

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 18, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 8201 Mayo Dr., Rezoning, IZ

Present Zoning District: PUD(GDP)

Proposed Use: 42 Condo units (40 2-bdrm and 2 3-bdrm) with 8,582 sq. ft. retail on 1st floor

Proposed Zoning District: PUD(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. Submit a Certified Survey Map to subdivide the lot showing the proposed configuration.
2. Clearly identify property lines on the site plan. Show dimensions of stalls, drive aisles, etc., and show distance from the building to the property lines.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **two** accessible stalls striped per State requirements in the parking garage and a minimum of **two** accessible stalls striped per State requirements in the surface lot. A minimum of one of the surface stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent. **Note: the accessible garage parking stalls shall have a minimum of a 5' striped out area adjacent to them.**
 - 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.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance (or elevator) as possible. **Show ramps, curbs, or wheel stops where required.**
4. Provide **two** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan (one for the residential use and one for the commercial use). The loading areas shall be exclusive of drive aisle and maneuvering space.

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5. Provide **45** bike parking stalls (3 commercial use and 42 residential use) in safe and convenient locations 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. **Surface bike stalls shall be shown on the site plan.**
6. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.
7. 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. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
8. In the Zoning Text:
 - a. include PUD(SIP) Zoning Text and the address of the building in the heading.
 - b. under permitted uses include: first floor commercial uses listed as permitted uses in the C-1 district of the Madison General Ordinances.
 - c. under permitted uses include: 42 residential dwelling units.
 - d. under signage include "Signage shall be approved by the UDC and zoning. Sign permits shall be obtained."
9. 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 final signoff of the rezoning.

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	55,200 sq. ft.	54,826 sq. ft.
Lot width	50'	adequate
Usable open space	13,760 sq. ft.	2,912 sq. ft. + balconies *
Front yard	0'	4'
Side yards	15.3' each side	5' & 17' *
Rear yard	28'	70'
Floor area ratio	3.0	1.3
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	63 residential <u>27 commercial</u> 90	46 garage <u>38 surface</u> 84 total *
Accessible stalls	2 garage <u>2 surface</u> 4 total	(3)
Loading	1 (10' x 35') residential 1 (10' x 35') retail	(4)
Number bike parking stalls	3 commercial use <u>42 residential use</u> 45 total	(5)
Landscaping	Yes	(6)
Lighting	Yes	(7)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	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 **C-1** district, because of the surrounding land uses.