

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 30, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **2110 N. Sherman Avenue**

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**Present Zoning District:** C-1

**Proposed Use:** Demolish former restaurant to allow new 2 story office building

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval.

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. Provide a physical barrier at the property lines adjacent to neighbors where pavement is to the property line.
2. Provide effective 6' – 8' high screening along the lot lines of this commercial district adjoining a residential zoning district. (Rear and left side)
3. Provide a 20' rear yard setback for the 1 story storage building.
4. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements. (distance between buildings and to property lines, etc.)
5. Note: An office building under 10,000 sq. ft. requires no loading area. Retail between 5,000 sq. ft. and 10,000 sq. ft. requires 1 (10' x 35') area exclusive of drive aisles and maneuvering space.
6. 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.) Contact zoning staff regarding landscaping/screening requirements.

7. 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 for office use.
8. 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

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	14,459 sq. ft.
Lot width	50'	100'
Usable open space	n/a	n/a
Front yard	20' for 50' adj. to res. (0' rest)	64'
Side yards	6' left, 0' right	8' left, 3' right
Rear yard	30' 2 story building 20' 1 story storage bldg.	adequate (3)
Floor area ratio	n/a	n/a
Building height	3 stories/40'	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	19	16 (Parking reduction app.)
Accessible stalls	1	provided
Loading	n/a office use	(5)
Number bike parking stalls	2	5 provided
Landscaping	Yes	(6)
Lighting	No	(7)

<b>Other Critical Zoning Items</b>	
Flood plain	No
Barrier free (ILHR 69)	Yes

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