

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 12, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 22 E Dayton St, Demo and Rezoning., Phase II

Present Zoning District: PUD(GDP-SIP)

Proposed Use: Demo residential structure and build 5 story 48 unit apt. building

Requested Zoning District: Amended 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. Provide dimensions of building setbacks on the site plans.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. 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 building/elevator. The stall shall be as near the accessible/elevator entrance as possible. Show ramps, curbs, or wheel stops where required.
3. Provide **48** 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.

22 E Dayton St

4. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	52,200 sq. ft.	14,723 sq. ft. *
Lot width	50'	104'
Usable open space	10,400 sq. ft.	3,165 sq. ft. *
Front yard	0'	4'
Side yards (R-5)	13' each side	7' & 23' *
Rear yard (R-5)	30'-	14' *
Floor area ratio	3.0	2.9
Building height	---	5 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	43
Accessible stalls	1	(2)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	48	26 (3)
Landscaping	Yes	(4)
Lighting	Yes	To be reviewed at bldg. rev.

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
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 **C-2** district, because of the surrounding land uses.