

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 20, 2010

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 2508-2544 University Ave & 516-518 Highland Ave

Present Zoning District: C2

Proposed Use: Demolish 6 buildings to construct a 208,184 sq. ft. mixed-use building w/ 130 residential units and 8,600 sq. ft. of retail space.

Requested Zoning District: PUD (GDP) SIP)

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. In regard to the provision of off-street loading berths, the applicant has not provided the 2 (10'x35') designated off-street loading area for this project, and therefore requests a waiver of one loading space with this request.
2. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide the minimum number of accessible stalls striped per State requirements. One of these stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
 - d. If parking is designated for commercial or residential uses, designate on the plans. Residential parking requires 2% of the stalls be accessible. If it is a mixed use (residential and commercial) commercial requirements will apply. Where surface and garage parking are provided, the accessible parking shall be provided in each.

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3. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
4. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
5. Plans do not clearly show the level of detail needed to determine if signage meets the C2 requirements. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 for the residential use and as per C-2 for buildings containing commercial uses, and as approved by the Urban Design Commission.
6. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide 130 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plans for the residential use. Provide two bike parking stalls for each commercial or office space. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area with a 5 foot access area.
7. If exterior lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
8. The submittal does not include any information relative to the provision of useable open space. The amount of useable open space being provided must be identified and shown on final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	94,350 sq. ft. (for dwelling units)	47,045 existing
Lot width	50'	Adequate
Usable open space	12,880 sq. ft. (70 sf bdrm)	TBD (8)
Front yard	0'	As shown on plans
Side yards	0' commercial, 15' residential.	As shown on plans
Rear yard	30' or 0'	As shown on plans
Floor area ratio	3.0	4.4
Building height	3 stories or 40'	6 stories / 70'

Site Design	Required	Proposed
Number parking stalls	130 residential uses <u>29 commercial/retail</u> 159	152 with 11 being stacked
Accessible stalls	3-6 depending on use	5 (2)
Loading	1 (10' x 35') 208,184 sq ft res. bldg 1 (10' x 35') commercial use	1 (10' x 35') (1)
Number bike parking stalls	8 (Com) <u>130 . (Res)</u> 138 total	86 (6)
Landscaping	Yes	Yes
Lighting	Yes	Yes (7)

Other Critical Zoning Items	
Urban Design	Yes
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 **C-2** district, because of the surrounding land uses.