

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 27, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1225 Regent St

Present Zoning District: C-2

Proposed Use: Outdoor eating area (20 persons) for existing Indie Coffee Restaurant

Conditional Use: 28.09(3)(d)32 Outdoor eating areas when accessory to another use 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 building codes for the additional outdoor capacity and for ingress and egress of the establishment with the fenced in area.
2. Obtain a 6 stall parking reduction for the additional 20 patrons and an additional 1 stall parking reduction for the summer months when the outside eating is using up the parking stall. Show a winter plan with the fence removed facing the alley and a summer plan with the fence and tables. On the winter plan, show an 8' x 18' accessible parking stall. Provide an 8' striped out area adjacent to the accessible stall. Show a sign at the head of the stall.
3. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
4. 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. Provide shielded lighting to not trespass beyond the property line. Contact Fred Rehbein at 267-8688 regarding lighting requirements.

1225 Regent St

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	1,840 sq. ft. (existing)
Lot width	50'	21' (existing)
Usable open space	320 sq. ft.	0 s.f. (existing-nonconforming)
Front yard	existing	existing
Side yards	existing	existing
Rear yard	existing	existing
Floor area ratio	3.0	1.63
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	7 existing restaurant 2 existing apartments <u>6 proposed outside dining</u> 15 total	8 grandfathered 0 summer, (1 winter) <u>8 variance required</u> 0 summer, 1 winter
Accessible stalls	0' summer, 1 winter	2
Loading	n/a	n/a
Number bike parking stalls	2	(3)
Landscaping	n/a	n/a
Lighting	No	(4)

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.