

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 18, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 617 Williamson St.

Present Zoning District: C-3

Proposed Use: Outdoor eating area for the “Sardine 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 **seven** 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	48,704 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Lake setback	existing	existing
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

617 Williamson St

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Site Design	Required	Proposed
Number parking stalls	As shown	adequate
Accessible stalls	As shown	adequate
Number bike parking stalls	7	(1)
Landscaping	As shown	adequate
Lighting	No	existing

Other Critical Zoning Items	
Historic District	Third Lake Historic District
Landmark building	National Register and Historic Landmark
Water front development	Waterfront property, no addition
Barrier free (ILHR 69)	Yes

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