

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 28, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1 S Rosa Rd.

Present Zoning District: R-1

Proposed Use: Nursery school for 15 children in an existing church

Conditional Use: 28.08(2)(b)13 A nursery school is a conditional use in the R-1 district

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 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.
2. 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.
3. Provide a detailed landscape plan. Show species and sizes of landscape elements. 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.)
4. Meet parking lot geometric requirements in the parking lot per chapter 10 of the Madison General Ordinances.

1 S. Rosa Rd

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	66,068 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	30'	adequate
Side yards		existing building
Rear yard		existing building
Building height		existing building

Site Design	Required	Proposed
Number parking stalls	17 church service times 2 nursery school times	20 shown
Accessible stalls	1	4 provided (1)
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	Yes	(3)
Lighting	No	existing

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.