

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 2, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6809-6827 Milwaukee St., 6826 Reston Heights Dr & 102 Windstone Dr.

Present Zoning District: PUD(GDP)

Proposed Use: 34 Apartment units in 4 buildings (22 units Lot 231, and 12 units Lot 230)
The 4 unit bldgs are 12 two bdrm units, the 22 unit is 13 one bdrm and 9 two bdrm units)
Requested Zoning District:

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 for the 22 unit (one in the parking garage and one in the surface lot). 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 as possible. Show ramps, curbs, or wheel stops where required.
2. Show building setbacks on the site plans.
3. Provide 22 bike parking stalls, for the 22 unit building, 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. Provide some in the parking garage and some on the surface of the lot.

6809 Milwaukee 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. 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. The letter of intent, zoning text and plans shall be consistent.
7. In the zoning text, include Family definition per Section 28.03(2) of the Madison General Ordinances as it applies to the R-4. Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 and approved by the Urban Design Commission. Meet with zoning staff to go over the letter of intent and zoning text prior to submitting final plans for sign off.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	68,000 sq. ft.	92,905 sq. ft.
Lot width	50'	adequate
Usable open space	17,000 sq. ft. (500 sq. ft. unit)	
Front yard	25'	4 units 36', 22 unit 29'
Side yards	10' & 12.5' street side- 4 units 15' & 19.5' - 22 unit	70' & 11.5' street side-4 un. * 37.5' & 44' - 22 unit
Rear yard - 22 unit	35'	15' *
Through lot - 4 units	25'	35'
Building height	2 stories/35'	2 stories - 4 units 3 stories - 22 unit

Site Design	Required	Proposed
Number parking stalls	56 (of those, 1 per each 4 units shall be surface stalls)(3 surf- 4 units 5 surf- 22 unit-unobstructed)	45 garage <u>11 surface</u> 56 total
Accessible stalls	1 surface (22 Unit) <u>1 garage (22 Unit)</u> 2 total	(1)
Loading	1 (10' x 35') 22 unit	provided in drive aisle
Number bike parking stalls	22 – 22 unit 12- 4 unit buildings	(3) 4 units, provided in garages
Landscaping	Yes	(4)
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes (22 unit)

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-4** district, because of the surrounding land uses.