

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 3, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2198 W Badger Rd, CSM

Present Zoning District: M-1

Proposed Use: 3 Industrial lots and 1 outlet

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	77,172 sq. ft. +
Lot width	50'	54' +
Usable open space	n/a	n/a
Front yard	0' (zoning)	
Side yards	0' (zoning)	
Rear yard	10' 1 story, 30' 2+ stories	
Floor area ratio	2.0	
Building height	---	

Site Design	Required	Proposed
Number parking stalls	Depends on use & bldg size	
Accessible stalls	Depends on use & # car stalls	
Loading	Depends on use & bldg. size	
Number bike parking stalls	Depends on use	
Landscaping	Yes	
Lighting	No	If provided, code complying

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.