

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 9, 2006

CONDITIONAL USE APPLICATION LOCATED AT 1968 ATWOOD AVENUE:

1. Requested Action: Approval of a conditional use application for an outdoor eating area for an existing restaurant located at 1968 Atwood Avenue.
2. Applicable Regulations: Section 28.09(3) allows outdoor eating and recreation areas of restaurants and taverns as a conditional use in the C2 General Commercial District.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: John Gray, Ideal Bar, 1968 Atwood Avenue, Madison, WI 53704.
2. Status of Applicant: Owner.
3. Development Schedule: As soon as all necessary approvals are obtained.
4. Parcel Location: Northwest side of Atwood Avenue at Winnebago Street, Madison Metropolitan School District, 6th Aldermanic District.
5. Existing Zoning: C2 General Commercial District.
6. Existing Land Use: Restaurant-tavern.
7. Surrounding Land Use and Zoning: This site is surrounded by a mix of commercial uses along Atwood Avenue zoned C2. There is an existing apartment building to the northwest adjacent to this bar. There are existing residential neighborhoods to the north and south of this commercial area zoned R5, R3 and R2.
8. Adopted Land Use Plan: The City of Madison Comprehensive Plan shows this neighborhood as CMU Community Mixed-Use District.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

This is a request for conditional use approval for a 10' x 20' patio outdoor smoking and eating area to the rear of the existing restaurant located at 1968 Atwood Avenue. The area is proposed to be enclosed with an 8-foot tall privacy fence. There is an existing apartment building located directly adjacent to the northwest. There is nothing in the application regarding outside sound or music.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this conditional use application subject to any input at the public hearing.

This site is next to an apartment building. In the event the applicant wishes to add amplified sound or music at some point in the future, Plan Commission approval (under the continuing jurisdiction provisions of the ordinance) will be required.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 11, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1968 Atwood Avenue

Present Zoning District: C-2

Proposed Use: Outdoor eating area for the Ideal Bar

Conditional Use: 28.09(3)(d)32. Outdoor eating areas 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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Obtain approval of a parking stall reduction.
2. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	2,432 sq. ft. (existing)
Lot width	50'	35' (existing)
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

1968 Atwood avenue
 August 11, 2006
 Page 2

Site Design	Required	Proposed
Number parking stalls	5 stalls for add'l seating	0 (parking reduction in process)
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	n/a	n/a
Lighting	n/a	n/a

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

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