

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 2, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4841 Annamark Dr.

Present Zoning District: C-3

Proposed Use: Construct Roadhouse restaurant on a Planned Commercial Site

Conditional Use: 28.09((2)(d)6. Outdoor eating areas of a restaurant are a conditional use. 28.04(24) Planned Commercial Sites require approval by the Plan Commission and Urban Design Commission with a reciprocal land use agreement approved by the Traffic Engineer, City Engineer, and Director of Planning and Development recorded in the office of the Dane County Register of Deeds. The Urban Design Commission and the Plan Commission shall retain continuing jurisdiction over the entire site.

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 an outside seating plan showing chairs and tables. The parking requirement of 30% of the seating capacity shall include the outside seating area.
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.
3. 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.

4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage shall be approved by the Urban Design Commission and Zoning. Permits must be issued by the Zoning Section of the Department of Planning and Development.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	73,526 sq. ft. + .404 ac in the ROW for parking
Lot width	50'	190'
Usable open space	n/a	n/a
Front yard	0'	77'
Side yards	0'	63' & 27'
Rear yard	10'	219'
Floor area ratio	3.0	less than 1.0
Building height	----	1 story

Site Design	Required	Proposed
Number parking stalls	72 inside capacity 239 seats <u>Unknown outside capacity</u> 86 total (bldg code capacity is 287)	115 on site <u>31 off-site area (temporary)</u> 146 total
Accessible stalls	5	6
Loading	1 (10' x 35') area	provided
Number bike parking stalls	12	provided
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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.