

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 20, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 3540 Atwood Avenue, Demo & Rezoning

Present Zoning District: C-1 and R-2

Proposed Use: Demo former service station, build 16 unit, 5 story condo building
(9 one-bedroom units with den and 7 two-bdrm with den units)

Proposed Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

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 State building and State setback requirements. Contact the building permit staff regarding these requirements.
2. Provide **16** bike parking stalls 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 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.
3. Within 10' from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2' in height for vision clearance.
4. No landscape elements shall be maintained between the heights of 30 inches and 10 feet above the curb level within the 25' vision triangle of a street corner.
5. 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).

6. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the project.
7. In the zoning text, the signage shall be changed to read, "Signage will be allowed as per Chapter 31 of the Madison General Ordinances as approved by the Urban Design Commission. Sign permits are required to be obtained from Zoning.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	18,100 sq. ft.	14,400 sq. ft. *
Lot width	50'	120'
Usable open space	3,680 sq. ft.	2,345 sq. ft. *
Front yard	20'	4' 6"
Side yards	21.94' left, 19.87' right	3' 1" & 5' 4" *
Rear yard	30'	4' & 30'
Floor area ratio	n/a	n/a
Building height	3 stories/40'	5 stories/59' *

Site Design	Required	Proposed
Number parking stalls	22	21 *
Accessible stalls	1	Provided
Loading	1 (10' x 35')	Provided in drive aisle
Number bike parking stalls	16	(2)
Landscaping	Yes	(3) & (4)
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Utility easements	No
Water front development	No
Adjacent to park	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 rezoned to 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.