

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 9, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **528 S Park St., Movin' Shoes**

Present Zoning District: C-3

Proposed Use: Demolish a residential building and build a 2 story 4,240 sq. ft. retail store

Plan Commission Approval: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.11(2)(c) Parking reduction of 12 stalls.

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 stall.
2. Show species and sizes of landscaping elements.
3. The Plan Commission shall consider granting a parking stall reduction of 12 stalls subject to recommendation of the Traffic Engineer and the Public Utility Manager.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	3,480 sq. ft. (existing lot)
Lot width	50'	29' (existing lot)
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Rear yard	30'	35'
Floor area ratio	3.0	1.21
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	14	2 (12 stall parking reduction)
Accessible stalls	1	1 (1)
Loading	n/a	n/a
Number bike parking stalls	2	4
Landscaping	Yes	(2)
Lighting	No	n/a

Other Critical Zoning Items	
Barrier free (ILHR 69)	Yes

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