

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **305 E. Johnson St, Old Market Bistro and Bakery**

Present Zoning District: R-6

Proposed Use: Convert 1st floor residential and basement space into a restaurant, two 2-bdrm residential units on 2nd and 3rd floor.

Proposed Zoning District: PUD(GDP-SIP)

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 plans shall be consistent. The plans show 2 –2bdrm units and the cover sheet of the plans shows 5 bdrms in the usable open space area. Make the cover sheet consistent with the plans.
2. Provide **four** 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.
4. In the zoning text under signage include “Signage shall be approved by the Urban Design and Zoning.” Note: Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.

305 E Johnson St

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	3,267 sq. ft. (existing)
Lot width	50'	33' (existing)
Usable open space	280 sq. ft.	544 sq. ft.
Front yard	20'	15' 4" (var. 5/12/05)
Side yards	Left 11', Right 11'	Left 3' 8", Right 3' (Var. '05)
Rear yard	30' Bldg; 24' cement deck	16' bldg; 11' 6" deck (var. 05)
Floor area ratio	2.0	1.6
Building height	---	4
Site Design	Required	Proposed
Number parking stalls	0 (Central Business District)	0
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	4	
Landscaping	As shown	adequate
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	Yes
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.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-6** district, because of the surrounding land uses.