

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 13, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **2810 Todd Dr.**

Present Zoning District: C-2 & C-3

Proposed Use: Demolish vacant apartment building for accessory parking for a principal use located elsewhere (2705 W Beltline Hwy restaurant).

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)7. Parking facilities, open and accessory, when located elsewhere than on the same zoning lot as the principal use served, 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 **one** 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 to protect the accessible route.

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.

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3. 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 .10 watts per square foot.
4. Provide effective 6' to 8' high screening along the lot line of this commercial district adjoining a residential zoning district. (Note the property to the west is zoned R-4).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	24,329'
Lot width	50'	266'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	n/a (no building)	n/a
Floor area ratio	3.0	n/a
Building height	n/a	n/a

Site Design	Required	Proposed
Number parking stalls	19 (64 seats)	20
Accessible stalls	1	(1)
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	Yes	As shown
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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