

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 22, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4802 Sheboygan Avenue, Rezoning

Present Zoning District: C-2

Proposed Use: Mixed Use Development

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. The full color GDP plans are not a recordable format. Identify uses, etc. with numbers or other form of identity on the plans, not by color. Recordable plans are black and white on white paper.
2. Work with Planning and Zoning to revise the zoning text to be consistent with the plans and to easily identify uses and requirements for each Lot/district. Remove the pictures from the zoning text. In the PUD(GDP) zoning text heading include the project name and address.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	To be reviewed at SIP	
Lot width		
Usable open space		
Front yard		
Side yards		
Rear yard		
Floor area ratio		
Building height		

4802 Sheboygan Ave

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Site Design	Required	Proposed
Number parking stalls	To be reviewed at SIP	
Accessible stalls		
Loading		
Number bike parking stalls		
Landscaping		
Lighting		

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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 **C-2** district, because of the surrounding land uses.