

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October9, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4001 Lien Rd, Loredó's

Present Zoning District: C3L

Proposed Use: Outdoor eating area for Laredo's Mexican Restaurant

Conditional Use: 28.09(3)(d)32 Outdoor eating areas accessory to a restaurant 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. Provide **seven** 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.
2. 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.

4001 Lien Rd

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	57,247 sq. ft.
Lot width	50'	adequate (existing)

Site Design	Required	Proposed
Number parking stalls	42 stalls (140 inside capacity) 18 stalls (60 outside cap.) <u>16 retail building</u> 76 stalls total	76
Accessible stalls	4	4
Loading	n/a	n/a
Number bike parking stalls	7	(1)
Landscaping	Yes	(2)
Lighting	No	Existing

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	None shown
Well head protection WP-15	Yes
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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