

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 25, 2024

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 3722 Speedway Road

Present Zoning District: NMX (Neighborhood Mixed Use)

Proposed Use: Construct a four-story mixed-use building with approximately 760 sq. ft. of commercial space and 31 apartments.

Conditional Use: Section 28.061(1) and 28.151: More than twenty-four (24) dwelling units in a mixed-use building requires conditional use approval.

Section 28.064(3)(b): Building height exceeding the maximum 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):

1. The applicant requests that the project is reviewed under recent Zoning Code changes related to surface parking. Surface parking shall not be located between the primary street and the plane of the principal building's primary street-facing facade. Relocate the surface parking stalls behind the plane of the mixed-use building's primary street-facing facade.

GENERAL OR STANDARD REVIEW COMMENTS

2. A vehicle parking reduction will be required per Section 28.141(5). A minimum of 33 vehicle parking stalls are required. 24 stalls are provided. Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces. When the commercial tenant space is leased, the entire development must reflect compliance in the required number of vehicle parking spaces, to be reviewed prior to obtaining zoning approval for the future tenant space use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses.
3. Bicycle parking for the commercial tenant space shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for the use.

4. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). Provide the length of the ground floor nonresidential uses. For nonresidential uses at ground floor level including the parking garage and trash room, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
5. 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.
6. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

NMX ZONING CRITERIA

| Requirements | Required | Proposed |
|--|---|--------------------|
| Front Yard Setback | 0' or 5' | 12.9' |
| Max. Front Yard Setback | 25' | 12.9' |
| Side Yard Setback: Where buildings abut residential-zoned lots at side lot line | Minimum side yard required in the adjacent residential district (TR-C2): 6' | 6' north side yard |
| Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side walls within 6' of lot line | Two-story or higher: 6' | 6' south side yard |
| Rear Yard Setback | 20' | 20' |
| Usable Open Space | 40 sq. ft./ d.u. (1,240 sq. ft.) | 6,083 sq. ft. |
| Maximum Lot Coverage | 75% | 70% |
| Maximum Building Height | 3 stories/ 40' | 4 stories/ 46'9" |

| Site Design | Required | Proposed |
|----------------------------|--|---|
| Number Parking Stalls | Multi-family dwelling: 1 per dwelling (31) General retail; service business; office: 1 per 400 sq. ft. floor area (2) (33 total) | 22 garage 2 surface (24 total) (1)(2) |
| Accessible Stalls | Yes | Yes |
| Electric Vehicle Stalls | EV: 2% (0) EVR: 10% (2) | 1 EV 2 EVR |
| Loading | Not required | None |
| Number Bike Parking Stalls | Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (31) 1 guest space per 10 units (3) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (36 total) | 31 garage 5 surface (36 total) (3) |
| Landscaping and Screening | Yes | Yes |
| Lighting | Yes | Yes |
| Building Forms | Yes | Commercial Block Building (4) |

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