

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 11, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5404 Raywood Rd.

Present Zoning District: C-2

Proposed Use: Outdoor eating area for South Bay Lounge tavern

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. 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.
2. Contact the City Clerk regarding the "change of license premise" to your liquor license.
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.

3698 Kinsman Blvd.

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	18,065 sq. ft.
Lot width	50'	141'
Usable open space	n/a	n/a
Front yard	25' for 25' adj. to res.	adequate
Side yards	5'	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	15	12 (Parking reduction obtained)
Accessible stalls	1	provided
Loading	n/a	n/a
Number bike parking stalls	2	(1)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Flood plain	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.