



Department of Planning & Development  
**Inspection Unit**

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**TO:** Mayor Dave Cieslewicz  
Members of the Common Council  
**FROM:** Matt Tucker, Zoning Administrator  
**DATE:** April 12, 2006  
**RE:** Bicycle Parking for Proposed University Square Redevelopment

At the April 4, 2006 Common Council meeting, questions were raised about the amount and location of bicycle parking to serve the proposed Planned Unit Development at the University Square site. It is my understanding that the matter was referred to the Traffic Engineer and Zoning Administrator to determine if the number of bicycle spaces were adequate and to comment on the spaces proposed in the public right of way.

The University Square redevelopment project proposes a 350-unit residential tower, a 236,500 square-foot University of Wisconsin student services tower and 134,000 square feet of first and second-floor retail space. A total of 421 automobile parking stalls will serve the development and will be located on two levels of second floor parking and one level of underground parking. Plans presented by the developer include approximately 658 bicycle parking stalls to be provided in the scope the project. Of this amount, 583 bicycle parking spaces will be located on the private property owned by the University of Wisconsin and Madison Real Estate Properties that comprises the Planned Unit Development site. The development site includes the portion of East Campus Mall extending between W. Johnson Street and University Avenue. The remaining 75 bicycle parking opportunities will be distributed in racks in the public rights of way of University Avenue, N. Lake Street and W. Johnson Street and were provided as an amenity to the City as part of the streetscape improvements that will coincide with this development.

Of the 583 spaces located within the Planned Unit Development site, 483 will be located within the structure on two of three parking levels. The remaining 100 spaces are provided on racks located along East Campus Mall (which will be a public pedestrian mall on private property under an agreement between the two property owners). These spaces are distinct from the 115 moped parking spaces that will also be located within the structure and 25 spaces to be located adjacent to East Campus Mall on the site of Vilas Hall.

I have reviewed the number of bicycle parking stalls to be provided on the development site versus the bicycle parking requirements found in Section 28.11 of the Zoning Code for the intensity and mix of uses on the University Square redevelopment plans and have determined that 368 bicycle parking stalls are required for this project. The 583 spaces proposed on site represent 58% more spaces than this requirement (or 31% should the Council wish to exclude the outdoor spaces on East Campus Mall). As a result, the 75 spaces located in the public rights of way are not required in order for this project to meet its bicycle parking requirements.

Do not hesitate to contact the Zoning staff should the Council have any further questions regarding this matter.