

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 20, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 22 E. Dayton St and 208 N. Pinckney St.

Present Zoning District: R6H and C-2

Proposed Use: Move 7 unit building to Pinckney St, Demolish 2 unit building and build 48 unit apartment building. (55 total units)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com approval

Proposed Zoning District: PUD(GDP-SIP)

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. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to final sign off of the rezoning.
2. The site plan shall show dimensions of the lot, structures, setbacks from property lines, clearly show property lines and the boundary of the SIP on the site plans. The plan sheets and all documents shall be consistent including number of units.
3. Meet applicable building codes and building code setbacks.
4. Show the access to the parking stalls, shown on Phase I. Include the adjacent lot development with cross access. Obtain a cross access agreement.
5. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements, one on the surface and one in the underground garage. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.

22 E Dayton St

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- b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stall to the buildings or elevator in the garage. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
6. Provide **one** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
7. Provide 54 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.
8. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
9. Provide addresses on the site plans of the existing buildings that will remain, proposed buildings and addresses of the buildings to be moved or demolished.
10. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
11. Note: This report was based on the project as a PUD(GDP-SIP)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3,900 sq. ft. Phase I <u>23,700 sq. ft. Phase II</u> 27,600 sq. ft. Total	21,128 sq. ft.
Lot width	50'	existing
Usable open space	840 sq. ft. Phase I <u>4,340 sq. ft. Phase II</u> 5,180 sq. ft. Total	125 sq. ft. Phase I <u>3,300 sq. ft. Phase II</u> 3,425 sq. ft. Total
Front yard	20'	3'
Side yards	9' ea. side (zoning)7 unit bdg 13' ea side(zoning)48 apt bdg	0' & 3' * (3) 1' & 28' * (3)
Rear yard	30'	18' Phase I, 14.4' Phase II
Floor area ratio	2.0	2.14 plus 2 story exist bldg. *
Building height		4 stories (7 unit) 5 stories (48 unit) 2 stories (unknown # units)

Site Design	Required	Proposed
Number parking stalls	0 (central business district)	7 Phase I
Accessible stalls	1 surface and 1 underg. garage	(5)
Loading	1 (10' x 35') area	(6)
Number bike parking stalls	54	(7)
Landscaping	Yes	(8)
Lighting	Yes	(10)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	Yes (Mansion Hill) 206 N. Pinckney Nat. reg.
Landmark building	Adj to landmark bldg.
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 **R-6** district, because of the surrounding land uses.