

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
March 29, 2007**

RE: I.D. #06070, Conditional Use Application – 633 N. Frances Street:

1. Requested Action: Approval of a conditional use for a restaurant in a multiple-family dwelling in the R6 zoning district.
2. Applicable Regulations: Section 28.08(7)(c)8 indicates that a restaurant in a multiple-family dwelling in the R6 zoning district is a conditional use. Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Brian Grady, Planner.

GENERAL INFORMATION:

1. Applicant: Andrew Irving, Director, The French House, Inc., 633 N. Frances Street, Madison.

Property Owner: The French House, Inc.
2. Development Schedule: The restaurant activities have been operated for many years. The applicant wishes to continue this use after receiving all necessary approvals.
3. Location: An approximately .28 acre parcel located near the northern end of Frances Street; Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: An 11,664 square foot, private student residence hall, restaurant and educational facility; zoned R6 (General Residence District).
5. Proposed Land Use: The applicant is not proposing any changes to the facility.
6. Surrounding Land Use and Zoning: The site is surrounded by apartment buildings that are zoned R6.
7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other properties in the area as the "Langdon district," which encourages mixed-use buildings containing retail, service, dining, entertainment and offices uses on the first floor and residential uses on upper floors.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards in Section 28.12(11).

ANALYSIS, EVALUATION & CONCLUSION:

The French House is a non-profit organization affiliated with the University of Wisconsin's Department of French & Italian. The building is a residence hall for about 30 students. It also contains a dining facility that is used for educational and social programs. The applicant indicates that certain meals in the dining facility are open to the public and they charge a nominal fee to cover costs incurred for the meals. This activity meets the Zoning Code's definition of a restaurant. Therefore, conditional use approval is required for a restaurant in a multiple-family dwelling in the R6 zoning district.

The applicant indicates that he contacted the City in 1995 to determine if any permits were required for the activity. The applicant indicates that he was told that a permit was not required. The current activities now necessitate permits for health and life safety issues. Through this permitting process, Zoning staff became aware of the restaurant use and prompted the conditional use application.

Planning Division staff believes that the continuation of this use would meet the conditional use standards since the use is relatively infrequent and appears to have operated very well for many years.

RECOMMENDATION:

The Planning Unit recommends that the Plan Commission find the conditional use standards are met for a restaurant located at 633 N. Frances Street as described by the applicant, subject to input at the public hearing and comments from reviewing agencies.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

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March 26, 2007

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: **633 North Frances Street – Conditional Use – Restaurant in Residence Hall**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

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.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

- When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
- The applicant shall modify the gravel areas to bituminous, or Portland Cement concrete in accordance with City of Madison standards and specifications. All off-street facilities shall be paved in accordance to City of Madison General Ordinance Section 10.08(6)(a) 10.
- The applicant shall modify the dimensions shown for the proposed parking stalls' items B, C, and E, for 90 degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. The existing parking

lot is in accordance to M.G.O., the applicant may need to stay with the approved parking lot or modify the parking to comply with M.G.O. parking design standards.

6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Andrew Irving
Fax: 608-256-4222
Email: atirving@wisc.edu

DCD: DJM: dm

**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 a multiple-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

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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.