

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 2, 2006

**To:** Plan Commission

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

**Subject:** 2935 Daniels St & 2250 & 2258 Mustang Way, CSM

**Present Zoning District:** M-1

**Proposed Use:** Reconfigure three lots into two industrial lots

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. The survey shall show existing parking stalls, accessible parking, loading areas and limits of existing pavement.
2. Prior to final sign off of the CSM, obtain site plan approval showing the new lot line configuration showing car parking stalls, bike stalls, accessible stalls, landscaping and loading. Submit current/proposed uses along with information required to determine the required number of stalls/loading areas needed for the existing Lot 1 site. Future development of lot 2 may require conditional use approval for accessory parking located on a lot elsewhere than the principal use served. Cross access easements shall be obtained between the two lots.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	106,470 sq. ft. +
Lot width	50'	70' +
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	0'
Rear yard	10' 1 story, 30' 2 + stories	adequate
Floor area ratio	2.0	adequate
Building height	existing	existing

**2935 Daniels St, 2250 & 2258 Mustang Way**

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	Depends on use	(2)
Accessible stalls	Yes	(2)
Loading	Depends on use & Bldg. size	(2)
Number bike parking stalls	1 per 10 car stalls	(3)
Landscaping	Yes	(2)
Lighting	No	existing

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	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.