

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 20<sup>th</sup> 2007

**To:** Plan Commission

**From:** Matt Tucker, Zoning Administrator

**Subject:** 5402 Voges Road, Rezoning, Demolition, Off-site Accessory Parking

**Present Zoning District:** Temporary Agriculture

**Proposed Use:** Demolition of existing house to construct a multi-tenant commercial and light industrial building (19,760 sq. ft.)

**Requested Zoning District:** M-1 Limited Manufacturing District and W-Wetland District

**Conditional Use:** 28.04(22) Demolition of principal building requires Plan Commission Approval.

28.10(4)(d) 10. Off-site accessory 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. Meet all applicable State accessible parking and access requirements, including but not limited to:
  - a. Provide the required accessible stalls, striped per State requirements.
  - b. Show signage at the head of the stalls.
  - c. Show the accessible path from the stalls to the building.
  - d. Show ramps, curbs, and/or wheel stops where required.
2. Provide 10 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

4. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards.
6. Provide wetland setback information on the final plans.
7. The required number of parking spaces will be determined at the time the occupancy for the tenant spaces is identified. For example, the following ratios would apply:
  - Manufacturing and warehousing establishments, contractor shops, production and processing facilities, research and development and testing facilities: 1 space per 2 employees.
  - General commercial uses: 1 per 300 sq. ft. of gross floor area
  - Amusement establishments and recreational buildings: 10% the capacity of the facility.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	626,854 sq. ft.
Lot width	50'	957± ft.
Usable open space	n/a	n/a
Front yard	0'	70'±
Side yards	0'	Adequate
Rear yard	10'	Adequate
Floor area ratio	2.0	Less than 1.0
Building height	--	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	Determined by future use	71 (development) 94 (off-site parking) (7)
Accessible stalls	3	3 (1)
Loading	1 (10' x 50')	Not shown (4)
Number bike parking stalls	10	8 (2)
Landscaping	Yes	(3)
Lighting	No	(5)

<b>Other Critical Zoning Items</b>	
Floodplain/wetland	Yes (6)
Barrier free (ILHR 69)	Yes (1)

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