

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 5, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 120 W Wilson St.

Present Zoning District: C-2

Proposed Use: Outdoor eating area for the Magnus Restaurant

Conditional Use: 28.09(3)(d)2 Outdoor eating areas of a 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 applicable State building and accessible requirements. Contact the building permit staff regarding these requirements.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	10,065 sq. ft.
Lot width	50'	76'
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	0' existing
Floor area ratio	3.0	adequate
Building height	---	3 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	

Other Critical Zoning Items	
Landmark building	Adjacent to landmark
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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