

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 19th 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 301 North Hamilton Street

Present Zoning District: PUD-GDP

Proposed Use: Existing two-story mixed –use retail and residential with 3 apartments in 2nd floor area, and to build a 4-story 68 unit apartment building.

Requested Zoning District: 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. Final plans must show the provision of 75 bicycle parking spaces on site (one per dwelling unit existing and proposed plus two for each commercial space).
2. 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 intends to ask for a waiver of said requirement once building is completed at the North Hamilton Street entrance.
3. 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.
4. The zoning text needs to be clarified in regard to permitted land uses. Please modify 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" pursuant to the Madison's General Zoning Codes, chapter 28.
5. Provide building height, in city datum.

6. Identify Useable Open Space areas and area calculations.

R-6 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 (6)
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 (5)

Site Design	Required	Proposed
Number parking stalls	0 stalls	44 stalls (interior) (2)(3)
Accessible stalls	2 stalls	4 stalls (3)
Loading	2 (10' x 35') areas	Waiver will be requested (2)
Number bike parking stalls	78	72 underground + (1)
Moped/motorcycle parking	0 stalls	4 stalls (1)
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 **(PUD)(SIP)** 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.