

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 29, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5702 Raymond Rd., CSM

Present Zoning District: C-2

Proposed Use: Divide one commercial lot into two commercial lots (Existing Planned Commercial Site).

Conditional Use: 28.09(3)(d)24 Retail over 40,000 sq. ft. is a conditional use
 28.09(3)(d)9 A drive-up facility is a conditional use
 28.04(24) A Planned Commercial Development is 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. Show cross access easements on the CSM.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	Lot 1 129,706 sq. ft. Lot 2 50,615 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	0' (through lot) 10' (opposite Russett Rd)	Lot 1 Lot 2
Floor area ratio	3.0	less than 1.0
Building height	----	1 story

Site Design	Required	Proposed
Number parking stalls	As previously approved	As previously approved

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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