

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5501 Portage Rd., Rezoning & American Center Final Plat**

Present Zoning District: O-3

Proposed Use: Undisclosed O-4 future use, (one lot final plat)

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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3 acres	15.85 acres
Lot width	300'	adequate
Usable open space	n/a	n/a
Front yard	25' (50' arterial hwy)	
Side yards	15'/20% bldg. ht. (greater of) 50' (side yd adjoin art. hwy) 25' (street side yard not on arterial .hwy)	
Rear yard	30'/45% of bldg ht. -greater of	
Floor area ratio	1.0	
Building height	---	

Site Design	Required	Proposed
Number parking stalls	Depends on use	
Accessible stalls	Per State Codes	
Loading	Dep. on use & bldg. size	
Number bike parking stalls	Dep. on use & no. car stalls	
Landscaping	Yes	
Lighting	Dep. on use, also design standards apply	

Other Critical Zoning Items	
Urban Design	
Historic District	
Landmark building	
Flood plain	
Utility easements	
Water front development	
Adjacent to park	
Barrier free (ILHR 69)	

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