

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 12, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2709, 2711 and 2805 W Beltline Hwy

Present Zoning District: C-3

Proposed Use: Demolish vacant commercial building for infill development (2711 W Beltline Hwy will have 14,500 sq. ft. warehouse and 8,500 sq. ft. retail between the Verlo and Allen Showroom tenants). (24,630 sq. ft. of retail with 52,000 sq. ft. of total buildings for the combined 2810 Todd Drive/2711 W Beltline Hwy project.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. approval. This is a Planned Commercial Site with less than 25,000 sq. ft. of retail

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 **three** accessible stalls for Sergenians, **two** accessible stalls for Allen/Verlo, and **two** accessible stalls for Select Video striped per State requirements. A minimum of one of the stalls (on each lot) 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.
 - d. Show the accessible path from the buildings to the right of way. Show ramps, curbs, or wheel stops where required

2. Provide **two** 10' x 50' loading areas with 14' vertical clearance for the Allen/Verlo site to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

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3. Provide **13 bike parking stalls** (6 Sergenians, 4 Allen/Verlo, and 3 Selective Video) 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.

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.

6. If the billboard will remain on the property, it shall be shown on the site plans.

7. Provide effective 6' to 8' high screening along the lot line of this commercial district adjoining a residential zoning district. (Note the property to the south is zoned R-4).

2711 W Beltline Hwy

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	20,218.47 sq. ft.
Lot width	50'	80.7'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	6' and 0'
Rear yard	30'	65'
Floor area ratio	3.0	1.43
Building height	---	2

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Site Design	Required	Proposed
Number parking stalls	41 Sergenian's building 28 Allen/Verlo building <u>13 Selective Video</u> 82 Total	66 Sergenians building 45 Allen/Verlo building <u>29 Selective Video</u> 140 Total
Accessible stalls	3 Sergenians building 2 Allen/Verlo building <u>2 Selective Video</u> 7 Total	(1)
Loading	2 (10' x 50') Sergenians 2 (10' x 50') Allen/Verlo 2 (10' x 35') Select Video	existing nonconf. 2 (10' x 50') Allen/Verlo existing nonconf.
Number bike parking stalls	6 Sergenians 4 Allen/Verlo <u>3 Selective Video</u> 13 Total	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.