

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 26, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **149 Waubesa Street**

Present Zoning District: M-1

Proposed Use: 78 stall parking reduction for Community Center/gym/nursery school

Conditional Use: 28.11(2)(c)3 Parking reductions in excess of 20 stalls and more than 25% of the required parking stalls 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 requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls 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 stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide a minimum of **forty-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.

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4. 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.
5. 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.
6. Note: The project is on a bike path, easily accessed by bike.
7. The site plans shall include dimensions of the lot, buildings, setbacks, stalls and drive aisles.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-----------------|-----------------|
| Lot Area | 6,000 sq. ft. | 111,287 sq. ft. |
| Lot width | 50' | 465' |
| Usable open space | n/a | n/a |
| Front yard | 0' | 0' |
| Side yards | 0' | 0' |
| Rear yard | 30' | adequate |
| Floor area ratio | 2.0 | less than 1.0 |
| Building height | --- | 2 stories |

| Site Design | Required | Proposed |
|----------------------------|------------------------------------------------------------------------------------------------------|---------------------------------|
| Number parking stalls | 21 Gym (Capacity 215) 98 Community Center (977) <u>2 Nursery School (4 empl.)</u> 121 Total | 43 (78 stall parking reduction) |
| Accessible stalls | 2 | (1) |
| Loading | 1 (10' x 35') area | (2) |
| Number bike parking stalls | 42 | (3) |
| Landscaping | Yes | (4) |
| Lighting | No | (5) |

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| Other Critical Zoning Items | |
|------------------------------------|------------|
| Urban Design | No |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Utility easements | None shown |
| 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.