



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY

Date:

Received by:

Zoning District:

Parcel No.:

Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| ☐ Deferred provision of parking | ☐ Off-site parking availability |
| ☐ Shared parking (see separate request form) | ☐ Moped substitution |
| ☒ Parking stall reduction | ☐ Bicycle substitution |
| ☐ Bicycle parking reduction | ☐ Parking exceeding maximum |
| ☐ Shared car availability | |
| ☐ Transit corridor proximity | |

Address of Property: 120 N. Orchard St, 122-124 N. Orchard St, 126-128 N. Orchard St, 1313 Randall Ct, 1314 Randall Ct	
Name & Address of Owner: 4 Lakes Properties 31 S. Mills Street, Madison, WI 53715	
Name & Address of Applicant (or owner's representative): Joseph Soderholm 31 S. Mills Street, Madison, WI 53715	
Phone Number: 608-308-2510	Email: abby@4lakesproperties.com
Brief Summary of Proposal: An 8-story, multi-family development with 48 dwelling units and underground parking. 48 parking stall required. There are 10 underground parking stalls and 7 surface parking stalls provided.	

2/25/13 Doc.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: YES ☒ NO

2) Within 1000 feet of bicycle path: ☒ YES NO

3) Bicycle rack on private property: ☒ YES NO

4) Public bike parking in public right of way within 200 feet: YES ☒ NO

If yes, number of bike stalls:

5) Hours of operation: _____ to _____

6) Is this peak demand time for other uses: YES ☒ NO

7) Is this a change of use?

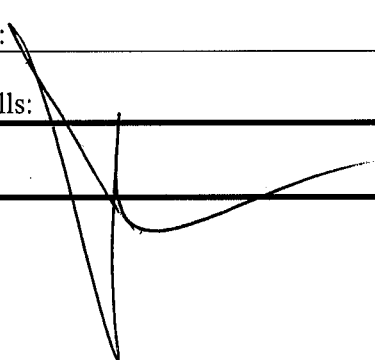
8) New Building: 60,038 gross sf

9) Addition to existing building: N/A

10) Existing or potential shared parking: YES ☒ NO

If yes, address:

Number of stalls:

Applicant's Signature: 

Date: 11/14/22

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:
Proposed Parking Requirement:	Proposed Number of Stalls Provided:
Number of Stalls Adjusted:	Percent of Adjustment Requested:

11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (*bad*)]:

a) On-street availability (Rate 1 to 5):

b) Public parking within 500 feet: _____ stalls

c) Other _____ stalls

12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (*bad*)]:

13) Number of residential parking permits issued in the block (if applicable):

14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (*bad*)]:

Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.

1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:

Applicant:

Parking reduction up to 20 parking stalls:

Zoning Administrator:

Parking reduction of more than 20 stalls but less than 25% of the required parking:

Director of Planning & Community & Economic Development:

Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum:

Applicant:

Parking exceeding maximum by up to 20 stalls:

Zoning Administrator:

Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum:

Director of Planning & Community & Economic Development:

Zoning Administrator: _____