

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 17, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **119, 123 & 125 N Butler St, 120 & 124 N Hancock St.**

Present Zoning District: R-6

Proposed Use: Remove 1 house, demo 2 houses and 3 garages and build a 4 story apartment building. (2 existing 2 units with 3 bdrms each unit. Proposed bldg has 6 eff, 23 one bdrm, and 5 two bdrm units)

Requested Zoning District: PUD(GDP)

Conditional Use: 28.04(22) Demolition/removal of principal buildings requires Plan Com. approval

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 **one** accessible stall 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. The stall and access to the stall shall have a minimum of 8' 2" ceiling clearance.
 - 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/**elevator** as possible. Show ramps, curbs, or wheel stops where required.

2. Provide one bike parking stall per each dwelling unit 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.

119, 123 & 125 N Butler St

3. The zoning text shall be modified to include the following: a) Under Statement of purpose or permitted uses, the number of dwelling units existing to remain and number of dwelling units in the proposed building. b) Under Signage add "Signage shall be approved by the Urban Design Commission. c) The zoning text heading shall include PUD(GDP).
4. Show building addresses on the final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	18,150 sq. ft.	20,625 sq. ft.
Lot width	50'	90.25'
Usable open space	3,570 sq. ft.	6,774 sq. ft.
Front yard	20'	1' 8" *
Side yards	11' left side, 24.5' right side	11' left side, 0' right side *
Through Lot	20'	Existing setback Hancock St
Floor area ratio	2.0	1.54
Building height	--	4 stories

Site Design	Required	Proposed
Number parking stalls	0' (Central Business Distr.)	36 garage
Accessible stalls	1	(1)
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	1 per each dwelling unit	(2)
Landscaping	Yes	(To be approved with SIP)
Lighting	Yes	(To be approved with SIP)

Other Critical Zoning Items	
Urban Design	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.