

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 202 South Gammon Road

Present Zoning District: SE (Suburban Employment)
Proposed Use: Construct a school in an existing multi-tenant commercial building.
Conditional Use: Section 28.182(1): Schools, public and private 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. Submit a complete fully dimensioned site plan, including property lines and lot dimensions.
2. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike racks.
3. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.

SE ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	255,671 sq. ft.
Lot Width	65'	485'
Front Yard Setback	None	Adequate
Side Yard Setback	15' or 20% building height	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Existing lot coverage
Minimum Building Height	22' measured to building cornice	1 story existing building
Maximum Building Height	5 stories/ 68'	1 story existing building

Site Design	Required	Proposed
Number Parking Stalls	None	185
Accessible Stalls	Yes	8
Loading	1 (10 x 50) for existing building	1 existing loading stall
Number Bike Parking Stalls	Schools, public and private: 1 space per 5 students (30)	33 (2)
Landscaping and Screening	No	Existing landscaping (3)
Lighting	No	Existing lighting
Building Forms	No	Existing building

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