

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 11, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2230 West Broadway

Present Zoning District: CC-T (Commercial Corridor- Transitional)

Proposed Use: Construct a three-story mixed-use building containing a 14,000 sq. ft. neighborhood center and 36 apartment units.

Conditional Use: Section 28.061(1): More than 24 dwelling units in a mixed-use building is a Conditional Use.

Section 28.067(4)(a): A multi-tenant building exceeding forty thousand (40,000) sq. ft. is a Conditional Use.

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. Bicycle stalls shall be distributed as both *Short Term* and *Long Term* bicycle parking, as required per MGO Sections 28.141(4) and 28.141(11). Bicycle parking for the apartments shall equal 1 stall per unit up to two-bedrooms plus an additional half space per additional bedroom. At least ninety percent (90%) of required resident bicycle parking shall be designed as long-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical or wall mount parking. Four (4) short-term resident guest stalls are required. Short-term parking for residential guests shall be located within 100 feet of a principal entrance. Required bike parking stalls for the commercial/ retail component of the project shall comply with the requirements in Sections 28.141(4)(g) and 28.141(11) and future tenants shall be calculated at the time building permits for occupancy are requested. Identify and dimension the required stalls on the final plan. NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Provide a detail of the bike rack design including any wall mounts on the final plans.
2. Submit the 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. Revise the landscape plan to show that the foundation plantings are installed on the private property and not encroaching into the City right-of-

way.

3. Screening is required adjacent the Zoning district boundary along the north property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
4. Provide details showing that the primary street facing façade meets the requirements of Sections 28.060 and 28.173(7) for massing and articulation. Facades facing a public street shall be vertically articulated at a minimum interval of forty (40) feet. A building exceeding 160 feet in length must be significantly articulated through a combination of façade modulation, vertical divisions using different textures or materials, division into storefronts, variation in roof lines, and arcades, awnings, and window bays.
5. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d).
6. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
7. Provide details of the proposed building materials and colors on the building plan elevations consistent with the requirements of Section 28.060(2)(g) and Table 28D-1 Building Materials.
8. Exterior lighting shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.
9. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
10. 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.

CC-T ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	0' minimum 25' maximum	6.7' maximum
Side Yard Setback	6' interior side yard 0' adjacent Fayette Ave	32.8' east 1.3' west
Rear Yard Setback	The lesser of 20% of lot depth or 20'	78.2'
Usable Open Space	160 sq. ft. per lodging room or 1- bedroom unit (6 x 160 = 960) 320 sq. ft. for >1-bedroom units (30 x 320 = 9,600) (10,560 sq. ft. total)	11,971 sq. ft.
Maximum Lot Coverage	85%	74%
Maximum Building Height	5 stories/ 68'	3 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	30 surface 46 underground (76 total)
Accessible Stalls	Yes	3 surface 2 underground (5 total)
Loading	No	No
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (36) 1 guest space per 10 units (4) Neighborhood center: As determined by Zoning Administrator (5% of capacity of persons)	40 surface 12 underground (52 total) (1)
Landscaping and Screening	Yes	Yes (2)(3)
Lighting	Yes	No (8)
Building Forms	Yes	Yes, Flex Building (4)(5)(6)(7)

Other Critical Zoning Items		
Urban Design	Yes	UDD #1
Historic District	No	
Floodplain	No	
Adjacent to Park	No	
Barrier Free (ILHR 69)	Yes	
Utility Easements	Yes	

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Wetlands	No
Wellhead Protection District	No