

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 28, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1347 Fish Hatchery Rd.

Present Zoning District: R-4

Proposed Use: Demo a vacant nursing home to constr., a temporary parking lot for St. Mary's Hospital

Conditional Use: 28.08(2)(C) Provides that a parking lot open and accessory to a nonresidential use and solely for the use of employees and patrons of the use to which it is accessory 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. Conditions of approval for the parking lot are that the parking lot shall be used solely for the parking of passenger automobiles; that the parking lot shall be closed between the hours of 10:00 pm. and 7:00 a.m. except as otherwise authorized. NOTE Plan Commission can bless the 5:30 a.m to 2 a.m. hours; and, that the entrance and exit to and from such parking lot shall be at least 20' from any adjacent property located in any residence district, except when ingress and egress to and from the parking lot is provided from a public street separating such residence areas from the parking lot.

2. 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.

1347 Fish Hatchery Rd.

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3. 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

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	141,911 sq. ft.
Lot width	50'	adequate
Front yard	as shown	adequate
Side yards	as shown	adequate
Rear yard	as shown	adequate
Building height		

Site Design	Required	Proposed
Number parking stalls		328
Accessible stalls		provided at hospital site
Loading		provided at hospital site
Number bike parking stalls		provided at hospital site
Landscaping	Yes	(2)
Lighting	No	(3)

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

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