

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 30, 2006

**To:** Plan Commission

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

**Subject:** 474 Commerce Dr., CSM

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**Present Zoning District:** PUD(SIP)

**Proposed Use:** Divide the lot into two 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. Obtain a miner alteration to the existing PUD(SIP) for this division. Obtain cross access agreements between Lots 1 and 2.

***ZONING CRITERIA***

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	37,014 sq. ft.50'
Lot width	50'	adequate
Usable open space	n/a	n/a
Front, side & rear yard	existing buildings	adequate

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	existing	adequate (1)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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