

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

Date: June 17, 2013

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** 3302 Packers Ave

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**Present Zoning District:** CC-T Commercial Center – Transitional District

**Proposed Use:** Demolish restaurant and construct mixed-use building with 6,700 square feet of commercial space and 61 apartment units.

**Conditional Use:** 28.067(4)(a): Multi-tenant buildings exceeding 40,000 sq. ft. is a Conditional Use. Section 28.151 Supplemental Regulations for Dwelling Units in Mixed-Use Buildings (c) (e) & (f): requires a Conditional Use

**Plan Commission approval:** 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. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.
2. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (608-267-2626).
3. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
4. Pursuant to Sec. 28.142 (3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Work with zoning staff to define developed area on final plan sets.
5. Bike parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations). Provide 67 residential bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. When building permits are applied, bike parking for the commercial components will be addressed at that time. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of bike rack on final plan sets.

6. Meet supplemental Regulations for Dwelling Units in Mixed-Use Buildings 28.151.
7. Sec. 28.061 (4)(c) requires all building facades visible from a public street or public walkway shall employ materials and design features similar to or complementary to those of the front facade.
8. Section 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
9. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum 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.
  - 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 as possible. Show ramps, curbs, or wheel stops where required.
10. Eliminate the loading zone shown on site plan as it is not required subject to Chapter 28.
11. It appears the project exceeds the minimum requirement for usable open space pursuant to Section 28.140 as defined in Section 28.211, however; further clarification of these areas is needed. Work with zoning staff on final plan sets.

***CC-T DIMENSIONAL REQUIREMENTS***

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Proposed</b>
Front yard setback	See (a) below	15'7"
Side yard setback: Where buildings abut residentially -zoned lots at side lot line.	Minimum side yard required in the adjacent residential district: (10')	10'
Rear yard setback	The lesser of 20% of lot depth or 20 feet	adequate
Maximum lot coverage	85%	80%
Maximum height	5 stories / 68 See (d) below	4 stories
Usable open space - residential only	160 sq. ft. per 1-bedroom unit, 320 sq. ft. for > 1-bedroom units (15,360 sq. ft.)	TBD (11)

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	No minimum TBD for commercial use	62 underground provided for residential use 23 surface stalls provided for commercial use.
Bike parking	67 residential use. TBD for commercial use	67 for residential 8 provided for commercial space
Landscaping	Yes	Yes (4)
Lighting	Yes	None shown
Accessible stalls	2 - garage 1 - surface	2 - garage 2 - surface (8)
Loading	0	0 (10)
Building forms	Yes	Meets building forms

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.