

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 9, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **UNIVERSITY RESEARCH PARK-PIONEER PLAT
8501 Mineral Point Rd.**

Present Zoning District: Ag

Proposed Use: 4 lots residential, 3 lots commercial

Requested Zoning District: None at this time

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. We may have additional comments once the zoning districts are proposed for these lots.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	To be established at rezoning prior to final plat.	
Lot width		
Usable open space		
Front yard		
Side yards		
Rear yard		
Floor area ratio		
Building height		

Site Design	Required	Proposed
Number parking stalls	To be determined at development	
Accessible stalls		
Loading		
Number bike parking stalls		
Landscaping		
Lighting		

University Research Park – Pioneer

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

Until we know the proposed zoning districts, we do not know if the lots comply with the district requirements.