

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 4, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 309 W. Washington Avenue, Block 51, PHASE I

Present Zoning District: PUD(SIP)

Proposed Use: Major alteration, add one floor (10 additional units- total count of 126 units in this component and total of 173 dwelling units in Phase I) to the main tower, add two floors to the parking structure (70 additional stalls) and minor site plan alterations.

Requested Zoning District: Amended PUD(SIP)

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 Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.
2. Show the maximum height on the elevation of the building elevation per City Datum. The buildings shall not exceed 187.2 City Datum. Include the height of the stair towers, roof deck, fence and mechanical enclosure within the capital view height limitation.
3. Meet applicable building codes and setbacks per State requirements. Meet applicable accessible building and accessible parking requirements per State requirements.
4. Provide 88 bike stalls for the 126 units and 4 stalls for the commercial portion of the building at 309 W Washington Ave. Provide one stall for each unit in a residential building up to 50 stalls and half a stall for the number of stalls over 50 for the remaining residential buildings or portions of buildings. Provide one bike parking stall for each 10 car stalls that would be required for any commercial or office spaces. (Note: car parking requirements would be one stall per each 300 square feet of gross floor area. Even though car parking is not required, bike parking is required per the amount that would be

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required if it were.) The bike parking stalls shall be in a safe and convenient location on an impervious surface to be shown on the final plans. 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.

5. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances.
6. Lighting is required. 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).
7. Put the addresses of the buildings on the building footprint of each building on the site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area		As shown
Lot width		As shown
Usable open space		As shown
Front yard		As shown
Side yards		As shown
Rear yard		As shown
Floor area ratio		As shown
Building height	187.2 City datum max height	(2)

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	872
Accessible stalls	Per state code	(3) See May 28 letter
Loading	2 (10' x 35') Res. 1 (10' x 35') Commercial for 309 W Washington Ave	As shown
Number bike parking stalls	Yes	(4)
Landscaping	Yes	(5)
Lighting	Yes	(6)

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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, because of the surrounding land uses.