

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: Sept. 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 731 State St., Pres House

Present Zoning District: R-6

Proposed Use: Remodel existing religious student center including a 2,310 sq. ft. cafe with outside dining and build a 6 story student center with 44 dwelling units (28 four-bdrm, 11 three-bdrm, 2 two-bdrm, and 2 one-bdrm units).

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). **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 Zoning, a copy of the approved plan for recording prior to zoning sign off of the plans.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the accessible stalls.
 - c. Show the accessible path from the stalls to the building.
3. Provide a minimum of **52** bike parking stalls for the existing and proposed facilities in safe and convenient locations 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. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements.
5. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	36,450 sq. ft.	26,948 sq. ft. *
Lot width	50'	adequate
Usable open space	10,850 sq. ft.	6,101 *
Front yard	20'	existing
Side yards	15' each side	0'
Rear yard	37.1 (45% of bldg. ht)	0'
Floor area ratio	2.0	3.35 *
Building height	--	82.5'

Site Design	Required	Proposed
Number parking stalls	0 (Central Business District)	4
Accessible stalls	1	(2)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	52 bike stalls	(3)
Landscaping	As shown	adequate
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	National regist. of hist. places
Landmark building	Yes
Flood plain	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 **R-6** district, because of the

surrounding land uses.