

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 55 S Gammon Rd., CSM, Rezoning and Conditional Use

Present Zoning District: Ag

Proposed Use: Community Education Center

Requested Zoning District: R-4

Conditional Use: 28.08(5)(c)7 provides that Community Centers are a conditional use. 28.08(2)(c)24 provides that schools are a conditional use.

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 approval of a 5 stall parking reduction.
2. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Show the number of bike parking stalls provided on the final plan. Note: The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

55 S. Gammon Rd

C:\cp pdfs_new\GammonRdS55_091105.doc

September 11, 2005

Page 2

5. 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.	61,570 sq. ft.
Lot width	50'	199.8'
Usable open space	n/a	n/a
Front yard	25'	49'
Side yards	24.75' each side	41' and 50'
Rear yard	35'	142'
Floor area ratio	n/a	n/a
Building height	2 stories	1 story (with 2 nd floor mechanical room)

Site Design	Required	Proposed
Number parking stalls	45	40 (plus 9 for the adj. school) (5 stall pkg. reduction req.)
Accessible stalls	2	3
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	as shown (min. 12)	adequate (3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes (public building)
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.