

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 5, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1701 Thierer Rd

Present Zoning District: C3L

Proposed Use: Construct a new 8,000 sq. ft. retail building

Conditional Use: 28.04(24) A Planned Commercial Site is a conditional use.
28.09(3)(d)24. Retail centers, where the total square footage of buildings on the lot exceed 40,000 sq. ft., are 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. 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.
 - b. 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. Show the existing three 10' x 50' loading areas on the site as well as the proposed loading for the new building. See zoning for location on approved site plan dated 8/8/94.
3. Provide **24** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan disbursed among the retail center. **A minimum of four of the stalls shall be conveniently located at the proposed 8,000 sq. ft. bldg.** 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.**

4. 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.

5. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	238,365 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	5'
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	187 (total center 56,000 s.f.) of the 187 stalls, 27 are req. for new retail bldg.	244
Accessible stalls	7 min.	8 existing <u>1 proposed</u> 9 total (1)
Loading	1 (10' x 35') area at new bldg. 3 (10' x 50') existing bldgs.	(2)
Number bike parking stalls	24	(3)
Landscaping	as shown	adequate (4)
Lighting	No	(5)

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.