

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 20, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 425 W Washington Ave, Demo, Rezoning, and IZ

Present Zoning District: R-6

Proposed Use: Demolish Medical Office, build an 8 story mixed-use bldg. with 40 apartments, fitness center, 12,000 sq. ft. office and 2,500 sq. ft. retail space.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Show canopies and roof structures on the site plan. Show the dimensions of the building setbacks on the site plan.
2. Show the building height on the elevation drawings per "City Datum" . The building shall not exceed 187.2' City Datum per 28.04(14).
3. Meet applicable building codes, including accessible requirements.
4. The plans, letter of intent and the zoning text shall be consistent.
5. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Identify this area on the plan. Post a sign at the stall.

6. Provide **52** bike parking stalls in a safe and convenient location 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. Show the stalls on the plans.
7. Provide a detailed landscape plan. Show species and sizes of landscape elements.
8. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **4** 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. Show signage at the head of the stalls.
 - c. The stalls shall be as near the elevator as possible.
9. 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 plan for recording prior to zoning sign off of the SIP.
10. In the zoning text, address the following:
 - a. In the permitted use section, include, 40 apt. units, 24,000 sq. ft. fitness facility, 13,00 sq. ft. of commercial/retail per the C-1, and offices.
 - b. Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.
 - c. Signage for the commercial spaces you may want to use C-1 or C-4 signage as approved by UDC.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,400 sq. ft.	16,335 sq. ft. *
Lot width	50'	99'
Usable open space	4,200 sq. ft.	7,581 sq. ft. (roof)
Front yard	20'	14' *
Side yards	29.75' each side (R-6)	2' and 3.5' *
Rear yard	43.2' (45% of bldg ht.)	2' 4" *
Floor area ratio	2.0	5.2 *
Building height	187.2' city datum	(2)

425 W Washington Ave

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	85
Accessible stalls	4.	(8)
Loading	1 (10' x 35') area	(5)
Number bike parking stalls	52	(6)
Landscaping	Yes	(7)
Lighting	Yes	State building codes

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
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.

* 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 R-6 district, because of the surrounding land uses.