

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 7, 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 4602 South Biltmore Lane

Present Zoning District: O-4

Proposed Use: Build out of existing multi-tenant office building. Section 28.085 (5) (d) 4.

Chiropractic clinic in the O-4 district is a Conditional Use.

Requested Zoning District: O-4

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. Note: Proposed development shall comply with development standards of the O-3.
2. Identify extent of parking devoted to Chiropractic Clinic and designate on site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3 acres	7.88 acres
Lot width	300'	adequate
Usable open space	n/a	n/a
Front yard	25' (50' arterial hwy)	n/a
Side yards	15'/20% bldg. ht. (greater of) 50' (side yd adjoin art. hwy) 25' (street side yard not on arterial .hwy	n/a
Rear yard	30'/45% of bldg ht. -greater of	n/a
Floor area ratio	1.0	
Building height	---	

Site Design	Required	Proposed
Number parking stalls	10 for this use	TBD (1) & (2)
Accessible stalls	Per State Codes	
Loading	Dep. on use & bldg. size	
Number bike parking stalls	1 for this tenant	(1) & (2)
Landscaping	Yes	(1)
Lighting	Dep. on use, also design standards apply	(1)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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