

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 19th 2008

To: Planning Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 31 South Henry St.

Present Zoning District: C-4

Proposed Use: Convert existing 3 story office building to 58 apartments (28 eff., 30 one-bedrooms) with 5,000 sq. ft. first floor commercial space.

Requested Zoning District: PUD (GDP-SIP)

1. Provide 58 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
2. In regard to the provision of off-street loading berths, the applicant has not provided a designated of-street loading area for this project, and therefore requests a waiver of said requirement with this request.
3. In the family definition of the zoning text, the definition shall coincide with a compatible zoning district's occupancy per the Madison General Ordinances family definition. Any further restriction on occupancy that may be proposed must be enforced by the property owner or manager, and shall not be part of the zoning text. Work with zoning staff to modify the zoning text prior to final plan submittal.

C-4 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	10,801.66 sq. ft.
Lot width	50'	66.32'
Usable open space	5,800 sq. ft.	1,172 sq. ft. +
Front yard	20'	As shown on plans
Side yards	Min. 8' side yards	Match existing/as shown on plans
Rear yard	10'	Match existing/as shown on plans

Floor area ratio	n/a	n/a
Building height	3 stories/40'	6 stories

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Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	0
Dwelling unit mix (point value)	Not less than 1.5	.75
Loading	1 (10' x 35') area	None provided (2)
Number bike parking stalls	58	65 (1)
Landscaping	No	n/a
Lighting	No	

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	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-4 district, because of the surrounding land uses.