

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 16, 2005

**To:** Plan Commission

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

**Subject:** 13 Atlas Court, Dream Lanes

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**Present Zoning District:** M-1

**Proposed Use:** Bowling alley, bar /restaurant, outdoor smoking/eating area

**Conditional Use:** 28.10(4)(d)9 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. Parking stalls will be removed to construct the outside eating area. Provide parking stalls per Section 28.11. Site plan approval will be required.
2. Provide 29 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. Note: Up to 50% of the required stalls can be shown on the plan as “reserved for x number of future bike parking stalls” until such time as they may be needed.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	161,746 sq. ft.
Lot width	50'	365'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	2.0	less than 1.0
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	190 (38 lanes)(5 stalls per bowling lane) <u>(restaurant/bar capacity-unknown (30% of capacity)</u>	291 (1)
Accessible stalls	7	7
Loading	n/a	n/a
Number bike parking stalls	29	(2)
Landscaping	Existing	as shown
Lighting	Existing	as shown

Other Critical Zoning Items	
Urban Design	No
Historic District	No
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.