

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 6th 2007

To: Plan Commission

From: Matt Tucker, Zoning Administrator

Subject: 430 W. Dayton Street

Present Zoning District: R-6, Downtown Design Zone 2, Transition Zone

Proposed Use: **Convert basement area to add an additional dwelling unit, demolish existing single family residence at rear, and construct a new house with an upper dwelling unit at rear of lot.**

Requested 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).

1. Downtown design zone 2 requires a 25' rear yard setback for a residential structure. Since the proposed carriage house in phase 2 does not appear to meet this requirement, any reference to this new structure must be removed from the plans. The existing structure may remain, and is being considered as part of this review.

GENERAL OR STANDARD REVIEW COMMENTS

2. Provide five bike parking stalls (one per dwelling unit) in a safe and convenient location on an impervious surface to be shown on the final plan. 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. Moped parking must also be shown, if provided.
3. The submitted site plan does not reflect the Urban Design Commission (UDC) approval, and floor plans and building plans do not clearly depict the bedroom accounts and floor plan for each unit. Please clarify by providing a complete and accurate plan set, including site plan, elevation drawings and floor plans when SIP is submitted for final review.
4. The submitted site plan must be updated to reflect phasing of this project, and interim improvements proposed for the area behind the 4-unit building must be shown.
5. The zoning text needs to be clarified. In regard to permitted land uses, please modify the zoning text to state: "Residential uses as permitted in the R6 General Residence District." Also, please delete item "L."

6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. the stall must be a van accessible stall, 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall.
7. Provide a detailed landscape plan, showing phases as identified in the letter of intent.
8. Identify Useable Open Space areas and area calculations when SIP is submitted for final review.
9. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued for the rear house.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,356 sq. ft. (existing)
Lot area for all D.U.'s	5,271 sq. ft.	4,356 sq. ft. (existing)*
Lot width	50'	33' (existing)
Usable open space	980 sq. ft.	To be shown on plans (3)(8)
Front yard	20'	7.3 (existing)
Side yards	9'	2' right, 4' left (existing)
Rear yard	30'	Nonconforming (ex. 2 nd house)
Floor area ratio	2.0	1.38±
Building height	3 stories/40'	3 stories

Site Design	Required	Proposed
Number parking stalls	0 stalls	3 stalls (3)
Accessible stalls	1 stall	1 stall (3)(6)
Loading	0	0
Number bike parking stalls	5	None shown (2)
Moped parking	0 stalls	0 (2)
Landscaping	As shown	Adequate (7)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	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 **(PCD)(PUD)** district, and there are no predetermined bulk requirements, Staff has reviewed the project based on the criteria for the R-6 district, because of the surrounding land uses. Since the second residential structure proposed as part of phase 2 of this project does not meet the Downtown Design Zone setback requirements, only the existing structures are being reviewed at this time.