

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 2, 2006

**To:** Plan Commission

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

**Subject:** 1513 Lake Point Dr, CSM

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**Present Zoning District:** C-2

**Proposed Use:** Mixed use lots. This is a Planned Commercial Site. With this CSM, this will no longer be a Planned Residential Development. The multifamily lots will then just be existing conditional uses with residential buildings over 50% of the floor area and part of a Planned Commercial Site.

**Conditional Use:** 28.04(24) A Planned Commercial Development is a conditional use.  
28.09(3)(d)35 A Planned Residential Development is a conditional use.

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide cross access and reciprocal land use agreements for the Planned Commercial Site which shall be approved by the Traffic Engineer, City Engineer and the Director of Planning and Development.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	15,700 sq. ft. Lots 2 and 4 6,000 sq. ft. Lots 1 and 3	16,884 sq. ft. + Lots 2 and 4 adequate
Lot width	50'	adequate
Usable open space	7, 040 sq. ft.	adequate
Front yard	0'	adequate
Side yards	8' min, 20' total	adequate
Rear yard	30'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	

**1513 Lake Point Dr**

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	167 overall project	178
Accessible stalls	See cond. use comments	
Loading	See cond. use comments	
Number bike parking stalls	See cond. use comments	
Landscaping	See cond. use comments	
Lighting	See cond. use comments	

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

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