

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2501 W Beltline Hwy., Demolition for (Arbor Gate Development)

Present Zoning District: C3L

Proposed Use: Demolish 5 buildings for mixed use development

Conditional Use: 28.04(22) Demolition of principal buildings is a conditional use.

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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **16** accessible stalls striped per State requirements. A minimum of **four** of the stalls shall be van accessible stalls 8' wide with an 8' striped out area adjacent. Disburse stalls in ramp and surface lot. (Show floor plans of the ramp including accessible stalls.)
 - 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.
2. Indicate on site plan the overhead building connections between the buildings and the ramp.
3. Show addresses of the tenant spaces on the site plan.
4. Provide **78** bike parking stalls in a 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

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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. Disburse the bike stalls on the surface of the site and in the ramp.**

5. 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.
6. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-----------------|---------------------------------|
| Lot Area | 6,000 sq. ft. | 5.64 acres (435,605.64 sq. ft.) |
| Lot width | 50' | adequate |
| Front yard | 0' | 80' |
| Side yards | 0' | 10' (parking ramp) |
| Through Lot | 0' | 10' McDivitt Rd |
| Floor area ratio | 3.0 | less than 1.0 |
| Building height | --- | 6 stories |

| Site Design | Required | Proposed |
|----------------------------|--|--|
| Number parking stalls | 635 retail/office (190,440 sf) ? restaurants (7,500 sf) Need restaurant capacity | 180 surface 597 parking ramp 777 total |
| Accessible stalls | 16 | (1) |
| Loading | 4 (10' x 35') areas | provided |
| Number bike parking stalls | 78 | (4) |
| Landscaping | Yes | (5) |
| Lighting | No | (6) |

| Other Critical Zoning Items | |
|------------------------------------|------------|
| Urban Design | No |
| 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.