

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 28, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 910 W Wingra Dr.

Present Zoning District: C-2 and R-1

Proposed Use: Demolish 3 houses (968, 972 and 976 W Wingra Dr) & build 39,865 sq. ft. addition to an office building at 910 W Wingra Dr.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings 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. The final site and landscape plans shall show the property lines, structures, parking, etc. with darker lines than shown on original submittal. Dimension the site, parking stalls, drive aisles and structures.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **six** accessible stalls striped per State requirements. **A minimum of one of the stalls on the 910 W. Wingra Drive shall be a van accessible stall 8' wide with an 8' striped out area adjacent.**
 - 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.
3. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. **If this loading area cannot be provided, request and obtain approval of the Plan Commission to specifically waive this requirement or it will need to be provided.**

4. Provide **31** bike parking stalls in a safe and convenient location 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.
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 .08 watts per square foot.
7. In the zoning text, under permitted uses, 1. Office building and 2 existing single family residential houses. Under signage add ...as compared to the C-2 district and approved by the Urban Design Commission.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft. min. lot area	189,090 sq. ft.
Lot width	50'	adequate
Usable open space	960 sq. ft.	adequate
Front yard	0'	adequate
Side yards	0'	23' 6"
Rear yard	30'	81'
Floor area ratio	3.0	less than 1.0
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	310 (93,132 sq. ft. office bldg) <u>2 residential uses</u> 312 total	165 (161 across river) 4 on lt. <u>2 residential uses</u> 167 total *
Accessible stalls	6	(2)
Loading	1 (10' x 35') loading area	(3)
Number bike parking stalls	31	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

Other Critical Zoning Items	
Urban Design	Yes
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.

* 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-2** district, because of the surrounding land uses.