

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 551 W. Main St.

Present Zoning District: C-2

Proposed Use: Demolish a Commercial building and construct a new office building
20,450 sq. ft. plus parking garage.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission
approval.

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. Provide 4 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
2. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,246 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Rear yard	30'	47'
Floor area ratio	3.0	1.34
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central Business Distr.)	37 garage <u>9 surface</u> 46 total
Accessible stalls	2	2
Loading	1 (10' x 35')	provided in drive aisle
Number bike parking stalls	4	(1)
Landscaping	As shown	adequate
Lighting	no	(2)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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