

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 5, 2007

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **3200 Monroe St, (Gilmore Street and Western Avenue actual street frontage of school).**

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**Present Zoning District:** R-2

**Proposed Use:** Expansion of existing school building (Wingra School) New Morning Nursery school with 30 children is also in the buiding.

**Requested Zoning District:** PUD(GDP-SIP)

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.
  - 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 stall to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. 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.)
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 .08 watts per square foot.

3200 Monroe St

4. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-2 and as approved by the Urban Design Commission.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	124,800 sq. ft.
Lot width	50'	240'
Usable open space	n/a	n/a
Front yard (Through Lot)	30' each street frontage	1' Western Ave 6' Gilman St
Side yards	39' each side (32' depth penalty)	11.5' and 50'
Building height	2 stories/35'	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	15 (31 employees)	4 *
Accessible stalls	1	(1)
Loading	1 (10' x 35')	provided
Number bike parking stalls	10 minimum.	20 provided
Landscaping	Yes	(2)
Lighting	No	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	Yes (PUD is a special district)
Barrier free (ILHR 69)	Yes

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

\* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-2** district, because of the surrounding land uses.