

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 11, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **4698 Eastpark Blvd, The American Center Plat-Hanson First Addition**

Present Zoning District: O-4

Proposed Use: Two lot plat

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3 acres	11.36 and 13.51 acres
Lot width	300'	329.81' and 456.97'
Usable open space	n/a	n/a
Front yard	25'	(To be reviewed at dev.)
Side yards	15' or 25% of bldg. ht.	
Rear yard	30' or 45% of bldg. ht.	
Floor area ratio	1.0	
Building height	----	

Site Design	Required	Proposed
Number parking stalls	Depends on use & bldg. size	(To be reviewed at dev.)
Accessible stalls	Yes	
Loading	Dep. on use & bldg. size	
Number bike parking stalls	Dep. on use & # of car stalls	
Landscaping	Yes	
Lighting	No	

Other Critical Zoning Items	
Urban Design	Arch. Review required at dev.
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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