

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 7th 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 451 West Wilson Street

Present Zoning District: R6

Proposed Use: Demolish two principal buildings (5-unit apartment building & a 4-unit apartment building), construct a new 4 story 40 unit apartment building, (28 one-bdrm., 12 two-bdrm.) over 2 level structured parking.

Requested Zoning District: PUD-(GDP) 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. Plans represent counting storage areas toward required bicycle parking. Final plans must show bicycle parking in storage meet dimensional requirements and are accessible, to count toward bike parking space 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 therefore requests a waiver of said requirement with this request. It appears loading needs will be managed through a request for an on-street loading berth on S. Bassett Street.
4. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide the required 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. Provide building height, in city datum, on final submitted plans.

6. Identify Useable Open Space areas on building plans and provide area calculations when SIP is submitted for final approval.
7. The submitted reuse/recycling plan must 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	19,800 sq. ft.	15,684 sq. ft.
Lot width	50'	66'
Usable open space	3,640 sq. ft.	TBD (6)
Front yard	20'	20' to front bldg. wall
Side yards	26'-10.5" (11'+15'-10.5" D.P.)	10'-6" L, 2" R
Rear yard	30' or 45% bldg height	21'-8 ⁵ / ₈ "
Floor area ratio	2.0	2.6±
Building height	187.2' city datum	4 floors, 48'8" ± (5)

Site Design	Required	Proposed
Number parking stalls	0 stalls	49 stalls (interior) (4)
Accessible stalls	2 stalls	2 stalls (4)
Loading	1 (10' x 35') area	0 (Waiver requested) (3)
Number bike parking stalls	40 spaces	8 surface, 28 covered, + 33 storage (adequate) (1)(2)
Moped/motorcycle parking	0 stalls	None shown (2)
Landscaping	As shown	Adequate

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	Adjacent to a landmark
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)** 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.