

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6600-6602 Watts Rd., Conditional Use and Demolition

Present Zoning District: C3L

Proposed Use: Demolish two shop/office bldgs. and build two contractor/office bldgs.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(3)(d)5 states that a contractor shop 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. 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.
2. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	32,707 sq. ft.
Lot width	50'	202.34'
Front yard	0'	61.5'
Side yards	0'	7' 6" and 55'
Rear yard	10'	52' (irregular lot)
Floor area ratio	3.0	less than 1.0
Building height	--	1 story (w/mezzanines)

Site Design	Required	Proposed
Number parking stalls	23 approx.	24
Accessible stalls	Min. 1	2
Loading	1 (10' x 35') area	provided
Number bike parking stalls	3	6
Landscaping	As shown	adequate
Lighting	No	(1)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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