

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** Aug. 6, 2005

**To:** Plan Commission

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

**Subject:** **610 John Nolen Dr.**

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**Present Zoning District:** C3L

**Proposed Use:** Construct a 60,000 sq. ft. Office Building with 22 stall internal parking gar. (Office 55,829 sf., 9,443 s.f. parking level)

**Conditional Use:** 28.04(21) New development in excess of 5,000 adjacent to a park 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 seven total accessible stalls striped per State requirements (6 surface and 1 in the garage. A minimum of one of the stalls in the surface lot and one on the garage shall be van accessible stalls 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the accessible stalls. **(Note: the sign cannot be at the head of the striped out area. It shall be at the head of the accessible parking stall.)**
2. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide 18 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.

610 John Nolen Dr.

4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
  
5. 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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	116,274 sq. ft.
Lot width	50'	420.99'
Usable open space	n/a	n/a
Front yard	0'	5'
Side yards	0'	36' and 46'
Rear yard	30'	125'
Floor area ratio	3.0	.48
Building height	--	3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	186	160 surface <u>21 garage</u> 181 Total (Parking Reduct.)
Accessible stalls	6 surface <u>1 garage</u> 7 Total	(1)
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	18	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

**610 John Nolen Dr.**

**Aug. 6, 2005**

<b>Other Critical Zoning Items</b>	
Urban Design	Yes, District 01
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	Yes
Barrier free (ILHR 69)	Yes

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