

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 19, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 810-854 East Washington Avenue

Present Zoning District: TE (Traditional Employment)

Proposed Use: Construct a four-story addition to an existing mixed-use development containing 48 additional apartment units.

Conditional Use: Section 28.084(3)(c): Building heights exceeding the maximum height may be allowed with conditional use approval.

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. Provide details of the rooftop deck area.
2. Submit floor plans for the parking levels to verify vehicle and bicycle parking requirements are being satisfied.
3. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
4. Bike parking for this project shall be provided as uses are established for the various spaces in the development. Per Sec. 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Provide a detail of the proposed bike rack.

TE ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	Adequate
Lot Width	50'	Adequate
Front Yard Setback	None	Existing
Side Yard Setback	6'	Existing
Rear Yard Setback	20'	Existing
Usable Open Space	20 sq. ft. per bedroom 395 bedrooms existing (7,900 sq. ft.) 56 bedrooms proposed (1,120 sq. ft.)	23,784 sq. ft.
Maximum Lot Coverage	85%	Existing
Minimum Building Height	22' measured to cornice	Adequate
Maximum Building Height	5 stories/ 68'	4 story addition proposed

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (246 existing) Grocery: 1 per 400 sq. ft. floor area (137) General retail, service business, office: 1 per 400 sq. ft. floor area (194- TBD) Proposed multi-family dwelling: 1 per dwelling (48)	661
Accessible Stalls	Yes	10
Loading	Yes	Existing
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom, 1 guest space per 10 units (265 resident stalls/ 23 guest stalls) Grocery: 1 per 2,000 sq. ft. floor area (27) General retail, service business, office: 1 per 2,000 sq. ft. floor area (39- TBD) Proposed multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom, 1 guest space per 10 units (49 resident stalls/ 5 guest stalls)	360
Landscaping	Yes	Existing
Lighting	Yes	Existing
Building Forms	No	Building addition less than 50% of floor area

Other Critical Zoning Items	
Urban Design	Yes UDD #8
Floodplain	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wellhead Protection District	Yes, WP-24

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 7, 2015

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist. (32089) **(Conditional Use-Additional Units)**

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 7, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, Cliff Goodhart, Sheri Carter and Lois Braun-Oddo.

SUMMARY:

At its meeting of October 7, 2015, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a conditional use located at 802, 854 East Washington Avenue for additional units. Appearing on behalf of the project were Christopher Gosch and Kyle Dumbleton, representing Gebhardt Development. A four-story, 48-unit addition is proposed to overlook Breese Stevens Field with main access off of Paterson Street. The overall massing allows for 60-feet between both buildings. A roof deck accessible to the residents and the public overlooking Breese Stevens is also proposed. All units will have balconies to help energize Paterson Street. The idea for the rooftop deck is to ring the perimeter with slightly raised beds to use as agricultural type plantings, with taller shade trees and shade structures, furniture and hardscape.

- The idea of seeing landscaping on the top of the building from East Washington is fantastic. It makes me think of Das Kronenberg and how curious it made me.

ACTION:

On a motion by O’Kroley, seconded by Goodhart, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0).