

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 18, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1402 Wingra Creek Parkway

Present Zoning District: Conservancy

Proposed Use: Goodman Park Maintenance Facility Additions and Remodeling

Conditional Use: 28.07(2)(c)17 Municipal uses, city owned and operated are a conditional use. 28.04(18) Regulations governing bulk requirements shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission.

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 4 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. The stalls shall be as close to the building as possible.
 - b. Show signage at the head of the stalls.
 - c. Show curbs, wheel stops, or ramps where required to provide the protected path to the building from the stalls.
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 8 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 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.

1402 Wingra Creek Pky.

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

Bulk Requirements	Required	Proposed
Lot Area	10 acres	26 acres
Lot width	500'	adequate
Usable open space	n/a	n/a
Front yard	60'	adequate
Side yards	80'	65' (See 28.04(18) above)
Rear yard	100'	adequate
Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories/34'

Site Design	Required	Proposed
Number parking stalls	70	80
Accessible stalls	4	(1)
Loading	1 (10' x 35')	(2)
Number bike parking stalls	8	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

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

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