

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 5, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1619 S. Stoughton Rd., Conditional Use

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**Present Zoning District:** C-3

**Proposed Use:** Addition to Contractor's office & shop (Madcity Roofing Company, Inc.)

**Conditional Use:** 28.09(3)(d)5 Contractors offices and shops are 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. Provide two 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 structures in or upon 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.
2. 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.
3. Note: 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.

1619 S Stoughton Rd

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**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	11,081 sq. ft.
Lot width	50'	50'
Usable open space	n/a	n/a
Front yard	0'	6'
Side yards	0'	6' & 13'
Rear yard	30'	adequate
Floor area ratio	3.0	less than 1.0
Building height	----	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	2	4
Accessible stalls	1	1
Loading	n/a	n/a
Number bike parking stalls	2	(1)
Landscaping	As shown	adequate
Lighting	No	(2)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Barrier free (ILHR 69)	Yes

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