

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 30, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **149 Waubesa St., CSM**

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**Present Zoning District:** M-1

**Proposed Use:** Divide the lot into two lots for Atwood Community Center and recreational building 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 applicable State building codes and State building setback regulations regarding building proximity to property lines. (Note: Buildings cannot be at or cross over a property line unless they meet applicable building codes for fire separation). Contact Building Inspection Plan Review staff regarding State building codes.
2. Meet the 10' rear yard requirement on Lot 1.
3. Provide adequate parking for the proposed uses.
4. Meet applicable Chapter 16 land division regulations. Provide 50' of street frontage for Lot 2.
5. The change of use will require site plan/landscaping approval. Address any proposed demolitions of accessory buildings on the site plans.
6. 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.

149 Waubesa St

7. 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.	38,912 sq. ft. +
Lot width	50'	Lot 1 416.72', Lot 2 0' *
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0' (zoning)	0'
Rear yard	10' 1 story, 30' 2 stories	(1) & (2)
Floor area ratio	2.0	less than 1.0
Building height	----	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	10% of capacity	To be addressed at site plan review
Accessible stalls	Per state regulations	
Loading	Dep. on square footage & use	
Number bike parking stalls	1 per 10 car stalls	
Landscaping	Yes	(6)
Lighting	No	(7)

<b>Other Critical Zoning Items</b>	
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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