

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 21, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2524 Winnebago Street

Present Zoning District: PD (SIP)

Proposed Use: Construct a mixed-use building with 28,000 sq. ft. grocery store, 10,000 sq. ft. of general commercial space and 100 apartments at Union Corners.

Requested Zoning District: Amended PD (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):

- A. Submit a complete set of plans, including but not limited to the following:
 - 1) dimensioned site plan showing the property lines and setback distances,
 - 2) lower level parking,
 - 3) floor plans for all floors,
 - 4) rooftop plans,
 - 5) detailed rooftop, mechanical and green roof plan for the proposed grocery store,
 - 6) building elevations with materials and colors identified.

- B. Bicycle parking shall comply with the design and location requirements for short-term and long-term parking spaces. Clearly identify and dimension all bike parking locations. There may be additional Zoning comments regarding bicycle parking following the submittal of plans for final sign-off.

GENERAL OR STANDARD REVIEW COMMENTS

- 1. No rooftop or ground-level mechanical equipment is shown on the submitted plans. If such equipment is proposed, it must be screened per Section 28.142(9).

- 2. Bike parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations) and Section 28.141 (11). Provide the required bicycle parking spaces designated as long-term or short-term spaces. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long-term stalls, with the remaining 10% as short-term bicycle parking. Guest stalls for the residential use and 90% of the bike parking required for commercial uses shall be short-term. A maximum of 25%

of the required bike parking may be structured (wall mounts). Bicycle parking design and location shall comply with Sec. 28.141 (11) of the City of Madison General Ordinances. Clearly identify the locations and numbers of bike stalls. Provide a detail of the bike racks to be installed. Note: A bicycle stall is two feet by six feet with a five-foot access area.

3. Parking requirements for persons with disabilities must comply with sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
4. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
5. Submit a stamped landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
6. Show the locations of the refuse disposal areas on the final plans. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal areas are located outside the buildings, they shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (100) Grocery store: 1 per 400 sq. ft. floor area (70) General retail or service business: 1 per 400 sq. ft. floor area (TBD) Restaurant: 15% of capacity of persons (TBD)	49 surface 192 underground
Accessible Stalls	Yes	3 surface 4 underground (3)
Loading	2	2
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (100); 1 guest stall per 10 units (10) Grocery store: 1 per 2,000 sq. ft. floor area (14) General retail or service business: 1 per 2,000 sq. ft. floor area (TBD) Restaurant: 5% of capacity of persons (TBD)	TBD (B)(2)
Landscaping	Yes	Yes (5)(6)
Lighting	Yes	No (4)

Other Critical Zoning Items		
Urban Design	Yes	UDD #5, PD
Floodplain	No	
Barrier Free (ILHR 69)	Yes	
Utility Easements	Yes	