

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 11, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **1135 Erin Street**

Present Zoning District: R-3

Proposed Use: Demolish 6 houses & build a new 3 unit, 13 unit, and a 16 unit in addition to existing 3-unit building and 6 single family homes. (41 total units)

Proposed 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **two accessible surface stalls** (one as shown at the 13 unit building and one at the proposed 3 unit building on Erin St) and **two accessible garage stalls** (one in each of the 13 unit and 16 unit garages) striped per State requirements.
 - 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 buildings. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Show addresses of buildings on the final site plan.
3. Provide a minimum of **41** bike parking stalls in a safe and convenient locations on an impervious surface to be shown on the final plan. Note: **The bike parking shall be distributed inside and outside of the buildings.** 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.

1135 Erin St

4. 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. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
5. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the plat.
6. In the Zoning Text the following shall be revised:
 - a. In the Statement of Purpose state that there are 41 dwelling units and common area in the development.
 - b. Remove mention of conditional uses in the text.
 - c. Add "Family Definition" of this PUD(SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-1 zoning district.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	54,800 sq. ft.	88,426 sq. ft. (2.03 acres)
Lot width	50'	adequate
Usable open space	13,920 sq. ft.	27,750 sq. ft. +
Front yard	20'	10' (Erin St)
Side yards	8' Min., 20' total	adequate
Rear yard	30' or 55% bldg. height	17' to existing building *
Building height	3 stories	3 stories

Site Design	Required	Proposed
Number parking stalls	62	40 garage <u>11 surface</u> 51 total *
Accessible stalls	2 surface <u>2 garage</u> 4 total	(1)
Loading	1 (10' x 35') area	*
Number bike parking stalls	41	(3)
Landscaping	As shown	adequate
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
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-5** district, because of the surrounding land uses.