

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2012

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 301 North Street

Present Zoning District: C-2

Proposed Use: Amend plans for outdoor eating/event area for restaurant/tavern to allow special events in the parking lot.

Conditional Use: 28.09(3)(d)2 Outdoor eating/recreation 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. Meet applicable building/fire codes for the additional outdoor capacity and for ingress and egress of the establishment with the areas and uses for the site. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process.
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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the building.
4. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards, it must comply with City of Madison General Ordinances Section 10.085.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Banner's, Pennant's, temporary signs, portable sign's etc. are not a part of this approval.
6. No portion of the site plan may change without Plan Commission approval, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the standards in 28.12(11)(g).
7. A parking stall reduction will be approved with this request, to remove the three (3) existing surface parking stalls (to be replaced with outdoor recreational area) and eliminate the additional nine (9) parking stalls required for the thirty (300) person increase in capacity.

C2 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,894 sq. ft.
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0

Site Design	Required	Proposed
Number parking stalls	30% of capacity of restaurant plus event area.	32
Accessible stalls	2	0
Loading	Existing	Existing
Number bike parking stalls	1 per 10 car stalls	Existing ok
Landscaping	Existing	Existing
Lighting	Existing	Existing

Other Critical Zoning Items	
Urban Design	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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