

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 25, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2607 Monroe St., CSM

Present Zoning District: C-2 & R-5

Proposed Use: One residential lot and two retail/office lots

Requested Zoning District: PUD(GDP-SIP) Previous submittal

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 applicable building codes to have buildings with zero lot line between Lots in this CSM. Provide cross access and use agreements for the driveway, loading, parking and access to the residential building from the commercial site and visa versa. NOTE: The existing building on Lot 3 cannot remain over the lot line per building code. The CSM shall have a note "to be removed". Show the new lot lines in the PUD sign off submittal.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	3,717 sq. ft., 4,877 sq. ft. and 37,138 sq. ft. *
Lot width	50'	45.14' + *
Usable open space	As shown on approved plans	for PUD
Front yard	As shown on approved plans	for PUD
Side yards	As shown on approved plans	for PUD
Rear yard	As shown on approved plans	for PUD
Floor area ratio	As shown on approved plans	for PUD
Building height	As shown on approved plans	for PUD

Site Design	Required	Proposed
Number parking stalls	As shown on approved plans	for PUD
Accessible stalls	As shown on approved plans	for PUD
Loading	As shown on approved plans	for PUD
Number bike parking stalls	As shown on approved plans	for PUD
Landscaping	As shown on approved plans	for PUD
Lighting	As shown on approved plans	for PUD

2607 Monroe St & 2612 Arbor Drive

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
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 **C-2** district, because of the surrounding land uses.