

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 31, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **625-629 E Mifflin St**

Present Zoning District: C-3

Proposed Use: Demolish vacant garage building & build 5 story, 66 unit condo building

Proposed Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires PC 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. 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 plans.
2. Show building setbacks on the site plan. Show cantilevered portions of the building on the site plan.
3. Show the height of the building per City Datum. No portion of any building or structure located within one mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of the Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Except this prohibition shall not apply to elevator penthouses, and chimneys exceeding such elevation, when approved as a conditional use. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.
4. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two 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. Accessible signs shall be a minimum of 60” between the bottom of the sign and the ground/floor.
- c. Show the accessible path from the stalls to the elevator. The stalls shall be as near the elevator as possible.

5.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	73,800 sq. ft.	31,400 sq. ft. *
Lot width	50'	adequate
Usable open space	14,720 sq. ft.	5,210 sq. ft. + balconies *
Front yard	20'	6' approx.
Side yards	17.8' right, 15.3' left	10.6' right, 26' left
Rear yard	28' (55% of bldg. ht. 51')	12.9'
Building height	187.2' City Datum	6 stories (3)

Site Design	Required	Proposed
Number parking stalls	89 (If in conventional zoning)	86 (garage)
Accessible stalls	2	(4)
Loading	1 (10' x 35') area	0 *
Number bike parking stalls	58	58 (19 surface, 39 gar)
Landscaping	As shown	adequate
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	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-5** district, because of the surrounding land uses.