

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 30, 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **109 Cottage Grove Rd.**

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Present Zoning District: C2

Proposed Use: Conditional use for outdoor eating area and mural, Jade Monkey Tavern

Conditional Use: 28.09(3)(d) 2. Outdoor eating areas of a restaurant are a conditional use;
31.15(2) Murals 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. The project does not provide the required number of off-street stalls required for the land use. Parking stalls will be removed to construct the outside eating area. Provide parking stalls per Section 28.11, and documentation of the reciprocal parking agreement with the neighboring property. Site plan approval will be required, and approval of a parking reduction request (11 Stalls) will be required.
2. Provide two (2) 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.
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.
5. The mural may be a picture, illustration or abstract expression containing no commercial message, applied directly to and made integral with the wall. A sign permit is not required, however, copy may not be changed from the submitted design without prior approval.
6. Contact the City Clerk regarding the “change of license premise” to your liquor license.

Zoning Criteria

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	6,000 Sq. Ft.	10,240 sq. ft.
Lot Width	50'	Irr. (92.1' frontage, Cottage Grove)
Usable Open Space	N/A	N/A
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	10'	Adequate
Floor Area Ratio	3.0	Less than 1.0
Building Height	-	1 Story
<i>Site Design</i>		
No. Parking Stalls	19	8 (1)
Accessible Stalls	1	1
Loading	N/A	N/A
No. Bike Parking Stalls	2	0 (2)
Landscaping	Yes	(3)
Lighting	No	(4)

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.