

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 28, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 804 Williamson St., Miner alt to PUD(GDP-SIP)

Present Zoning District: PUD(GDP-SIP)

Proposed Use: Miner alteration to a PUD(SIP) to allow an outdoor eating area

Conditional Use: **Note: Outdoor eating areas are a conditional use in conventional zoning districts.**

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	Existing	Existing
Lot width	Existing	Existing
Usable open space	Existing	Existing
Front, side & rear yards	Existing	Existing
Building height	Existing	Existing

Site Design	Required	Proposed
Number parking stalls	8 (restaurant use, capac. 27)	Existing parking *
Accessible stalls	Existing	Existing
Loading	Existing	Existing
Number bike parking stalls	Existing	Existing
Landscaping	Existing	Existing
Lighting	Existing	Existing

Other Critical Zoning Items	
Urban Design	Yes
Historic District	Yes
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

We have no problem with the proposed project.

* 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 **C-2** district, because of the surrounding land uses.