

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

To: Plan Commission **Date:** February 25, 2008
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 733 County Highway M, Rezoning

Present Zoning District: Temp A
Proposed Use: 65 Unit Apartment complex (1 & 2 bdrms units)
Requested Zoning District: PUD(GDP)

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. Will need a completed site that shows the lot dimensions and distances between structures and from property lines.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of five 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.
 - c. Show the accessible path from the stalls to the elevator. Parking stalls shall not block the entry to the elevators.
3. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards.
4. Provide Sixty five 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.
5. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

6. Signage shall be per Chapter 31 of the Madison General Ordinances as it applies to the R-4 and approved by the Urban Design Commission.
7. It remains unclear if screening from off street parking area in rear will be required.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	132,000 sq. ft.	169,682 sq. ft.
Lot width	50'	1100'
Usable open space	33,000 sq. ft.	47,500 sq. ft. +
Front yard	25'	45'
Side yards	34.5 total/ 15' one side	29' south side, 65' east side
Rear yard	35'	290' +-
Building height	2 stories	4 stories*

Site Design	Required	Proposed
Number parking stalls	90	90 garage <u>38 surface</u> 128 total
Accessible stalls	5	to be shown on final plan (2)
Loading	1 – 10' x 35'	to be shown on final plan (5)
Number bike parking stalls	65	None shown (4)
Landscaping	Yes	None shown
Lighting	Yes	None shown (3)

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