

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 28, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 453 W Washington Ave, Rezoning

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**Present Zoning District:** R-6

**Proposed Use:** Addition to join 2 residential buildings & remodel for bakery, restaurant/tavern & 4 apartments.

**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. Show building dimensions on the site plan as well as setback dimensions.
2. Meet applicable State building, accessible and building setback ordinances.
3. Provide **eight** 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. **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.**
4. In the zoning text, state the number of dwelling units in the Statement of Purpose section of the zoning text.
5. In the zoning text, include a statement that signage will be as approved by Urban Design and Zoning. Note: The sign in the front, as proposed, does not comply with Chapter 31 ordinances as signable area.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	3,240 sq. ft. (6,000 min.)	5,604 sq. ft. (existing)
Lot width	50'	adequate
Usable open space	840 sq. ft.	657 sq. ft. *
Front yard	20'	4' *
Side yards	9' each side (zoning)	2' & 5' *
Rear yard	30'	9/ 2" *
Floor area ratio	2.0	1.8
Building height	---	3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	0 (central business district)	0
Accessible stalls	building, yes	Per building codes
Loading	1 (10' x 35') area	provided
Number bike parking stalls	4 residential use 4 commercial 8 total	(3)
Landscaping	Yes	
Lighting	n/a	n/a

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
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 **R-6** district, because of the surrounding land uses.