

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 28, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4421 Cottage Grove Rd

Present Zoning District: R-1

Proposed Use: Convert residential structure into a small animal Veterinary Clinic

Requested Zoning District: C-1

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 applicable state building and accessible codes to convert a residential building to a commercial building.
2. Provide a minimum of four parking stalls that meet geometric requirements of Chapter 10 of the Madison General Ordinances.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall 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 stall. An accessible sign shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stall to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. 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.

4421 Cottage Grove Rd.

5. Provide a detailed landscape plan with the final plans for staff sign off sign off. 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' (bushes) and 20' (trees) of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

6. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,134.54 sq. ft.
Lot width	50'	83.41'
Usable open space	n/a	n/a
Front yard	30'	adequate
Side yards	7'	adequate
Rear yard	20'	adequate
Building height	3 stories/40'	1 story

Site Design	Required	Proposed
Number parking stalls	4	(2)
Accessible stalls	1	(3)
Loading	n/a	n/a
Number bike parking stalls	2	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

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.