

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 19, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: **1313 Regent Street**

Present Zoning District: **TSS (Traditional Shopping Street)**

Proposed Use: **Convert an auto repair shop into a brewpub with a reception hall and outdoor eating area.**

Conditional Use: **Section 28.061: An outdoor eating area associated with food and beverage establishment is a Conditional Use.**

Section 28.141(4) and 28.141(5): A parking reduction of more than 20 spaces and 25% or more of the required parking requires Conditional Use approval.

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):

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet applicable building/fire codes. The outdoor capacity shall be established. Occupancy is established by the Building Inspection Unit. Contact Building Inspection Plan Reviewer Mike VanErem at (608) 266-4559 to help facilitate this process. Submit a plan for the outdoor eating area showing the layout of tables and chairs.
2. Vehicle and bicycle parking requirements are based on the capacity of the brewpub, reception hall, and outdoor patio spaces. Submit the capacity of the brewpub, reception hall, and outdoor patio spaces with the final plan submittal to establish the vehicle and bicycle minimum parking requirements.
3. Provide a minimum of 38 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Clearly label and dimension the bicycle stalls and required access area. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
4. Screening shall be provided along side and rear property boundaries between commercial/

mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Show the district boundary screening adjacent the east and west property lines abutting the residentially zoned properties on the final plans and provide a detail of the screening.

5. A refuse disposal area shall be provided. The refuse enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure.
6. Submit a rooftop plan with the final plans. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view. No rooftop or ground-level mechanical equipment is shown on the submitted plans. If such equipment is proposed, it must be screened per Sec. 28.060(2) (e) & (f).
7. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect and a City of Madison landscape worksheet. Per section 28.142(3), landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared and stamped by a registered landscape architect.
8. Submit a calculation and detail plan page showing that the project meets the lot coverage requirement. The maximum lot coverage is 85%. Lot coverage is the total area of all buildings and paved areas as a percentage of the total lot area, with the exceptions of sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.

TSS ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	0	0' existing
Side Yard Setback	5'	West: 27.1' East: Adequate
Rear Yard Setback	20'	Adequate
Maximum Lot Coverage	85%	TBD (8)
Maximum Building Height	3 stories/ 40'	1 story existing

Site Design	Required	Proposed
Number Parking Stalls	15% of capacity in persons * (760): 114	19 (2)
Accessible Stalls	Yes	1
Loading	None	1 – 10' x 35' loading area
Number Bike Parking Stalls	5% of capacity in persons (760): 38	38 (2)(3)
Landscaping	Yes	Yes (4)(5)(7)
Lighting	Yes	Yes
Building Forms	No	Existing building

Other Critical Zoning Items	
Floodplain	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wellhead Protection District	WP-27

* BASED ON OUTDOOR EATING AREA CAPACITY OF 110 PERSONS.

