

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 19, 2009

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: **5129 University Ave., accessory parking lot for 5119 University Ave.**

Present Zoning District: C-3

Proposed Use: **Temporary parking lot for the Spring Harbor Animal Hospital at 5119 University Ave**

Conditional Use: **Section 28.09 (2)(d) 15 of the Zoning Ordinance requires temporary parking lots (for up to three (3) years) to receive conditional use approval. Additionally Section 28.09 (2) (d) 7 requires parking facilities, not located on the same zoning lot as the principal use served, obtain 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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. On the 5129 University Ave. property, Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls 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 stalls.
 - b. Show the accessible path from the stalls to the building .

2. Bike parking shall comply with City of Madison General Ordinances Section 28.11. On the 5129 University Ave. property. 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. 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.

3. Provide a detailed landscape plan for temporary lot. This plan shall comply with City of Madison General Ordinances Section 28.04 (12). Show species and sizes of 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 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

4. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

C-3 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	17,756 sq. ft.
Lot width	50'	74.8'
Usable open space	n/a	n/a
Front yard	0'	n/a
Side yards	0'	n/a
Rear yard	10' 1 story, 30' 2 story +	n/a
Floor area ratio	2.0	n/a

Site Design	Required	Proposed
Number parking stalls	----	6 on accessory site 16 existing site Total 22
Accessible stalls	1 at 5129 University Ave.	1 exist at 5129 University (1)
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	No	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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