

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 28, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1014 Edgewood Avenue

Present Zoning District: R-2

Proposed Use: Edgewood College Residence Hall (98 beds) (78,700 sq. ft. building)

Conditional Use: 28.08(2)(c)3. Colleges and universities are a conditional use provided that the zoning lot shall be not less than 40 acres.

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. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
2. Provide a minimum of 51 bike parking stalls in safe and convenient locations on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

1014 Edgewood Avenue

4. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	40 acres	64 acres (2,818,400 sq. ft.)
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	as shown	adequate
Side yards	as shown	adequate
Rear yard	as shown	adequate
Floor area ratio	n/a	n/a
Building height		4 stories

Site Design	Required	Proposed
Number parking stalls	50 lodging rooms (149) <u>1 (two bdrm apt.)</u> 51	53 additional stalls being added to the site
Accessible stalls	3 (for the 107 stalls)	adequate
Loading	1 (10' x 35') area	(1)
Number bike parking stalls	51	(2)
Landscaping	Yes	(3)
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	Yes
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.