

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 6, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 428 N. Livingston St., WATERS EDGE CONDOS, Demolition, waterfront  
& Rezoning

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**Present Zoning District:** R-5

**Proposed Use:** Demolish existing 6 unit, construct a new 4 story 5 unit condo building on waterfront property.

**Proposed Zoning District:** PUD(GDP-SIP)

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(19(b) Waterfront development is 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. NOTE: The lakefront setback variance applied for is to the residential unit portion of the building, not to the underground parking portion of the building. If the variance is approved as requested, the underground garage portion of the building closer than 39' 6" to the waterfront will need to be cut back (unless a greater lake setback variance is requested and approved).
2. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stall.
  - c. Show the accessible path from the stall to the elevator.
3. Provide 5 bike parking stalls in a safe and convenient location 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

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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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,500 sq. ft.	12,576 sq. ft.
Lot width	50'	90'
Usable open space	1,600 sq. ft.	3,942 sq. ft. + balconies
Front yard	20'	4'
Side yards	left side 17' 7.5" (with 6' 7.5" penalty) right side see lakefrnt	6' *
Rear yard	30'	8'
Lakefront Setback	106' 6" average (right side)	39' 6" (var. Mar. 9, 2006) (1)
Building height		5 stories/56' to average mean

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	7	6
Accessible stalls	1	(2)
Loading	n/a	n/a
Number bike parking stalls	5	(3)
Landscaping	as shown	adequate
Lighting	Yes	Building Plan review of gar.

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	National Register of Historic Places
Flood plain	Yes, portion near lake front only
Utility easements	None shown
Water front development	Yes
Adjacent to park	No
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 **R-5** district, because of the surrounding land uses.