

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 10, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1815 University Avenue, Demo and Rezoning

Present Zoning District: OR (Hist UH)

Proposed Use: Demolish apt. building & build 64-unit apt. building (28 one-bdrm, 36 two-bdrm units)

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demo of a principal building requires Plan Com 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **three** accessible stalls (**two in the garage and one in the covered parking area**) striped per State requirements. 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. Accessible signs shall be a minimum of 60" from the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building entrance or elevator. The stalls shall be as near the accessible entrance and elevator as possible. Show ramps, curbs, or wheel stops where required.
2. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. **If this loading area cannot be provided, request and obtain approval of the Plan Commission to specifically waive this requirement or it will need to be provided.**
3. Provide a **minimum of fifty-seven** 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. **(Note: Seven of the surface bike stalls appear to be encroaching into the right-of-way.)**

4. Obtain approval from City Forestry for any trees being placed in the right of way area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	34,480 sq. ft.	25,520 sq. ft. *
Lot width	50'	110'
Usable open space	7,000 sq. ft.	4,046 sq. ft. *
Front yard	20'	5' *
Side yards	29.5' and 26.37'	5' and 3' *
Rear yard	30'	5.5' *
Floor area ratio	2.0	3.02 *
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	105 (of those 16 surface stalls)	78 garage <u>3 covered</u> 81 total *
Accessible stalls	2 garage <u>1 covered</u> 3 total	(1)
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	57	(3)
Landscaping	Yes	(4)
Lighting	Yes	Rev. at building permit

Other Critical Zoning Items	
Urban Design	Yes
Historic District	University Heights Historic District
Landmark building	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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

Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **OR (R-6)** district, because of the surrounding land uses.