

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 26, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2607 Monroe St., Rezoning, IZ

Present Zoning District: R-5 & C-2

Proposed Use: Demo 6 buildings & build a 45 unit condo building (6,000 sq. ft. commercial with outdoor eating area on site) (Total of 47 dwelling units with the 2 existing)

Requested Zoning District: PUD(GDP)(SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.

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 inclusionary zoning plan for recording prior to final signoff of the rezoning.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **four** accessible stalls **striped per State requirements** (one surface, one covered pkg area and 2 in the garage). 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" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.

3. Provide **49** bike parking stalls (45 for the residential units and 4 for the commercial/restaurant spaces) 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.
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. 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.)
5. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any 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).
6. In the zoning text, include the existing square footage of commercial space and the existing two dwelling units. In the zoning text, signage shall be per the R-5 for the residential use and C-2 for the commercial uses and signage shall be as approved by the Urban Design Commission and Zoning.
7. Show addresses of the buildings on the final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	57,000 sq. ft.	45,732 sq. ft.
Lot width	50'	adequate
Usable open space	13,600 sq. ft.	3,135 sq. ft. *
Front yard	0' Monroe St.	0'
Side yards	24.9'	12' and 11' *
Rear yard	0' Arbor Dr.	7.5'
Floor area ratio	3.0	1.65
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	70 residential (12 surface) 13 commercial <u>? restaurant-30% of capac.</u>	57 garage 21 covered <u>10 surface *</u> 88 total *
Accessible stalls	1 covered pkg. 1 surface <u>2 garage</u> 4 total	1 covered pkg. 1 surface <u>2 garage</u> 4 total (2)
Loading	1 (10' x 35')	provided
Number bike parking stalls	4 restaurant/commercial <u>45 residential</u> 49 total	(3)
Landscaping	Yes	(4)
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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 **C-2** district, because of the surrounding land uses.