CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: March 28, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **633 N Frances St**

Present Zoning District: R-6

Proposed Use: French House dining facility

Conditional Use: 28.08(7)(c)8. Restaurants in amultiple-family dwelling is a conditional use with the following conditions.

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.   A restaurant is a conditional use in the R-6 district provided this use shall be accessible to the public only through a lobby and no advertisement or display shall be visible from outside the building, except an identification street graphic which complies with the regulations in Chapter 31 of the Madison General Ordinances and is approved by the Plan Commission at the time the use is approved or by the Director of Planning and Development as provided for in Sec. 28.12(11)(h)2. **Note: The project appears to meet the above criteria.**

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft. Min. lot size	11,930 sq. ft.
Lot width	50'	72'
Usable open space	Existing residential	existing res. building
Front, side & rear yards	Existing	Existing
Floor area ratio	2.0	Exist. floor area not changing
Building height	Existing	Existing height not changing

Site Design	Required	Proposed
Number parking stalls	0 Central Business District	6 existing
Accessible stalls	1	existing
Number bike parking stalls	existing	existing
Landscaping	existing	existing
Lighting	existing	existing

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	National Register of Historic Places
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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