

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 4, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 2502 & 2514 Fish Hatchery Road

Present Zoning District: M-1

Proposed Use: Demolish a former gas station/garage and create additional parking for Vita Plus.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)2 .

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. Provide 18 parking stalls, plus adequate stalls for employee's. Additional parking stalls will be required based on the unknown employee numbers. If the total number of proposed parking stalls exceeds 100% of the required stalls then a conditional use permit shall be required. Reduce the office square footage of the building to require less stalls or obtain a parking stall reduction to accommodate the proposed square footage of building and your employees. Plans shall be consistent in number of stalls proposed.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of three accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall(s).
3. Provide a minimum of two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Additional stalls maybe required based on employee numbers? 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.

4. Provide a detailed landscape plan including existing and proposed. Show species and sizes of all landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 20' and 50' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	74,852 sq. ft.
Lot width	50'	392' +
Usable open space	n/a	n/a
Front yard	0'	n/a
Side yards	0'	n/a
Rear yard	30'	37.5'
Floor area ratio	2.0	less than 1.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	19 + employee's	70
Accessible stalls	3	(3)
Loading	n/a	n/a
Number bike parking stalls	unknown (employee's ?)	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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