

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

APPENDIX A

Date: September 18, 2017

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2048-2114 Winnebago Street

TE ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	91,037 sq. ft.
Lot Width	50'	More than 50'
Front Yard Setback	None	10.1'
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district: 5'	0' existing side yard setback 2114 Winnebago St
Side Yard Setback: Other cases	None unless needed for access	3.1' west side
Rear Yard Setback	Lesser of 20% lot depth or 20'	2.5' (See Zoning conditions)
Usable Open Space	20 sq. ft. per bedroom (1,840 sq. ft.)	6,100 sq. ft. at grade 3,240 sq. ft. balconies
Maximum Lot Coverage	85%	77.4%
Minimum Building Height	22' measured to building cornice	2048 Winnebago St: 3 stories/ 39' 2100 Winnebago St: 2 stories/ 40' 2114 Winnebago St: Existing building/23'
Maximum Building Height	5 stories/ 68'	2048 Winnebago St: 3 stories/ 39' 2100 Winnebago St: 2 stories/ 40' 2114 Winnebago St: Existing building/ 23'

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (45) Artisan workshop: 0	64 surface 53 garage (117 total)

	Schools, arts, technical or trade: No minimum Health/sports club: No minimum (45 total)	
Accessible Stalls	Yes	Yes
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (52) 1 guest space per 10 units (4) Artisan workshop: 1 per 5 employees (TBD) Schools, arts, technical or trade: 1 space per 5 students (TBD) Health/sports club: 5% of the capacity of persons (TBD)	42 surface 47 garage (89 total) (See Zoning conditions)
Landscaping and Screening	Yes	Yes (See Zoning conditions)
Lighting	Yes	No (See Zoning conditions)
Building Forms	Yes	2048 Winnebago St: Flex Building 2100 Winnebago St: Industrial Building 2114 Winnebago St: Existing Building

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No