

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **3901 Hanson Rd, CSM**

Present Zoning District: M-1 and Wetland

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	669,604 sq. ft. +
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0	adequate
Side yards	0'	adequate
Rear yard	1 story 10'; 2 story 30'	adequate
Floor area ratio	2.0	Less than 1.0
Building height	---	

Site Design	Required	Proposed
Number parking stalls	Depends on use	Existing (Lot 2)_
Accessible stalls	Lot 2 (as previously approved)	Lot 2 existing
Loading	“ “ “ “ “	Lot 2 existing
Number bike parking stalls	“ “ “ “ “	Lot 2 existing
Landscaping	As previously approved	Lot 2 existing
Lighting	As previously approved	Lot 2 existing

Other Critical Zoning Items	
Urban Design	No
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.