

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 17, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 700 Blk. University Avenue, Downtown Design Zone 2

Present Zoning District: PUD(GDP-SIP)

Proposed Use: Demolish a shopping center and build a 12 story mixed use bldg. with 134,000 sq. ft. retain, 71,000 sq. ft. offices, 97,000 sq. ft. health center, 62,000 sq. ft. activity center, 350 dwelling units. and 425 parking stalls (the public hourly portion of the parking stalls may also be used for UW special events) (20 2-bdrms, 140 2-bdrms, 50 3-bdrms, and 140 4-bdrms)

Proposed Zoning District: Amended PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings 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. The following items in the zoning text shall be revised.
 - a. In the family definition, the number of occupants allowed shall be as per Chapter 28 of the Madison General Ordinances as it applies to the R-6 district. The number of occupants shall also be limited by applicable building and life safety codes.
 - b. In the signage portion of the text, since the sign package has yet to be submitted formally to the UDC, several elements of the sign package, as shown on the elevations, appear to be inconsistent with the street graphic control ordinance. Further discussion of this issue with Zoning and UDC staff is required.
2. On the final plans, include a breakdown of unit mix (ie 20 two bedroom units, etc.)
3. The site plans shall clearly define the property lines with dimensions of the site, setbacks and building.

700 Block University Avenue

4. Meet Downtown Design Zone 2 criteria.
5. Comply with the 187.2' capital view height limit. Show the building height per city datum on the elevation drawings. (Section 28.04(14).
6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of nine 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. The remaining accessible stalls shall have a minimum of a 5' striped out area adjacent. (Note: on the plan labeled "parking level" one of the accessible stalls does not meet the 5' striped out area adjacent requirement as there is a post next to the stall.)
 - b. Show signage at the head of the stalls.
7. 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 project.
8. Provide bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The requirement is one per dwelling unit, one per each four students in the UW portion and one per each four employees in the UW portion. (Note: After the first 50 stalls, the remaining requirement may be reduced by 50%). In this case the need may be greater than the requirement. Provide adequate bike parking. **The final plans or letter of intent shall include the number of students and employees that will be on premise (the most) at any one time in the UW portion of the building.** 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.
9. Provide 4 (10' x 50') and 7 (10' x 35') loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.
10. Provide a lighting plan to meet parking garage lighting requirements per 10.08(5) of the Madison General Ordinances.

700 Block University Avenue

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	256,500 sq. ft.	149,554 sq. ft. *
Lot width	50'	adequate
Usable open space	70,700 sq. ft. (1,010 bdrms)	4,806 sq. ft. + balconies *
Front yard	20'	0' & 8' *
Side yards	50' each side (33' depth pen.)	5' & 66' *
Through lot	20'	0' & 8' *
Floor area ratio	6.0 (Design Zone 2)	5.52 (826,000 s.f.-not incl. gar.)
Building height	10 stories + 2 with ddz2 crit. 187.2' City datum	12 stories (5)

Site Design	Required	Proposed
Number parking stalls	0 (central business district)	401 cars, 95 mopeds
Accessible stalls	9	12 (6)
Loading	4 (10' x 50) (134,000 sf. retail) 7 (10' x 35) UW & residential	(9)
Number bike parking stalls	150 minim. for residential use 1 per each 4 emp. & each 4 students UW portion	255 (8)
Landscaping	Yes	
Lighting	Yes	(10)

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 for the residential use and **C-2** for the commercial use, because of the surrounding land uses.