

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 5th 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 240 W. Gilman Street

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Present Zoning District: C2

Proposed Use: Conditional use for alcohol sales in outdoor eating area, Samba 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 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. Provide two (2) 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.
3. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
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.

5. Obtain approval from the Landmarks Commission for exterior alterations to a Landmark property.
6. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee has established conditions for operation for these applications that 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.

Zoning Criteria

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	6,000 Sq. Ft.	17,424 sq. ft.
Lot Width	50'	132'
Usable Open Space	N/A	N/A
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate (variance previously approved)
Floor Area Ratio	3.0	Less than 1.0
Building Height	-	2 Story

<i>Site Design</i>		
No. Parking Stalls	0	18
Accessible Stalls	1	1 (1)
Loading	N/A	N/A
No. Bike Parking Stalls	2	0 (2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Landmark building	Subject site is a Landmark Building (5)
Deed Restriction	Land Uses **

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.