

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 8, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 9603 Paragon Street

Present Zoning District: SR-V2 (Suburban Residential-Varied 2)

Proposed Use: Construct a residential building complex containing 145 apartments in 4 buildings.

Conditional Use: Section 28.032(1): A residential building complex is a conditional use.

Section 28.032(1): Multi-family dwellings (> 8 dwelling units) are a conditional use.

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 all supplemental regulations for a Residential Building Complex per Section 28.151.
2. Identify and dimension the required bike stalls and access aisles on the final plan. A bike parking stall is a minimum of 2 feet by 6 feet with a 5 foot wide access aisle. The 5 foot wide access aisle also includes a 5 foot wide entry to the underground bike parking areas. Submit a detail showing the model of bike rack to be installed for the surface and underground bike stalls.
3. Submit the landscape plan stamped by the registered landscape architect with the final plan submittal. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Note that landscape islands and planting beds must contain at least 75% vegetative cover and mulched with shredded bark, chipped wood or other organic material.
4. Provide development frontage landscaping per section 28.142(5). Note that landscaping located in the public right-of-way does not count toward development frontage landscaping or landscape point totals.

SR-V2 ZONING CRITERIA

| Requirements | Required | Proposed |
|-------------------------|--|----------------------------------|
| Lot Area (sq. ft.) | 2,000 sq. ft./ d. u. (290,000 sq. ft.) | 386,616 sq. ft. |
| Lot Width | 60' | Adequate |
| Front Yard Setback | 25' | 25.17' |
| Side Yard Setback | 10' | 25' North side 25' South side |
| Rear Yard Setback | Lesser of 25% of lot depth or 30' | 32.8' |
| Usable Open Space | 500 sq. ft./ d. u. (72,500 sq. ft.) | 127,969 sq. ft. |
| Maximum Lot Coverage | 60% | 43.8% |
| Maximum Building Height | 4 stories/ 52' | 3 stories/ 44' |

| Site Design | Required | Proposed |
|----------------------------|--|---|
| Number Parking Stalls | 1 per d. u. minimum (145) 2.5 per d. u. maximum (362) | 155 underground 123 surface (278 total) |
| Accessible Stalls | Yes | Yes |
| Number Bike Parking Stalls | Each building: 1 per unit up to 2-bedrooms (145) ½ space per add'l bedroom (0) 1 guest space per 10 units (14) (159 total) | 157 underground 36 surface (193 total) (2) |
| Landscaping | Yes | Yes (3)(4) |
| Lighting | Yes | Yes |
| Building Forms | Yes | Yes (Multi-Family Building) |

| Other Critical Zoning Items | |
|------------------------------------|------------------------------------|
| Urban Design | Yes (Residential Building Complex) |
| Barrier Free (ILHR 69) | Yes |
| Utility Easements | Yes |