

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 18, 2009

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 408 West Gorham Street

Present Zoning District: C2

Proposed Use: Outdoor eating area for Brickhouse BBQ Restaurant

Conditional Use: 28.09(3)(d) 2. Outdoor eating/drinking areas for 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. 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.
2. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee will establish conditions for operation, which involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the Alcohol License Review Committee at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area. It is your responsibility to have the outdoor service area added to your licensed premise. Please contact the City Clerk's office for ALRC issues.
3. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. 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 Community and Economic Development prior to sign installations
4. Provide two (9) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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

C-2 Zoning Criteria

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	6,000 Sq. Ft.	5,016 sq. ft. (existing)
Lot Width	50'	38.9' (existing)
Usable Open Space	N/A	N/A
Front Yard	0'	0.2' (existing)
Side Yards	0'	0' R / 5' L (existing building)
Rear Yard	30'	30.2'
Floor Area Ratio	3.0	Less than 1.0

<i>Site Design</i>		
No. Parking Stalls	N/A	N/A
Accessible Stalls	None shown	None shown
Loading	N/A	N/A
No. Bike Parking Stalls	9	0 (5)
Lighting	No	(1)
Landscaping	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes (DDZ1)
Historic District	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes
Proposed Occupancy	14 first floor / 40 roof top (2)

With the above conditions, the proposed project **does** comply with all of the above requirements. Zoning has no technical objection to the proposed conditional use.

Firchow, Kevin

From: Anderson, Patrick
Sent: Thursday, May 14, 2009 2:43 PM
To: 'jeremy@destreearchitects.com'
Cc: Firchow, Kevin
Subject: FW: Zoning Comments revised 408 W Gorham St

RE: REVISED ZONING
COMMENTS —

Hello Jeremy,

Please see the revised zoning comments. As mentioned the landscaping element was removed. After further review by staff pursuant to section 28.11(3)(l) 1. :

Bicycle parking facility spaces shall be provided in adequate number as determined by the Zoning Administrator. In making the determination, the Zoning Administrator shall consider when appropriate, the number of dwelling units or lodging rooms, the number of students, the number of employees, and the number of auto parking spaces in accordance with the following guidelines:

The land use guideline used for restaurants is lumped in with Places of assembly, recreation, entertainment and amusement. The bike parking requirement for these uses is 10% of the auto spaces required. The auto spaces required for said uses is 30% of the building capacity (293) which is 88. 10% of 88 is 8.8 or 9 stalls. With this said the bike parking has been changed to 9 stalls.

The site plan submitted, shows a 4 foot easement along the NE side of the building providing access to the back of the building that could accommodate the bike parking?

If you have any questions comments or concerns feel free to call.

Sincerely;

Patrick Anderson
Assistant Zoning Administrator
Department of Planning and Community and Economic Development
Building Inspection Division
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984
608/266-5978 PH
panderson@cityofmadison.com
<http://www.cityofmadison.com>