2230 West Broadway Proposed Development Project

NEIGHBORHOOD MEETING #2
MARCH 29, 2017
BRIDGE LAKEPOINT WAUNONA NEIGHBORHOOD CENTER
Agenda

6:00-6:10  Welcome: Alder Sheri Carter, District 14
6:10-6:30  Demographics: Erin O’Brien, Resident
6:30-6:35  Meeting Goals: Melissa Huggins, Urban Assets
6:40-7:25  Break-out Sessions
7:30-7:45  Group Reporting and Sharing of Ideas
7:45-7:55  Discussion and Questions
7:55-8:00  Next Steps
Meeting Goals

- Gather neighborhood input
  1. Site design
  2. Architectural design
  3. Neighborhood amenities
- Share and discuss neighborhood input
- Finalize Steering Committee members
- Discuss next steps
2230 West Broadway

1.4 acres
Zoning Ordinance

Zoned Commercial Corridor-Transitional
The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit, and motor vehicle activity.

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**Commercial Corridor - Transitional District**

<table>
<thead>
<tr>
<th>Front yard setback</th>
<th>See (a) below</th>
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<tbody>
<tr>
<td>Side yard setback: Where buildings abut residentially-zoned lots at side lot line</td>
<td>Minimum side yard required in the adjacent residential district</td>
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</table>
| Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line | One-story: 5  
Two-story or higher: 6  
Lot width < 40: 10% lot width |
| Side yard setback: other cases (i.e., infill between party wall storefront buildings) | none unless needed for access |
| Rear yard setback | The lesser of 20% of lot depth or 20 feet |
| Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district | The required rear yard setback shall be the same as the required side yard setback |
| Maximum lot coverage | 85% |
| Maximum height | 5 stories / 68  
See (d) below |
| Usable open space – residential only | 160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units |

(Am. by ORD-13-00007, 1-15-13)

(a) **Front Yard Setback.** Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building’s original floor area, a minimum of fifty percent (50%) of the street-facing building wall shall be set back no more than twenty-five (25) feet. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.
Things We Know About The Project

- In order to meet our funding requirements, the building will have **48 units**
- In order to meet zoning requirements (lot coverage, setbacks, common open space) the building will be **4 stories**
- The building will have **3,000 square feet** of commercial space on ground floor
Break-out Sessions

3 QUESTIONS, 15 MINUTES EACH
ONE FACILITATOR & ONE NOTE-TAKER PER GROUP
Questions

1. How would you like to see the site designed?
2. What type of architectural style would you like to see?
3. What sort of amenities would serve the neighborhood?
Site Design

- Location of building
- Landscaping
- Site access
- Parking
- Screening
Architecture

- Style
- Materials
- Exterior configuration
- Entrance features
- Roofline
- Window pattern
Amenities

- Commercial space
- Streetscaping
- Alleyway improvements
- Benches
- Bus stop
- Public art
- Neighborhood kiosk
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Next Steps

- Steering Committee meetings
- Work with City staff
- Work with Alder Carter
- Submit Land Use Application
- Urban Design Commission
- Plan Commission
Questions? Comments?

- Urban Assets
  - Melissa Huggins, AICP
  - melissa@urbanassetsconsulting.com

- Movin’ Out
  - Tim Radelet
  - tr@movin-out.org

- Tonight’s presentation, meeting notes, and project contact info will be made available on Alder Sheri Carter’s website: https://www.cityofmadison.com/council/district14/