

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 25, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 702 N Midvale Blvd., Phase III

Present Zoning District: PUD(GDP(SIP))

Proposed Use: 13,200 sq. ft. building with restaurant, outdoor eating area & retail space
(Restaurant is 7,000 sq. ft. with 230 seats inside and 74 seats outside, retail building is 6,200 sq. ft.)

Proposed Zoning District: Amended PUD(GDP-SIP)

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. Show accessible parking stalls to serve the proposed retail and restaurant uses that meet state required striping and signage as near the accessible entrances as possible.
2. Provide **two** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. 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.
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**

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.

- 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.	1,611,922 sq. ft.
Lot width	50'	adequate
Usable open space	Phase III, n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0 (Phase III)
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	91 restaurant <u>21 retail</u> 112 total	Existing shared parking
Accessible stalls	per state codes	(1)
Loading	2 (10' x 35') areas	(2)
Number bike parking stalls	11	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.