

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 24, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1713-1717 Eagan Rd.

Present Zoning District: C3L

Proposed Use: Demolition of a retail structure, build a new building. Annamart and additional retail space. (30,830 sq. ft. gross floor area)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(24) & 28.09(3)(d)24. A Planned Commercial Site 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).

1. The lots shall be combined. The property line shall not go through the building.

GENERAL OR STANDARD REVIEW COMMENTS

2. Provide floor plans in the final submittal.
3. Provide **two** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Provide **eleven** 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.**

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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. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.
7. Show addresses of tenant spaces of the building on the final site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	116,517 sq. ft. (2.67 acres)
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	43'
Floor area ratio	3.0	less than 1.0
Building height	----	2 stories

Site Design	Required	Proposed
Number parking stalls	103 - 30,830 sq. ft. gross retail	109
Accessible stalls	5	6
Loading	2 (10' x 50') stalls	(3)
Number bike parking stalls	11	(4)
Landscaping	Yes	(5)
Lighting	No	(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.