

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 14, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 301 S Ingersoll St, Rezoning

Present Zoning District: M-1

Proposed Use: Demolish existing structures and build a 76 unit apartment bldg.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls 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" between the bottom of the sign and the ground.
 - c. The stalls shall be as near the accessible entrance (elevators) as possible.

2. Provide **63** 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.

301 S Ingersoll St

3. In the zoning text, under parking and loading, eliminate the statement “no off-street loading will be provided.” In the zoning text, under signage, “signage will be allowed as per the R-6 zoning district as approved by the Urban Design Commission.”

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	90,100 sq. ft.	41,464 sq. ft. *
Lot width	50'	adequate
Usable open space	20,800 (130 bdrms)	8,080 sq. ft. + balconies
Front yard	20'	5' *
Side yards	11' each side + penalties	4' & 16' *
Rear yard	30'	35'
Building height	--	3 and 4 stories

Site Design	Required	Proposed
Number parking stalls	105	76 garage *
Accessible stalls	2	(1)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	63	61 (2)
Landscaping	as shown	adequate
Lighting	n/a	n/a

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.