

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 24, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **5702 Raymond Rd**

Present Zoning District: C-2

Proposed Use: Build a new 14,700 sq. ft. Walgreens with drive-up window

Conditional Use: 28.09(3)(d)24 Retail over 40,000 sq. ft. is a conditional use;
28.09(3)(d)9 A drive-up facility 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). **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 accessible stalls.
 - b. Show the accessible path from the stalls to the building.
 - c. Show ramps, curbs, or wheel stops where required.

2. Provide **20** bike parking stalls in safe and convenient locations on an impervious surface to be dispersed throughout the center to be shown on the final plan. Provide a minimum of **5** of the stalls near the entrance to the Walgreens store. 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.

3. 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.

4. 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.

5. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. 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 signage installations.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	180,320 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	76'
Side yards	0'	76'
Through lot	0'	59'
Floor area ratio	2.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	185	200
Accessible stalls	6	10 (1)
Loading	3 (10' x 50')	4
Number bike parking stalls	20	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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