

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 5, 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 1902 Tennyson Lane

Present Zoning District: M-1

Proposed Use: Demolish manufacturing buildings and construct 63 two-unit and 2 single-unit contractor office/shop structures (up to 128 units).

Plan Commission Review: 28.04 (22) The demolition of principal buildings requires Plan Commission review and approval.

- 1) per the submittal, the proposed buildings will cater to land uses identified as *permitted uses* in the M1 Limited Manufacturing District. Each individual building or tenant space will require a separate certificate of occupancy for each individual land use proposed for each space in each building.
- 2) The required number of parking spaces will be determined at the time the specific land use/occupancy for the tenant spaces is requested. For example, the following requirements would apply:
 - a) Manufacturing and warehousing establishments, contractor shops, production and processing facilities, research and development and testing facilities: 1 space per 2 employees.
 - b) General commercial uses: 1 per 300 sq. ft. of gross floor area.
 - c) Office uses: 2 spaces per 1,000 sq. ft. of gross floor area.
- 3) Meet all applicable State accessible requirements, including but not limited to:
 - a) Show the accessible path from the stalls to the building.
 - b) Show accessible ramps that are not within the striped out area, curbs or wheel stops where needed.
- 4) Provide required bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike parking stall is two feet by six feet with a five-foot access area.

- 5) It appears the site will provide off-street parking facilities in excess of 20 parking stalls. For 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 thee landscape point total.)
- 6) Provide three 10' x 35' loading areas and one 10' x 50' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
- 7) If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards.
- 8) There is a proposed building site shown on the southeast corner of the site. No detail has been provided for this building, it is assumed that this portion of the development will come forward at a later date, and be developed in consistency with the zoning requirements in place at the time of development.
- 9) The site shares a zoning district boundary with a residential development to the east. This development must provide effective 6' – 8' high screening along the lot line of this Manufacturing district adjoining a residential zoning district. Provided, however, that within ten (10) feet from any driveway crossing of a street lot line, any screening shall not exceed two (2) feet in height.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft. min.	Adequate
Lot width	50'	Adequate
Front yard	R1 setback buffer, 25' x 25' at SW corner of site	Adequate
Side yards	7'	Adequate
Rear yard	10'	Adequate
Floor area ratio	2.0	Less than 1.0
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	TBD	TBD
Accessible stalls	TBD	TBD (1)
Loading	3- 10' x 35'; 1- 10' x 50'	0
Number bike parking stalls	TBD	0 (3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	No
Flood plain/Wetland	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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