

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4601 American Parkway

Present Zoning District: C-2

Proposed Use: Outdoor eating area for Erin's Snug Irish Pub restaurant

Conditional Use: 28.09(3)(d)32 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. Provide **one** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.
3. 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.

4601 American Parkway

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	63,795 sq. ft.
Lot width	50'	319.28'
Usable open space	n/a	n/a
Front yard	0'	77'
Side yards	0'	43' & 96'
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	81	81
Accessible stalls	4	4
Loading	1 (10' x 35') area	(1)
Number bike parking stalls	8	8
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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.