

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 28, 2023

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 232 N Park St, 209 Bernard Ct, 911-923 Clymer Pl, 908 W Dayton St and 207 N Brooks St

Present Zoning District: CI and TR-U2

Proposed Use: Demolish three residences and Amend CI Master Plan to allow construction of a six-story, 149,200 sq. ft. academic building (Levy Hall) on UW-Madison campus

Requested Zoning District: CI (Campus Institutional)

Plan Commission Review: Section 28.185: Demolition of a principal building 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): None

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
2. Submit updated Master Plan exhibits, including for proposed building removals, proposed building use and construction, and proposed project phasing.
3. Clearly show the building setback distances as measured to the property lines on the detailed site layout plan pages.
4. 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.

CI ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per UW Master Plan	As per submitted plans
Lot Width	As per UW Master Plan	As per submitted plans
Front Yard Setback	As per UW Master Plan	As per submitted plans
Side Yard Setback	As per UW Master Plan	9'11" east side
Rear Yard Setback	As per UW Master Plan	13'10"
Maximum Lot Coverage	As per UW Master Plan	96%
Maximum Building Height	As per UW Master Plan	6 stories

Site Design	Required	Proposed
Number Parking Stalls	As per UW Master Plan	2 service stalls
Electric Vehicle Stalls	None	None
Accessible Stalls	None	None
Loading	As per UW Master Plan	Loading/receiving area
Number Bike Parking Stalls	As per UW Master Plan	26 interior 248 exterior (274 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Form and Design	As per UW Master Plan	As per submitted plans

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 Overlay	No