

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1433 Monroe St., CSM, Rezoning and Conditional Use

Present Zoning District: M-1 and C3

Proposed Use: Divide current UW credit union lot into two lots, Lot 1 existing building and Lot 2 proposed new credit union building

Requested Zoning District: C3

Conditional Use: 28.09(2)(d)23 drive up facilities for a bank 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. The final full sized plans submitted for sign off shall include both lots 1 and 2.
2. On Lot 1, provide four 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.

On Lot 2, show the proposed bike stalls on the plans that meet the above criteria.

3. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.
4. 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.

1433 Monroe St.

5. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	Lot 1 36,488 sq. ft. Lot 2 27,959 sq. ft.
Lot width	50'	Lot 1 140' Lot 2 162.17'
Usable open space	n/a	n/a
Front yard	0'	Lot 1 – 7.5' existing Lot 2 – 26' proposed
Side yards	0'	Lot 1, 22' & 8' approx.
Rear yard	Lot 1 30' Lot 2 10'	Lot 1, existing Lot 2, 75' irregular lot
Floor area ratio	3.0	Less than 1.0 (each lot)
Building height	--	Lot 1 two stories Lot 2 one story

Site Design	Required	Proposed
Number parking stalls	Lot 1, 42 Lot 2, 13	Lot 1, 23 on site, 10 at UW lot across the street and 9 stall parking reduction. Lot 2, 24
Accessible stalls	Lot 1, 1 Lot 2, 1	Lot 1, 2 Lot 2, 2
Loading	Lot 1 Lot 2 n/a	Lot 1, existing Lot 2, 1 stall provided
Number bike parking stalls	Lot 1, 4 Lot 2, 2 minimum	Lot 1 (2) Lot 2 (2)
Landscaping	as shown	adequate (5)
Lighting	no	(4)

1433 Monroe St
September 11, 2005

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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