

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 5<sup>th</sup> 2008

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** 1033 South Park Street

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**Present Zoning District:** C2

**Proposed Use:** Outdoor eating area for Taqueria Guadalajara Restaurant

**Conditional Use:** 28.09(3)(d) 2. Outdoor eating/drinking areas for restaurant are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
  - a. **Show signage at the head of the accessible stalls.** Accessible signs shall be a minimum of 60” between the bottom of the sign and the ground.
  - b. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.
3. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee will establish conditions for operation, which involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the Alcohol License Review Committee at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area. It is your responsibility to have the outdoor service area added to your licensed premise. Please contact the City Clerk’s office for ALRC issues.

**Zoning Criteria**

<b><i>Bulk Requirements</i></b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 Sq. Ft.	3,250 sq. ft. (existing)
Lot Width	50'	25' (existing)
Usable Open Space	N/A	N/A
Front Yard	0'	1.2' (existing)
Side Yards	0'	5.7' (existing building)
Rear Yard	30'	Adequate
Floor Area Ratio	3.0	Less than 1.0

<b><i>Site Design</i></b>		
No. Parking Stalls	30% of restaurant capacity	6 (existing, shared)
Accessible Stalls	1	1 (1)
Loading	N/A	N/A
No. Bike Parking Stalls	2	0 (2)
Lighting	No	(2)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements. Zoning has no technical objection to the proposed conditional use.