

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 19, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2121 East Springs Dr., CU

Present Zoning District: C-3

Proposed Use: Outdoor eating area for seasonal use (Bowl-a-ward Bike Night
(approximately from May through August, approximately 15 weeks)

Conditional Use: 28.09(3)(d)2 Outdoor eating areas 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 and occupancy codes. Submit the capacity limit per the building code prior to final sign off so that we can evaluate the parking needs. (We need the seating capacity in persons of the restaurant/tavern portion of the building and approximately how many bowling lane's are in use during the evenings that this event will take place.)
2. Limit the area for cycle parking so that there will be adequate car parking stalls to prevent vehicles from spilling out into the street or adjacent properties.
3. Provide one bike parking stall for each 10 car stalls in safe and convenient locations 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.

2121 East Springs Dr.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	adequate
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	To be determined with additional info.	
Accessible stalls	Existing	Existing
Loading	Existing	Existing
Number bike parking stalls	1 per 10 car stalls	(3)
Landscaping	Existing	Existing
Lighting	Existing	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.