

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 19, 2006

**To:** Plan Commission

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

**Subject:** 414 Grand Canyon Dr

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**Present Zoning District:** C3L

**Proposed Use:** Demolish restaurant building to construct an office building

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

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 plan shall be to scale. It does not scale to the 1" = 30' as designated on the plan.  
The final plan shall show the proposed Phase I site plan/parking lay out and show limits of Phase I. Provide a master plan of the future development to show how it will fit in with the proposed Phase I portion of the site. The final plan should not show the existing building to be removed. Show dimensions of the stalls, drive aisles and distance of buildings from property lines. Site plan review will need to be done again prior to construction of phase II.
2. Show an information block on the site plan that shows gross square footage of the building, number of parking stalls and number of bike stalls.
3. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of **three** accessible stalls (for Phase I) striped per State requirements. A minimum of one of the stalls 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.

4. Provide **one** 10' x 35' loading area for Phase I with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
5. Provide **seven** 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.
6. 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.
7. 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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	116,319 sq. ft.
Lot width	50'	410'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	30'
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	65 (Phase I)	74 (Phase I)
Accessible stalls	3 (Phase I)	(3)
Loading	1 (10' x 35') area (Phase I)	(4)
Number bike parking stalls	7	(5)
Landscaping	Yes	(6)
Lighting	No	(7)

<b>Other Critical Zoning Items</b>	
Urban Design	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.