

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 25, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **1610 Gilson St**

Present Zoning District: C-3

Proposed Use: Demolish four structures and build mixed-use development. (11 two bdrm, and 2 one bdrm apartment units and 5,243 sq. ft. commercial space) (Demo of structures at 1610 Gilson St and 1507 Beld St.)

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com. app.

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. Meet applicable State building and State setback ordinances.
2. 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.
3. Provide **one 10' x 35' loading area for the commercial tenant space** with 14' vertical clearance to be shown on the plan. The loading area shall be **exclusive of drive aisle and maneuvering space**. Provide **one 10' x 35' loading area for the residential portion** of the lot that meets the minimum 14' vertical clearance to be shown on the plan. This stall can be provided in a drive aisle. **Note: Loading shall be provided per the above requirement, unless the Plan Commission approves a specific loading reduction.**
4. Provide 21 bike parking stalls (19 for the residential use and 2 for the commercial uses) 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
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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.**

5. In the zoning text, revise the following: Under permitted use section, state the number of apartment units in the building and either list specifically the commercial uses or uses per the C-1. Where the text says “see submitted plans”, change that to read “as shown on approved plans”. In the signage section, change it to read...as compared to the C-1 district, approved by Urban Design and Zoning. The family definition shall state ...of the Madison General Ordinances per the R-1 district. (Or per the R-4) one or the other. Submit revised zoning text to zoning and planning staff prior to final sign off.
6. Show addresses on the building and commercial tenant spaces on the final plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	16,300 sq. ft.	25,137 sq. ft.
Lot width	50'	adequate
Usable open space	3,840 sq. ft.	2,920 sq. ft. *
Front yard	0'	0'
Side yards	6' min., 15' total	0' each side *
Rear yard	30'	0' *
Floor area ratio	3.0	1.61
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	19 residential <u>17 commercial</u> 36 total	28 *
Accessible stalls	2	(2)
Loading	1 (10' x 35')	(3)
Number bike parking stalls	19 residential <u>2 commercial</u> 21 total	(4)
Landscaping	As shown	adequate
Lighting	No	n/a

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Other Critical Zoning Items	
Urban Design	Yes
Utility easements	None shown
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.