

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 5, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2502 E Washington Avenue

Present Zoning District: C-2 (Adjacent church is R-4)

Proposed Use: Demo former Bill's Key Shop. Combine this lot with the 11 N. Seventh St. church property to create additional accessory parking/landscaping for the church property.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. 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. This lot shall be combined with the 11 N Seventh St property with the assessor's office.
2. 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 stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. 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 stall shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. 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.

2502 E Washington Ave

4. 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.)

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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	19,440 sq. ft. with both lots
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	No building construction	
Rear yard	“ “ “	
Building height	--	Existing

Site Design	Required	Proposed
Number parking stalls	grand fathered	20
Accessible stalls	2	(2)
Loading	n/a	n/a
Number bike parking stalls	2	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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