

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 631 West Washington Avenue

Present Zoning District: UMX (Urban Mixed-Use)
Proposed Use: Approve a private parking facility.
Conditional Use: Section 28.072(1): A private parking facility is 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. Provide details for the proposed patio area shown on the landscape plan, including how it is intended to be used and any benches, seating or other amenities that may be provided for the patio.
2. Clearly label the lawn or seeded areas on the landscape plan. Per Sections 28.142(3)(c) and 28.142(4)(e) planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.
3. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
4. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

UMX ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	17,801 sq. ft.
Lot Width	30'	97.24'
Front Yard Setback	Nonresidential or mixed-use buildings: 0	N/A
Max. Front Yard Setback	10'	N/A
Side Yard Setback	0	N/A
Rear Yard Setback	10'	N/A
Maximum Lot Coverage	90%	79.5%

Site Design	Required	Proposed
Number Parking Stalls	None	43
Accessible Stalls	None	2
Loading	None	None
Number Bike Parking Stalls	None	None
Landscaping	Yes	Yes (1)(2)
Lighting	Yes	No (3)

Other Critical Zoning Items	
Urban Design	Yes UMX
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	N/A
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No