

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 12, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 505-555 S Midvale Blvd., Demo, RZ, CSM, and IZ

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**Present Zoning District:** C-1

**Proposed Use:** Demolish shopping center & build 3 & 4 story mixed use development with a library, retail and 142 dwelling units. Phase I SIP (22 one bdrm, 15 two bdrm and 6 two bdrm with den's = total 43 units) Phase II GDP (64 one bdrm and 35 two bdrm units = total 99) Phase II GDP (64 one bdrm and 35 2 bdrm units)

**Proposed Zoning District:** PUD(GDP-SIP)

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Com. app.

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 two accessible stalls striped per State requirements in the parking garage of Phase I and three accessible stalls striped per State requirements in the parking garage of Phase II. Provide four accessible stalls in the surface lot of Phase I and one accessible stall in the surface lot of Phase II. A minimum of one of the stalls in each surface lot and each garage shall be a van accessible stall 8' wide with an 8' striped out area adjacent in each building. Note Phase II needs a striped out area adjacent to each accessible stall.
  - 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 or elevator. The stalls shall be as near the accessible entrance (or elevator) as possible. Show ramps, curbs, or wheel stops where required.

505-555 S Midvale Blvd.

2. Provide 2 (10' x 35') loading areas with 14' vertical clearance for Phase I (1 for residential use and 1 for retail uses) to be shown on the plan. Provide 3 (10' x 35') loading areas for Phase II (2 for residential use and 1 for retail uses). The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide **49** bike parking stalls for **Phase I** and **61** bike parking stalls for **Phase II** 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. Note: The stalls shall be inside and outside the building divided among the residential and commercial use locations.
4. Provide a detailed landscape plan. Show species and sizes of landscape elements.
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. In the zoning text under Signage, "a. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district. Signage shall be approved by Urban Design and Zoning.
7. In the zoning text, include the number of dwelling units per phase.
8. Lighting is required. It must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.
9. Put a note on the CSM that the existing buildings are to be removed.
10. 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 plan for recording prior to zoning sign off of the plat.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	49,300 sq. ft. Phase I 109,500 sq. ft. Phase II	81,667 sq. ft. Phase I * 75,526 sq. ft. Phase II
Lot width	50'	adequate
Usable open space	10,240 sq. ft. Phase I 21,440 sq. ft. Phase II	5,786 sq. ft. + balconies * 12,900 sq. ft. + balconies *
Front yard	0'	adequate
Side yards (Res. use per R-5)	11' each side	10' and 42' Phase I 20' and 42' Phase II
Rear yard (Through Lot)	0' Through lot	adequate
Building height	3 stories/40'	4 stories/49' *

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	59 Residential – Phase I 25 Library <u>23 Retail</u> 107 total Phase I  132 Residential – Phase II <u>34 Retail</u> 166 Total Phase II  Total Phase I & II = 273	81 surface Phase I <u>88 garage</u> 169 total Phase I  139 garage Phase II <u>17 surface</u> 156 total Phase II  Total Phase I & II = 325
Accessible stalls	4 Surface - Phase I 2 Garage (res) Phase I 1 Surface - Phase II 3 Garage (res) Phase II	4 surface - Phase I 2 garage(res) Phase I 1 surface (1) Phase II
Loading	2 (10' x 35') (1 res, 1 ret-Ph I) 3 (10' x 35') (2 res, 1 ret-Ph II)	(2)
Number bike parking stalls	43 Residential Phase I 6 Retail 57 Residential Phase II <u>4 Retail</u> 110 Total	(3)
Landscaping	Yes	(4)
Lighting	Yes	(8)

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 **C-1** district, because of the surrounding land uses.