

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 23, 2015

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 2501-2525 University Ave

Present Zoning District: TSS - Traditional Shopping Street District

Proposed Use: Demolish 2 mixed-use buildings to construct a mixed-use building with 1,900 square feet of commercial space and 20 apartments added to existing site having a 13 unit apartment building.

**Conditional Use: Section 28.065 (4): buildings exceeding 25,000 square feet are a Conditional Use.
Section 28.061: outdoor eating area associated with food & beverage establishments is a Conditional Use.
Sec 28.151 Less than 75% of ground floor area of a mixed-use building in non-residential use is a Conditional Use.
Sec 28.151 Less than 75% of non-residential use in ground floor frontage facing the primary street in a mixed-use building in is a Conditional Use.
Section 28.065(3)(b) Buildings exceeding the side yard height transition and/or ratio to residential districts is a Conditional Use.**

Plan Commission Review: Section 28.185 Demolition of principal buildings requires Plan Commission 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):

- A. Letter of intent indicates the project exceeds the maximum lot coverage requirements under section 28.065. Final plans shall be revised to comply with minimum lot coverage requirements.

GENERAL OR STANDARD REVIEW COMMENTS

1. 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.

2. 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.
3. Section 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. 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 prior to sign installations.
5. Pursuant to Sec. 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. Provide a detailed site plan calling out useable open space for the 33 units on final plans.
7. Provide detail of door and or window openings on final plans. Per Sec. 28.060 (2)(d), Provide final calculations on elevation sheets to determine the door and window opening percentage.
8. Section 28.142(8): requires that screening along district boundaries shall be a solid wall, solid fence or hedge with year-round foliage, between six (6) and eight (8) feet in height. This requirement may be modified by the Plan Commission as part of the Conditional Use review. Provide detail on final plans meeting this requirement.
9. For the new building, provide a minimum of 24 bicycle parking spaces distributed as both *Short Term* and *Long Term* bicycle parking and shall be located in a safe and convenient location on an impervious surface, as required per sec. 28.141(4) and 28.141(11) for the residential components. Provide a detail of the bicycle rack design. Guest stalls shall be short term. Call out and dimension required stalls on the final plan. Provide two bicycle parking stalls as required for the commercial component of the project. These stalls shall comply with the requirements in sec. 28.141(4) and 28.141(11).

TSS ZONING CRITERIA

| Requirements | Required | Proposed |
|-------------------------|------------------------------|---------------------------|
| Front Yard Setback | 0 | 3' |
| Side Yard Setback | 0 | 6' – RS 4'6" - LS |
| Rear Yard Setback | 20' | 25' |
| Usable Open Space | 40 sq. ft./ unit (33) (1320) | 1598 sq. ft. |
| Maximum Lot Coverage | 85% | 88.5% (A) |
| Maximum Building Height | 3 stories / 40' | 3 stories / 39.5' average |

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| Site Design | Required | Proposed |
|----------------------------|---|---|
| Number Parking Stalls | No minimum | 10 surface stalls – 2525 23 underground - 2501 |
| Accessible Stalls | Yes | Yes |
| Loading | No | No |
| Number Bike Parking Stalls | 1 per unit up to 2-bedrooms, ½ space per add'l bedroom; (20) 1 guest space per 10 units short term minimum for residential guests shall be within 100' of principal entrance. (2) Long term for residential. Total (22) Bike Parking for 1,900 sq. ft. comm. Space is 1 per 2000sf (2) = (24) | 6 – surface - 2501 35 – underground – 2501 14 – structured - 2525 |
| Landscaping | Yes | Yes (5) |
| Lighting | Yes | Yes |
| Building Forms | Yes | yes, flex |

| Other Critical Zoning Items | |
|------------------------------|-----|
| Urban Design | No |
| Historic District | No |
| Floodplain | No |
| Barrier Free (ILHR 69) | Yes |
| Utility Easements | Yes |
| Wellhead Protection District | No |

REGENT NEIGHBORHOOD ASSOCIATION

To: City of Madison Planning Office
From: Jon Miskowski, RNA President
Date: Wednesday Feb 18, 2015
CC: Alder Shiva Bidar-Sielaff

On Wednesday Jan 28th at the regular meeting of the RNA Board, the board expressed its support of two area developments presented that night. The board commended each developer for being mindful of the University Avenue Corridor Plan and for the open community conversations.

The RNA board passed a resolution supporting the Lindholm development as presented for 2501 University Avenue and asks the Plan Commission to be mindful of the following neighborhood concerns:

- developer should have a detailed landscaping plan
- the development should comply with dark-sky provisions and have no outward lighting that would disrupt other residents
- no garbage collection before 7:30 am
- we are concerned that the garage entrance on Highland is properly designed and controlled to manage traffic and support traffic calming measures at the Highland-University Ave corner.
- we support limitations on the commercial outdoor space to close at 9 pm on Sun – Wed and 10 pm on Thurs – Saturday.

The RNA board passed a resolution supporting the Goldleaf development as presented for 2583 University Avenue and asks the Plan Commission to be mindful of the following neighborhood concerns:

- developer should have a detailed landscaping plan
- the development should comply with dark-sky provisions and have no outward lighting that would disrupt other residents
- no garbage collection before 7:30 am
- there should be no left turn out of the garage exit

The RNA also wished to acknowledge that while the UAC plan calls for mixed use in the is area, we are comfortable with an exception for 2583 University Avenue development on the University-Grand corner because it is a transition property from the residential blocks to the west to the mixed use to the east.