

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 4302 E Washington Ave.

Present Zoning District: C-2

Proposed Use: Convert existing building into a coffee shop with drive-up and outdoor eating area.

Conditional Use: 28.09 (3)(d) 9. & 28.09(3)(d) 32. Drive up establishments & outdoor eating areas for restaurants 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. If lighting is provided, it must comply with City of Madison outdoor lighting standards.
2. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.
3. Provide three (3) 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. Show one (1) accessible parking stalls that meet state required striping and signage as near the accessible entrances as possible. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stalls 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Highlight or call out the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,000 sq. ft.
Lot width	50'	100'
Front yard	0'	Adequate
Side yards	0'	1' 10" L, 5' 5" R (existing)
Rear yard	10'	Existing
Floor area ratio	3.0	Less than 1.0

Site Design	Required	Proposed
Number parking stalls	11 + employee parking	24
Accessible stalls	1	1 (4)
Loading	n/a	n/a
Number bike parking stalls	3	4 (3)
Landscaping	Yes	
Lighting	No	(1)

Other Critical Zoning Items	
Urban Design	Yes
Historic District/Landmark building	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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