

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 20, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 2340 Winnebago St, Union Corners, Phase I SIP

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**Present Zoning District:** PUD(GDP)

**Proposed Use:** Build five buildings with 140 condo units, 63 rental units and 100,673 sq ft. commercial space.

**Requested Zoning District:** Amended PUD(GDP) and PUD(SIP)

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 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved inclusionary zoning plan for recording prior to final signoff of the rezoning.
2. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan for building B, 5,216 sq. ft. commercial bldg. The loading area shall be exclusive of drive aisle and maneuvering space.

Provide **three** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan for building A, 65,450 sq. ft. commercial bldg. The loading area shall be exclusive of drive aisle and maneuvering space.

Provide **two** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan for building C, 20,260 sq. ft. commercial, 20,2600 residential. The loading areas shall be exclusive of drive aisle and maneuvering space.

Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan for building the Battery building for 9,763 sq. ft. commercial use. The loading area shall be exclusive of drive aisle and maneuvering space. (Residential 22,946 sq. ft. loading provided in drive aisle).

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Provide **three** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan for building G residential building 209,125 sq. ft. The loading areas shall be exclusive of drive aisle and maneuvering space.

**Note: Loading areas shall be provided as shown above, unless the Plan Commission specifically reduces a specific loading requirement.**

3. Put building addresses, number of residential units, sq. footage of residential portion of building, and gross sq. footage of commercial on each building on the site plans. Contact Lori Zenchenko of City Engineering to get addresses (608-266-5952). On the floor plans of each building list number of parking stalls and bike parking stalls provided.
4. In the Zoning Text, for each of the zoning texts, revise permitted use and/or accessory use to list additional permitted uses that will be allowed. (Do not refer to the letter of intent). These additional lists shall be added to the zoning texts and reviewed by Zoning and Planning staff prior to final submittal of plans. Label the zoning texts with the building letter and the building address.
5. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 for the residential use and as per C-2 for buildings containing commercial uses, and signage shall be as approved by the Urban Design Commission and Zoning.
6. Meet all applicable State accessible requirements, including but not limited to:

If parking is designated for commercial or residential uses, designate on the plans. Residential parking requires 2% of the stalls be accessible. If it is a mixed use (residential and commercial) commercial requirements will apply. Where surface and garage parking are provided, the accessible parking shall be provided in each.

- a. Buildings **A & B**, 203 stalls total, (87 garage and 116 surface stalls), (commercial use). Provide a minimum of **seven** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
- b. Building **C**, 64 garage stalls, (commercial and residential). Provide a minimum of **three** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
- c. Building **French battery building**, 30 garage stalls and 2 surface stalls (commercial and residential)/ Provide a minimum of **one** accessible stall striped per State requirements. A min. of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.

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- d. Building **G**, 136 garage stalls and 17 surface stalls (residential). Provide **four** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area. Divide the required accessible stalls between the surface and garage parking.
  - e. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
  - f. Show the accessible path from the stalls to the building or elevator. The stalls shall be as near the accessible entrance/elevator as possible. Show ramps, curbs, or wheel stops where required.
7. Provide 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. **Note: Many of the bike parking stalls, as shown, do not meet the access requirements, including but not limited to most of the garage bike stalls.** Provide one stall for each unit in a residential building up to 50 stalls and half a stall for the number of stalls over 50. Provide one bike parking stall for each 10 car stalls that would be required for any commercial or office spaces. (Note: car parking requirements would be one stall per each 300 square feet of gross floor area. Even though car parking is not required, bike parking is required per the amount that would be required if it were.) Provide the following : **Building A- 22 bike stalls, Building B- 2 bike stalls, Building C- 60 bike stalls, Battery building – 19 bike stalls, and Building G – 87 bike stalls that meet the above criteria.**
8. 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.
9. Submit lighting plans for each building that meet 10.085 per the Madison General Ordinances.

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**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	236,300 sq. ft.	411,642 sq. ft. Phase I, 9.45 ac
Lot width	50'	adequate
Usable open space	50,240 sq. ft. (160 sf bdrm)	57,750 sq. ft. +
Front yard	0'	adequate
Side yards	0' commercial, 11' resident.	adequate com., adeq. resid.
Rear yard	30' or 0' through lots	adequate
Floor area ratio	3.0	n/a
Building height	----	2-4 stories`

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	281 residential uses <u>336 commercial/office</u> 617	316 garage <u>138 surface</u> 454 total *
Accessible stalls	Yes	(6)
Loading	3 (10' x 50') Bldg. A Com 1 (10' x 35') bldg. B Com 2 (10' x 35') bldg C Com 1 (10' x 35') Battery bldg. Com 1 (10' x 35') Bat. bldg. res. 3 (10' x 35') Bldg G res.	1 (10' x 50') 1 (10' x 35') * 0 (blocks drive aisle) * 2 (8' x 35') needs to be 10' w 0 (blocks drive aisle) * 1 provided in drive aisle-ok 0 (209,125 sq. ft. res. bldg.)
Number bike parking stalls	2 Bldg. A (Com) 22 Bldg. B (Com) 60 Bldg. C (Com/res) 19 Battery bldg (Com/res) <u>87 Bldg. G (Res)</u> 190 total	(7)
Landscaping	Yes	(8)
Lighting	Yes	(9)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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

\* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.