

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 4, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 702 N Midvale Blvd., Demo, Rezoning and IZ, Phase II

Present Zoning District: PUD(SIP)

Proposed Use: Demolish office complex & build 65,000 sq. ft. grocery store, 80,000 sq. ft. additional retail space, 238 condo units & 1,100 structured parking spaces with a future phase consisting of 220 residential units & one hotel.

Requested 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. 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 2-5 of the stalls shall be a van accessible stalls 8' wide with an 8' striped out area adjacent.
 - b. 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.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
3. Meet with Zoning and Planning regarding the zoning text. Receive approval from zoning and planning of the zoning text prior to submitting final plans.

702 N Midvale Blvd.

4. Provide 3 (10' x 50') loading areas with 14' vertical clearance for the 65,000 sq. ft. grocery store, 1 (10' x 35') loading area for the health club, 1 (10' x 35') loading area for the restaurant, 2 (10' x 35') loading areas for the retail and 1 loading area for each 100,000 sq. ft. and portion in excess of 100,000 sq. ft. residential units to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
5. Provide bike parking stalls in the amount of 142 for the residential portions of this phase of the site and 1 per each 10 cars for the commercial/retail portions of the site 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.
6. 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.
7. Lighting is required for the residential parking areas. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
8. Lighting is not required. However, if it is provided for the commercial/retail portion of the parking, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

702 N Midvale Blvd.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	285,000 sq. ft.	as shown
Lot width	50'	adequate
Usable open space	64,640 sq. ft.	as shown
Front yard	20'	4' 8" *
Side yards	11' each side	6' 7" *
Rear yard	20' (through lot)	1' 8" *
Floor area ratio	n/a	as shown
Building height	---	9 and 12 stories

Site Design	Required	Proposed
Number parking stalls	207 residential 216 grocery store (65,000 sf) 63 retail (19,000 s.f.) ? (10% cap. of 40,000 gym) ? (30% cap. of 5,500 rest.) 488 +	826
Accessible stalls	Per State Code	(2)
Loading	3 (10' x 50') grocery store 1 (10' x 35') health club 1 (10' x 35') restaurant 2 (10' x 35') retail/com. 1 (10' x 35') for each 100,000 sq. ft of residential building or portion thereof.	(4)
Number bike parking stalls	142 stalls for residential uses 1 stall per 10 car stalls of retail/com.	(5)
Landscaping	Yes	(6)
Lighting	Yes (residential)	(7)

702 N Midvale Blvd.

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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-5** district, because of the surrounding land uses.