

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 8, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **3841 & 3901 Kipp St**

Present Zoning District: M-1

Proposed Use: 2 Industrial Lots

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. Delineate any flood plain areas on the CSM.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	87,360 sq. ft. & 122,640 sq. ft.
Lot width	50'	208' and 292'
Front yard	0'	
Side yards	0'	
Rear yard	10' 1 story; 30' 2 story	
Floor area ratio	2.0	
Building height	---	

Site Design	Required	Proposed
Number parking stalls	Depends on use	To be reviewed at development
Accessible stalls	Yes	"
Loading	Depends on use & bldg. size	"
Number bike parking stalls	Dep. on use	"
Landscaping	Yes	"
Lighting	No	"

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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