

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 2, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 1723 Waldorf Blvd.

Present Zoning District: PUD(SIP)

Proposed Use: 71 Apartment Units (3 buildings)

Requested Zoning District: Amend PUD(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. Show signage at the head of the stalls.
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 for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)
4. Provide one bike parking stalls per dwelling unit 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 **1723 Waldorf Blvd.**

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. Show on site plans the location of the 4 bike stalls called out on bldg. # 1.

5. Provide final dwelling unit mix for the final SIP sign off.

R-5 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	90,100 sq. ft.	65,220 sq. ft.
Lot width	50'	adequate
Usable open space (123 bdms)	19,680 sq. ft.	6,300sq. ft. plus balconies *
Front yard	20'	10' *
Side yards	14.4'	9.5', 19.5 total. *
Rear yard	30'/48' building ht.	9.5' *
Building height	3 stories/40'	4 stories / 52' *

Site Design	Required	Proposed
Number parking stalls	106	69 garage <u>39 surface</u> 108 total
Accessible stalls	2	2 garage (1) <u>2 surface</u> 4 total
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	79	18 garage (4) <u>42 surface</u> 60 total
Landscaping	Yes	(2)
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	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 amended in 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.