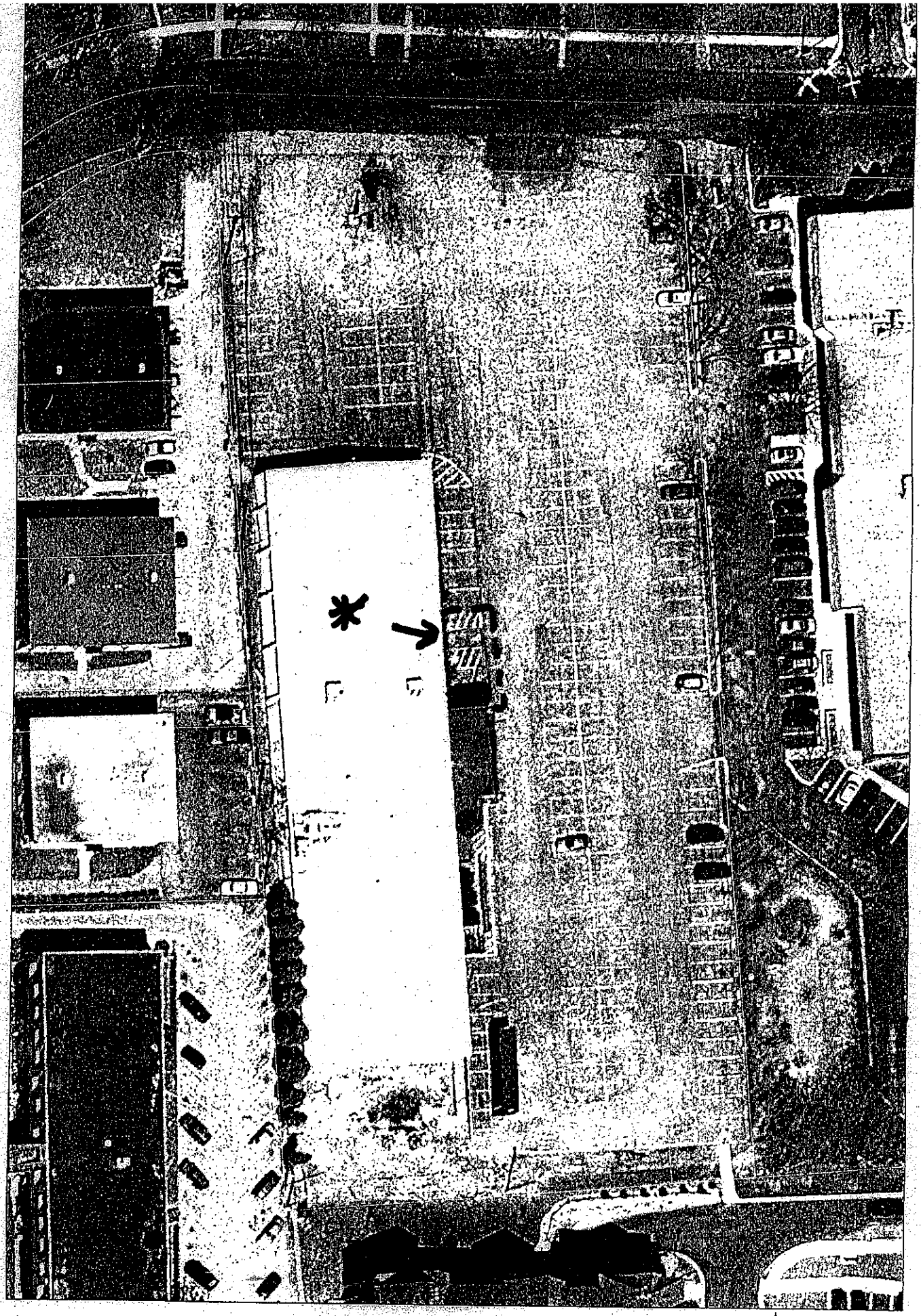
- ADA concerns:
  Any handicap parking stalls which will be temporary displaced by the outside patio will be move to the closes feasible place possible to the entrance doors, these will be painted stalls with the handicap symbol on the pavement.

Thank you in advance for your cooperation and consideration. If you need any further information please contact me.

Respectfully,

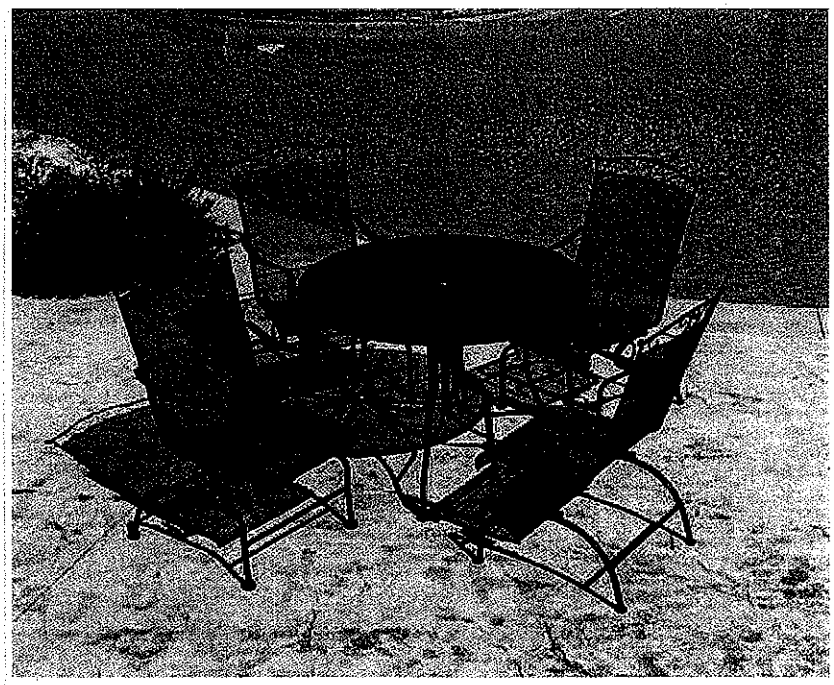
Kevin J. Carey
Proprietor
608-222-7361

7'x30'

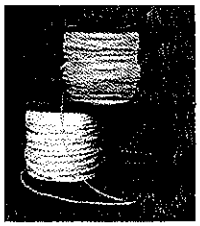


Click on an image for a larger view.

Close Window



Description	Part #
1000' SurePost Rope ¼" Polypropylene Hollow Braid	SUPR
Color choices: Yellow, Green, White, Orange, Black/White, Green/White	



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Upscale Event Fencing

SIGNATURE FENCING

View Product Page

Picket

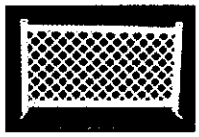
Size	Panel Wt.	Part #
42" H x 6' L	29 lbs.	SPO2
32" H x 6' L	24 lbs.	SPO5

Traditional

Size	Panel Wt.	Part #
42" H x 6' L	27 lbs.	SPO1
32" H x 6' L	24 lbs.	SPO4

Lattice

Size	Panel Wt.	Part #
42" H x 6' L	28 lbs.	SPO6
32" H x 6' L	25 lbs.	SPO7



Display Panel

Size	Panel Wt.	Part #
42" H x 6' L	32 lbs.	SPO3

top of page

Plastic Barricades and Barriers

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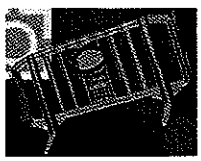
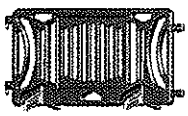
PolyCade Barrier

Size	Description	Panel Wt.	Part #
6.5' L x 39" H	Color Choices: Yellow, Red, Green, Orange, White, Blue	28.6 lbs.	PC01Y



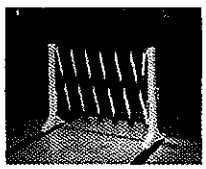
RotoCade Display Style Barricade

Size	Description	Panel Wt.	Part #
8' L x 44" H	Color Choices: Granite Gray, Forest Green, Yellow	33 lbs.	RC01



EZ-Span Expandable Barricade

Size	Description	Panel Wt.	Part #
11.75' L x 37" H	Color Choices: Yellow/Black	15.1 lbs.	PC01-EZ Span



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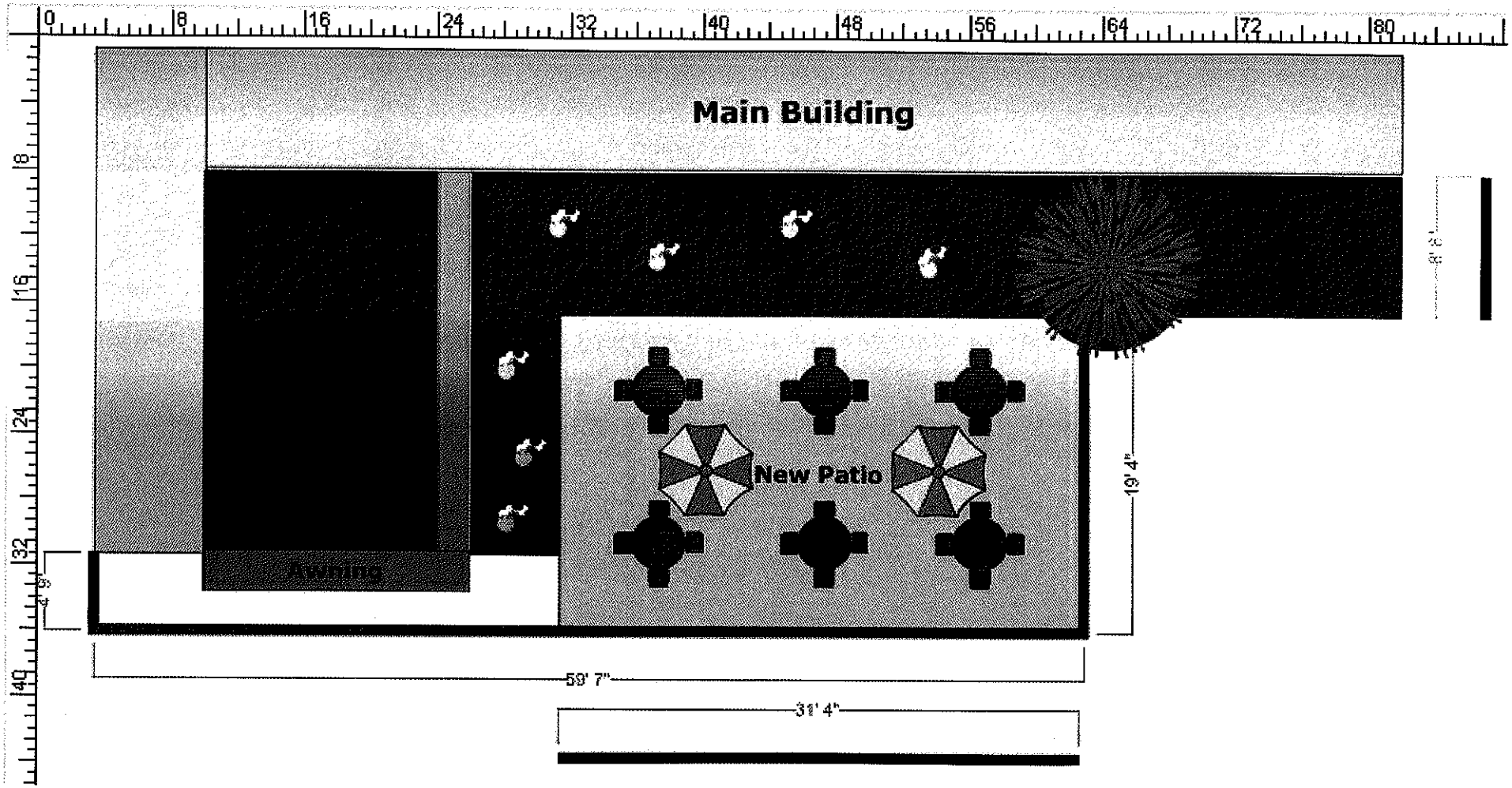
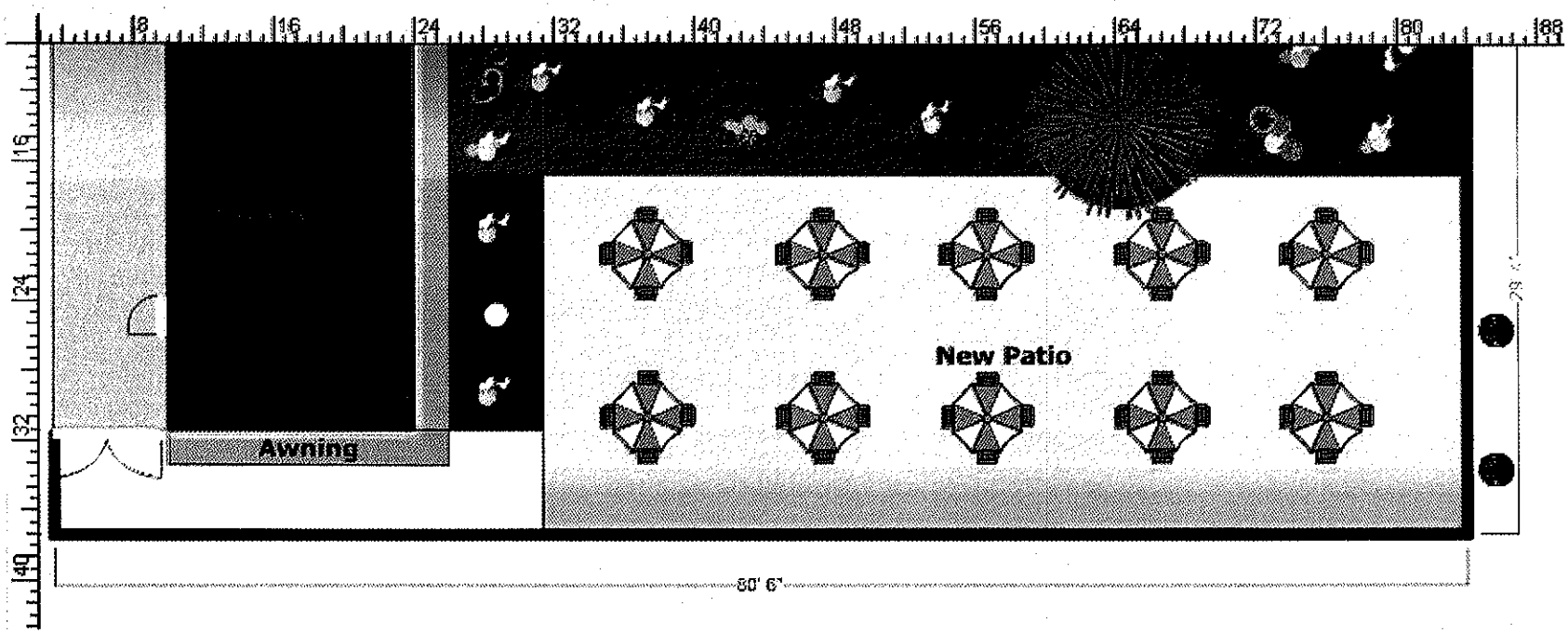
Outdoor Eating Patio



Outdoor Eating Patio



Approximate Dimensions Length will be 80" and Width will be 28"