

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 3, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1833 Winnebago St.

Present Zoning District: R-3

Proposed Use: Demolish 4 residential buildings, construct a new 43 unit condo building.
(25 1-bdrm, 16 2-bdrm, and 2 3-bdrm units)

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Include the floor plan of the third floor level in the final plans.
2. Provide 43 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: The bike stalls in front of the car parking stalls that do not have 5' of access to them do not meet the bike parking requirements and do not count toward required bike stalls.
3. 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.
4. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot (parking garage) and an average of .75 footcandles. (See City of Madison lighting ordinance)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	49,000 sq. ft.	27,033 sq. ft. *
Lot width	50'	50'
Usable open space	10,080 sq. ft.	4003 sq. ft. *
Front yard	20'	6" Eastwood *
Side yards	11 each side	5' & 7' *
Through lot	20'	11' Winnebago *
Floor area ratio	n/a	n/a
Building height	3 stories	4 stories *

Site Design	Required	Proposed
Number parking stalls	59	45 *
Accessible stalls	1	1
Loading	1 (10' x 35') area (59,945 s.f.)	(3)
Number bike parking stalls	43	17 garage (2)
Landscaping	As shown	adequate
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
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.

* 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 **R-5** district, because of the surrounding land uses.