

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 2, 2011

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 232 East Olin Avenue

Present Zoning District: C3

Proposed Use: Construct two temporary sand volleyball courts accessory to pre-existing outdoor eating area for restaurant/tavern.

Conditional Use: 28.09(3)(d)32. Accessory outdoor eating/recreation areas of a restaurant/tavern 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):

- A. Submitted plan shows sand volleyball courts encroaching across property line, into adjacent railroad right-of-way property. Encroachment agreements must be provided if the courts are to project into this area.

GENERAL OR STANDARD REVIEW COMMENTS:

1. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
2. Obtain a parking reduction for 16 parking stalls.
3. NOTE: temporary signage, such as promotional banners or other attention getting objects, are not permitted.

C3 ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-----------------|-----------------|
| Lot Area | 6,000 sq. ft. | 58,404 sq. ft. |
| Lot width | 50' | 226.65' |
| Front yard | 0' | n/a |
| Side yards | 0' | n/a |
| Rear yard | 10' | n/a |
| Floor area ratio | 3.0 | n/a |

| Site Design | Required | Proposed |
|----------------------------|-----------------|-----------------|
| Number parking stalls | 121 existing | 105 (2) |
| Accessible stalls | 5 | 6 existing |
| Number bike parking stalls | 12 | 12 existing |
| Landscaping | Yes | Yes |
| Lighting | Yes | Yes (1) |

| Other Critical Zoning Items | |
|------------------------------------|-------------------|
| Urban Design | Yes (District 1) |
| Utility easements | None shown |
| Adjacent to park | Yes |
| Barrier free (ILHR 69) | Yes |

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