

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 16, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 700 Block University Avenue, Demolition, IZ & rezoning

Present Zoning District: C-2

Proposed Use: Demo shopping center & build a 12 story mixed use building with 130,000 gsf. of retail, 73,500 gsf of UW student services, 91,000 gsf of University health services, 60,500 gsf. of UW student activity center, and 415,000 gsf. of 430 dwelling units.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com. app.

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 plan for recording prior to zoning sign off of the future PUD(SIP) development.
2. This SIP is for the maintenance of the existing uses. The proposed future development zoning standards will be reviewed at the PUD(SIP) submittal for that development.
3. In the zoning text Family definition for occupancy shall coincide with the definition in Chapter 28 of the Madison General Ordinances as it compares to the R-6 district and include the occupant limit per the building and safety codes, (the lesser of).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	To be reviewed at future	SIP submittal

Site Design	Required	Proposed
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Number parking stalls	To be reviewed at future	SIP submittal
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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 C-2 and R-6 districts, because of the surrounding land uses.