

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 28, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **940 Williamson St.**

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**Present Zoning District:** C-2

**Proposed Use:** Outdoor eating area for a restaurant (La Rocca's Pizza) (20 seats outside)

**Conditional Use:** 28.09(3)(d)32 Outdoor eating areas when accessory to another use 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. Obtain a 5 stall parking reduction for the additional seats outside.
2. Note: If any parking stalls are provided, one is required to be an accessible stall striped per state requirements.
3. 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.
4. Provide a fence at the front property line adjacent to the tables to prevent chairs and tables from encroaching into the public right-of-way. The property line is approximately 6-8 inches from the public sidewalk toward the building. Note: Some of the tables may need to be moved to the side of the building.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	7,712 sq. ft.
Lot width	50'	66'
Usable open space	n/a	n/a
Front yard	0'	existing building
Side yards	0'	existing building
Rear yard	10'	existing building
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	5 stalls (for outside dining)	0 stalls provided (1)
Accessible stalls	0	0
Loading	n/a	1
Number bike parking stalls	2	(3)
Landscaping	n/a	n/a
Lighting	n/a	n/a

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	Third Lake Historic District
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.