

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 18, 2005

**To:** Plan Commission

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

**Subject:** 3737 E Washington Avenue

---

**Present Zoning District:** C-2

**Proposed Use:** Outdoor eating area of Tailgators Tavern/restaurant

**Conditional Use:** 28.09(3)(d)2 Outdoor eating areas of a restaurant/tavern is 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. The site plan shall be consistent with the landscape plan. The final approved site plan shall be consistent with the final site conditions. (Note: the shed at the southern property line shall be moved to another location on the site and shown on the final plan if it will remain on the site.) Plan Commission has continuing jurisdiction on compliance of the conditional use approval. Zoning has continuing jurisdiction on site conditions as approved on the final signed parking lot plans. Note: Traffic may require that stall number 44 be striped for no parking as a turn around stall.
2. Provide detailed plans for the trash enclosure.
3. Provide **five** 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.

3737 E Washington Ave

C:\Documents and Settings\plrj\Local Settings\Temp\WashingtonAveE3737\_101705.doc

4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	44,738 sq. ft.
Lot width	50'	100'
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

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	55 (183 capacity inc. outdoor)	48 (pkg. exception approve.)
Accessible stalls	2	4
Loading	n/a	n/a
Number bike parking stalls	5	(3)
Landscaping	Yes	(4)
Lighting	No	existing

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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