

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 6th 2007

To: Plan Commission

From: Matt Tucker, Zoning Administrator

Subject: 301 North Hamilton Street (Block 258)

Present Zoning District: R6 / C1

Proposed Use: Demolish six principal buildings and one accessory building; retain existing 1st story corner commercial space with three apartments in 2nd floor area; build 4 story 67 unit apartment building, (43 one-bdrm. flats, 17 one-bdrm. townhouses, 3 two-bdrm. flats, 3 two-bdrm. townhouses, 1 three bdrm. apartment).

Requested Zoning District: PUD(GDP)

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. Final plans must show the provision of 72 bicycle parking spaces on site (one per dwelling unit plus two for commercial space). The submitted plans show 9 additional spaces in the right-of-way, which do not count toward this requirement.
2. Work with Planning and Zoning staff to identify additional areas for bicycle and scooter parking, as well as to devise methods to restrict bicycle and scooter parking from terrace and other non-designated parking/storage areas on the site.
3. In regard to the provision of off-street loading berths, the applicant has not provided a designated of-street loading area for this project, and asks for a waiver of said requirement with this request. It appears loading needs will be managed through a request for on-street loading berths.
4. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of four accessible stalls 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.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the elevator. Parking stalls shall not

block the entry to the elevators.

5. The zoning text needs to be clarified in regard to permitted land uses. Please modify bullet point #1 in the permitted uses list to state: “ Residential uses as those specified on the approved plans; and for the commercial space, those uses listed as permitted in the C1 Limited Commercial District”.
6. Provide building height, in city datum, on final submitted plans.
7. Identify Useable Open Space areas and area calculations when SIP is submitted.
8. Provide a reuse/recycling plan, to be reviewed and approved by The City’s Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	32,700 sq. ft.	23,520 sq. ft.
Lot width	50’	Adequate
Usable open space	5,460 sq. ft.	As shown on plans (7)
Front yard	20’	As shown on plans
Side yards	11’	As shown on plans
Rear yard	30’ or 45% bldg height (TBD)	As shown on plans
Floor area ratio	2.0	2.6±
Building height	187.2’ city datum	4 floors, adequate (6)

Site Design	Required	Proposed
Number parking stalls	0 stalls	44 stalls (interior) (4)(5)
Accessible stalls	2 stalls	2 stalls (4)
Loading	2 (10’ x 35’) areas	Waiver requested (3)
Number bike parking stalls	72	27 underground (1)(2)
Moped/motorcycle parking	0 stalls	7 stalls (2)
Landscaping	As shown	Adequate

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	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 **(PCD)(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.