

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 210 East Olin Avenue

Present Zoning District: SE (Suburban Employment)
Proposed Use: Construct a school in an existing multi-tenant 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 lot dimensions.
2. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. On the site plan, show that the bicycle stalls are located within 100 feet of a principal entrance. Note: 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 rack.
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.	126,620 sq. ft.
Lot Width	65'	350'
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	2 stories existing building
Maximum Building Height	5 stories/ 68'	2 stories existing building

Site Design	Required	Proposed
Number Parking Stalls	None	205
Accessible Stalls	Yes	8
Loading	None	None
Number Bike Parking Stalls	Schools, public and private: 1 space per 5 students (27)	28 (2)
Landscaping and Screening	No	Existing landscaping (3)
Lighting	No	Existing lighting
Building Forms	No	Existing building

Other Critical Zoning Items	
Urban Design	Yes UDD #1
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	N/A
Wetlands	No
Wellhead Protection District	No