

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 28, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **8501 Excelsior Dr.**

---

**Present Zoning District:** RPSM

**Proposed Use:** Accessory parking located elsewhere for University Hospital & Clinics

**Conditional Use:** 28.10(2)(d)1 Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served.

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. Future development on parcel B will require that sufficient parking will need to be provided for the proposed and existing development.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of **7** accessible stalls striped per State requirements, which will be located as near the accessible entrances to the building as possible. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls.
3. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	1 acre	adequate
Lot width	100'	provided at front setback
Usable open space	n/a	n/a
Front yard	25'	adequate
Side yards	15'	20'
Rear yard	30'	adequate
Floor area ratio	1.0	adequate
Building height	Existing	existing

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	167	167 with accessory pkg.
Accessible stalls	Yes	(2)
Loading	existing	adequate
Number bike parking stalls	16	(3)
Landscaping	To be reviewed at future dev.	existing
Lighting	No	existing

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
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.