

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 8001 Raymond Rd, CSM and Rezoning of Lot 2 of CSM

Present Zoning District: Ag

Proposed Use: Creating two office lots, Constructing a 14,000-19,000 sq. ft. Medical clinic on Lot 2

Requested Zoning District: O-2

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 site plan approval of the Lot 2 project prior to development.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	237,512 sf and 2,504,260 sf
Lot width	100'	adequate
Usable open space	n/a	n/a
Front yard	25'	To be rev. at site plan app.
Side yards	10 each side for one story bldg plus 2' for each additional story	to be rev. at site plan app.
Rear yard	35'	to be rev. at site plan app.
Floor area ratio	0.7	to be rev. at site plan app.
Building height	---	to be rev. at site plan app.

8001 Raymond Rd

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Site Design	Required	Proposed
Number parking stalls	1 stall per each 300 sq. ft. of gross floor area for a clinic	to be rev. at site plan app.
Accessible stalls	Per State codes	to be rev. at site plan app.
Loading	Dep. on size of building and use	to be rev. at site plan app.
Number bike parking stalls	1 per each 10 car stalls	to be rev. at site plan app.
Landscaping	Yes	Need landsc. arch app. stamp
Lighting	No	to be rev. at site plan app.

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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