

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **GENESIS Preliminary Plat, 3604 Agriculture Dr.**

Present Zoning District: M-1

Proposed Use: 16 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. Show on the plat any wetland and flood plain areas.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	adequate
Lot width	50'	adequate
Front yard	0'	
Side yards	0'	
Rear yard	10' 1 story; 30' 2 story +	
Floor area ratio	2.0	

Site Design	Required	Proposed
Number parking stalls	Depends on use & bldg. size	
Accessible stalls	Yes	
Loading	Dep. on use & building size	
Number bike parking stalls	Dep. on use & # car stalls	
Landscaping	Yes	
Lighting	No but if provided must meet	lighting ordinances.

Other Critical Zoning Items	
Urban Design	Yes (District 1)
Flood plain	Yes – also Wetlands
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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