

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 30, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1127 University Avenue

Present Zoning District: R-6

Proposed Use: Restaurant in lower level of existing church

Conditional Use: 28.08(7)(c)14 Restaurants, including catering, in churches with below conditions 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. Restaurants, including catering, in churches are a conditional use provided that:
 - a. The lot is owned by the church, which operates the restaurant or leases the space to the restaurant.
 - b. The restaurant does not exceed three thousand (3,000) square feet in area, and
 - c. No advertisement or display shall be visible from outside the building, except an identification street graphic that complies with the regulations in Chapter 31 of the Madison General Ordinances.

2. Obtain a 15 stall parking reduction.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	34,046 sq. ft.
Lot width	50'	196.8'
Usable open space	n/a	n/a
Front yard	20'	existing building
Side yards		existing building
Rear yard	30'	existing building
Floor area ratio	2.0	existing building
Building height	---	existing building

1127 University Avenue

Site Design	Required	Proposed
Number parking stalls	7 Church <u>29</u> cafe 36 total	21 provided (Parking reduction for 15 stalls is required.)
Accessible stalls	1	1 provided
Loading	n/a	n/a
Number bike parking stalls	4	25
Landscaping	Yes	(3)
Lighting	No	Existing

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.