

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 12, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 1513 Lake Point Dr.

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**Present Zoning District:** C-2

**Proposed Use:** Mixed use development, 50 apartments and 20,000 sq. ft. Commercial

**Conditional Use:** 28.09(3)(d)35 A Planned Residential Development is a conditional use. 28.04(24) A Planned Commercial Development shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Development recorded in the office of the Dane County Register of Deeds.

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 applicable State accessible requirements, including but not limited to:
  - a. Show signage at the head of the accessible stalls.
  - b. Show the accessible path from the stalls to the buildings.
  - c. Show ramps, curbs or wheel stops where required.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Lighting is required. It must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	61,400 sq. ft.	139,262 sq. ft.
Lot width	50'	adequate
Usable open space	14,080 sq. ft.	15,600 sq. ft.
Front yard	0'	adequate
Side yards	8' min., 20' total	adequate
Rear yard	40'	adequate
Floor area ratio	3.0	less than 1.0
Building height	3 stories	3 stories, & 2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	72 residential 50 commercial 45 restaurant, 167 total	114 surface <u>64 garage</u> 178 total
Accessible stalls	5 surface <u>2 garage</u> 7 total	5 surface <u>2 garage</u> 7 total (1)
Loading	2 (10' x 35') areas	provided
Number bike parking stalls	50 residential <u>6 commercial</u> (50% of 11) 56 total	35 surface <u>26 garage</u> 61 total
Landscaping	Yes	(2)
Lighting	Yes	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

From: The Board of Directors of the Waunona Woods Condominium Association

Re: Application for Conditional Use of the Property Located at 1513 Lake Point Dr.

Our condos are located directly across Lake Point Drive from the proposed 20,000 square feet of retail space plus 50 condominiums.

When Monona Shores was redeveloped and Waunona Woods Condos created by the City of Madison, it is clear they intentionally dramatically decreased density in an effort to improve the neighborhood, decrease crime, and make this a more desirable neighborhood.

Housing was NEVER part of the plan for the area across from us on Lake Point Drive.

Although the retail space was part of the original neighborhood plan, certainly there was no plan for condos in that space. We were told there would be tasteful, upscale retail shops. We were also assured that the trees on that property would be protected and would not be cut down. We cannot imagine how developers can protect the trees and still build the square footage proposed.

### Our Concerns

#### 1. **Traffic**

We feel that the increase in vehicle traffic would be extremely detrimental to the neighborhood. We hope that parking for bicycles will be a part of the plan to encourage shoppers and residents to bike to and from the location.

We would suggest that major ingress and egress from the development be through entrances on Broadway to minimize the impact on Lake Point Drive, which is already narrow.

#### 2. **Neighborhood appearance**

To keep up the property values on all of our property, we request that trash containers, loading docks, etc. not be visible from the Lake Point Drive, and that the development have trash picked up from the grounds daily during the summer, and at least weekly during the rest of the year.

#### 3. **Adequate parking space**

We are also concerned that there will not be sufficient parking for the retail space and condos, and that the private parking areas owned and maintained by Monona

Shores apartments and Waunona Woods condos would be affected. There is no parking allowed on Lake Point Drive itself—thus, all parking for businesses in the new development must be provided within the development.

We request that parking for the planned development include a minimum of two parking spaces per housing unit, and sufficient parking for retail customers.

4. **Keeping retail customers and residents off our private property**

Desire for access to Lake Monona would likely lead to the residents of this new condo development illegally walking, bicycling, and/or driving and parking on the private property of Waunona Woods Condos and Monona Shores Apartments.

This private property must be maintained at the expense of the owners of Waunona Woods Condo Association and Monona Shores Apartments. There is no public right of way to Paunack Park or the bike trail through our property.

Additional people, bicycles, and/or cars in the narrow driveways and sidewalks would endanger children and property owners, and diminish our quality of life and property value.

It is costly to maintain our private drives and sidewalks and extensive green space. It is already difficult to restrict traffic to residents of the complex, and keep people from parking illegally, and using the one sidewalk to the park, (for residents only). Our liability exposure from more people trying to get to the park would greatly increase our insurance costs.

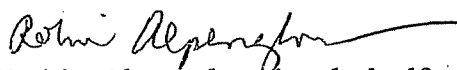
In Conclusion

We strongly object to allowing such a dense condo development just across the street and believe that we were assured by the City of Madison CDA that density would not increase beyond the existing dwellings.

The new condos already being built on Lake Point Drive have already increased population density. They are built practically at the edge of the sidewalks, and have little green space around them.

We ask that the city keep the promises they made to the neighborhood.

Respectfully submitted,



Robin Alpenglow (on behalf of the Board of Directors of the Waunona Woods Condominium Association)