

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 12, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1513 Lake Point Dr.

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**Present Zoning District:** C-2

**Proposed Use:** Mixed use development, 50 apartments and 20,000 sq. ft. Commercial

**Conditional Use:** 28.09(3)(d)35 A Planned Residential Development is a conditional use. 28.04(24) A Planned Commercial Development shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Development recorded in the office of the Dane County Register of Deeds.

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. Show signage at the head of the accessible stalls.
  - b. Show the accessible path from the stalls to the buildings.
  - c. Show ramps, curbs or wheel stops where required.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Lighting is required. It must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

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4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	61,400 sq. ft.	139,262 sq. ft.
Lot width	50'	adequate
Usable open space	14,080 sq. ft.	15,600 sq. ft.
Front yard	0'	adequate
Side yards	8' min., 20' total	adequate
Rear yard	40'	adequate
Floor area ratio	3.0	less than 1.0
Building height	3 stories	3 stories, & 2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	72 residential 50 commercial 45 restaurant, 167 total	114 surface <u>64 garage</u> 178 total
Accessible stalls	5 surface <u>2 garage</u> 7 total	5 surface <u>2 garage</u> 7 total (1)
Loading	2 (10' x 35') areas	provided
Number bike parking stalls	50 residential <u>6 commercial</u> (50% of 11) 56 total	35 surface <u>26 garage</u> 61 total
Landscaping	Yes	(2)
Lighting	Yes	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.