



## PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

**Project Address:** 4198 Nakoosa Trail  
**Application Type:** Demolition Permit and Conditional Use  
**Legistar File ID #** [34918](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

### Summary

**Applicant & Property Owner:** Wal-Mart Real Estate Trust; 2001 SE 10<sup>th</sup> Street; Bentonville, Arkansas.

**Agent:** Ryan Solum, Manhard Consulting, Ltd.; 900 Woodlands Parkway; Vernon Hills, Illinois.

**Requested Actions:** Approval of a demolition permit and conditional use to allow demolition of a street-facing facade of a large retail development at 4198 Nakoosa Trail and construction of an addition to the store with a vehicle access sales and service window, and consideration of a conditional use for outdoor sales and display areas for the expanded store.

**Proposal Summary:** The applicant is requesting to expand the existing Wal-Mart at 4198 Nakoosa Trail (at Commercial Avenue) from approximately 133,450 square feet of floor area to 188,800 square feet as part of the conversion of the store to a "supercenter". As part of the renovation and addition, the applicant proposes to add a vehicle access sales and service window along the southerly façade of the expanded building, and to obtain approval of temporary outdoor sales and display areas. The applicant wishes to commence construction of the project in April 2015, with completion scheduled for April 2016. Because the project calls for the demolition of the south-facing wall to accommodate the proposed addition, a demolition permit approval is also required.

**Applicable Regulations & Standards** Section 28.068(4)(a) identifies any individual establishment exceeding 25,000 square feet of gross floor area in the CC (Commercial Center) zoning district as a conditional use subject to review by the Urban Design Commission using the standards for Large Retail Developments in Section 33.24(4)(f). Table 28D-2 in Section 28.061 of the Zoning Code identifies vehicle access sales and service windows as a conditional (accessory) use subject to supplemental regulations in Section 28.151 of the Zoning Code. Table 28D-2 in Section 28.061 identifies outdoor display and outdoor storage as conditional accessory uses in the CC district. Temporary outdoor events, defined as "a seasonal or occasional event held on the sidewalk or other location outside a building, where the principal use is non-residential", which last for more than 45 days, require conditional use approval in the CC district. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Urban Design Commission and Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of a street-facing facade of a large retail development at 4198 Nakoosa Trail and construction of an addition to the store with a vehicle access sales and service window, and consideration of a conditional use for outdoor sales and display areas for the expanded store following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

## Background Information

**Parcel Location:** An approximately 24.9-acre site located at the northeastern corner of Commercial Avenue and Nakoosa Trail; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The existing Wal-Mart is a 133,450 square-foot building with 653 surface parking stalls located to the west and south of the building, zoned CC (Commercial Center District).

### Surrounding Land Uses and Zoning:

North: Starkweather Creek (in City of Madison greenway), zoned CN (Conservancy District); railroad right of way and Madison Gas & Electric substation, zoned IL (Industrial–Limited District);

South: Former Cub grocery store and future site of City storage and fleet maintenance facilities, zoned IL; Race Mart gas station and convenience store, zoned CC (Commercial Center District);

West: Undeveloped land, zoned CN; 54-unit Porchlight housing development, UW Credit Union and office building, all zoned CC;

East: Auto repair and salvage businesses, zoned IL.

**Adopted Land Use Plans:** The Comprehensive Plan and East Towne-Burke Heights Neighborhood Development Plan both recommend the subject site for General Commercial uses.

**Zoning Summary:** The site is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard	0'	500' +/- (west)
Side Yards	5' – one-story; 6' – two-story	168' from south; 82' from north
Rear Yard	Lesser of 20% of lot depth or 20'	220' +/- (east)
Maximum Lot Coverage	Maximum 85%	60.9%
Floor Area Ratio	N/A	---
Maximum Building Height	5 stories / 68'	1 story / 30' 2"
Auto Parking	No minimum; maximum 1 per 200 sq. ft. of floor area	637
Bike Parking	1 per 2,000 sq. ft. of floor area (94)	40 proposed / 52 in reserve
Loading	4 10'x 50' stalls	5 10'x 50' stalls
Building Forms	Freestanding Commercial Building	Will comply
Other Critical Zoning Items		
Yes:	Urban Design (Large Retail Establishment), Floodplain, Barrier Free, Utility Easements	
No:	Wellhead Protection, Landmarks, Waterfront Development	
Prepared by: Zoning staff		

**Environmental Corridor Status:** Portions of the subject site along the northern property line and in the eastern corner of the site are located in a mapped environmental corridor due to the presence of wetlands and 100-year floodplain. Starkweather Creek and the City-owned greenway that border the site to the north are also in the mapped corridor (see Map F6).

**Public Utilities and Services:** The site is served by a full range of urban services. Metro Transit operates daily transit service along Commercial Avenue and Nakoosa Trail adjacent the project site. Note: While current route alignments directly serve Nakoosa Trail and the existing bus stop locations at and opposite the Wal-Mart driveway access, future service may instead only operate along Commercial Avenue (through the Nakoosa Trail intersection).

## Project Description

Wal-Mart is requesting approval to expand its existing store from approximately 133,450 square feet of floor area to 188,800 square feet as part of the conversion of the store to a “supercenter” prototype. The store and 653 existing surface parking stalls occupy an approximately 24.9-acre parcel (including 2 undeveloped outlots) located at the northeastern corner of Nakoosa Trail and Commercial Avenue. The 55,354 square-foot addition proposed at the southern end of the store will be primarily facilitated by the expansion of the building 155 feet further south towards Nakoosa Trail than the original 1996 store building, which is located over 250 feet north of Nakoosa Trail at its closest point. The proposed addition will replace a 119-stall surface parking area located adjacent to the existing south wall of the store. A smaller addition to the east side of the store is also proposed to facilitate new and reorganized loading and back of house functions. The western, front façade of the store will see the redesign of the northern entry vestibule and construction of a new, larger southern vestibule as part of the renovation and addition. Proposed changes to the northern half of the building are otherwise limited to painting of the existing concrete masonry walls to match the finishes of the addition.

As part of the renovation and addition, vehicle access sales and service windows for the store’s pharmacy department are proposed along the southern façade of the expanded building. The drive-thru facility will consist of two separate sales windows located approximately 100 feet apart in a one-way drive lane located adjacent to the south wall, which will also include a bypass lane to allow vehicles to access the sales windows independent of each other. The drive-thru facility will exit into a new 96-stall parking area to be constructed directly south of the proposed addition between the store’s two existing driveways onto Nakoosa Trail. New parking for 95 automobiles is also proposed south of the existing parking field and west of the western driveway from Nakoosa. Most of the existing parking field located between the store and Commercial Avenue will not be altered as part of the proposed project, including the existing tree-covered drive entrance leading to the front of the store from Commercial Avenue. Despite the additional parking proposed along the southern edge of the site, the applicant indicates that the parking ratio for the store will be reduced from 4.89 stalls per 1,000 square feet of floor area to 3.37 stalls per 1,000 square feet as a result of the addition. A total of 637 automobile stalls are proposed to serve the enlarged 188,800 square-foot store.

The applicant is requesting approval to provide parking for 40 bikes along the western wall of the store to serve the project initially, with the ability to add 52 additional bike parking spaces at locations on the north, west and south sides of the store as demand warrants. The Zoning Administrator has determined that 94 bike stalls are required to serve the expanded store, which requires that a bike parking reduction for 54 stalls be granted pursuant to Section 28.141(5) of the Zoning Code. That section allows the Zoning Administrator to grant a bike parking reduction based on the availability, proximity, and use characteristics of public bike parking in the public right of way within 200 feet of the subject property; existing or potential shared parking agreements; proximity to transit routes and/or multi-use paths; characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street bicycle parking, and whether the use is existing or is an addition to an existing use.

The applicant is also requesting conditional use approvals for a temporary outdoor events area for the store to be located in the parking lot opposite the northern entry vestibule. The letter of intent indicates that this area will primarily be used for an outdoor gardening and plant display from April 1 until September 1, and for fall and holiday season displays from October 1 through January 15. The Zoning Code lists temporary outdoor events, outdoor storage and outdoor display as individual accessory uses in the CC-Commercial Center zoning district. Temporary outdoor events are defined as “a seasonal or occasional event held on the sidewalk or other location outside a building, where the principal use is non-residential.” This includes large events such as seasonal parking lot sales (pumpkin or Christmas tree sales, etc.) or community events. For such events, the code requires that there be no permanent alterations to the site, that no single event last for more than 180 days per calendar year, and that any event lasting for 45 days receives conditional use approval. The code does not require these sales or display areas to be brought inside the principal structure nightly.

The letter of intent also alludes to an outdoor display area to be created between the two entry vestibules. The proposed display area is not depicted on the proposed site plans. However, the applicant indicates that the display area will be sited to maintain a minimum 8-foot wide walkway along the front of the display area as required by the pedestrian circulation standards in Section 33.24(4)(f)7.c. Outdoor display areas are defined in the Zoning Code as “the display of goods for sale or rental outside of an enclosed building on a permanent or recurring basis.” The supplemental regulations in Section 28.151 require that all products on display shall also be sold in the principal retail use and that outdoor display shall not exceed 16 hours per day.

Finally, an existing outdoor storage area for pallets and baled material located at the rear of the store opposite the northeastern corner will be maintained as part of the proposed project. The plans indicate that the storage area will be enclosed by a chain-link fence. Outdoor storage is defined in the Zoning Code as the “permanent storage of goods, materials, equipment, or service vehicles outside of an enclosed building.” Off-street parking is not considered “outdoor storage.” The supplemental regulations in Section 28.151 require that outdoor storage be located outside of the front yard setback and not be placed between the principal building and the abutting street. In the CC district, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, and be screened from abutting residential uses with a building wall or solid, commercial-grade fencing, wall, evergreen hedge, or equivalent material at least 6 feet and no more than 7 feet in height; screening along district boundaries, where present, may provide all or part of the required screening.

## **Analysis and Conclusion**

The existing store is a conditional use in the CC zoning district, and the proposed addition is considered a major alteration to the conditional use, which requires Plan Commission approval prior to commencement of the project. The proposed vehicle access sales and service windows, outdoor display and outdoor storage areas and temporary outdoor event area also require conditional use approval. To facilitate the proposed 55,354 square-foot addition at the southern end of the store, the existing southern façade of the building facing Nakoosa Trail will be demolished, which also requires that the Plan Commission approve a demolition permit in addition to the conditional use approvals required. Finally, the existing and expanded store are subject to approval using the standards for large retail developments in Section 33.24(4)(f) of the Urban Design Commission ordinance.

The Planning Division believes that the demolition permit and conditional use standards can be met with the proposed renovation of and addition to the existing Wal-Mart store, and that the overall project represents a significant improvement to the subject site and its environs. Staff believes that the exterior modifications and addition to the building, and proposed site and landscaping improvements should make the property more functional and aesthetically appealing for the foreseeable future. Staff is also supportive of the conditional use

requests for the temporary outdoor display, outdoor sales and outdoor storage areas pending final approval of the details of each of those accessory components of the retail center prior to their permitting and use.

Regarding the standards for large retail developments, the proposed alterations to the store are required to comply to the extent possible given the constraints of the existing sites and structure and the recognition that full compliance with all provisions may be difficult or infeasible. The statement of purpose for the large retail development regulations indicates that the standards are intended to promote the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In reviewing the proposed improvements versus the standards, the Planning Division believes that the Urban Design Commission and Plan Commission can find the renovated and expanded store to be in conformance with the large retail development requirements to the extent possible. In general, staff believes that the resulting building and landscaping plan are well designed, and that the project represents a more efficient use of the 24.9-acre site than the existing conditions. In particular, staff supports bringing the store closer to Nakoosa Trail and the substantial reduction in surface parking proposed, which will result in approximately 1.5 fewer auto parking stalls per 1,000 square feet of floor area compared to the existing store.

Additionally, the applicant has submitted a Transportation Demand Management (TDM) Plan for the project that appears to comply with the parking provisions in the large retail development regulations. The TDM strategies proposed will include the on-site sale of subsidized bus passes, a transportation information board and on-site transportation corridor.

While generally consistent with the standards for large retail developments, staff recommends that the applicant explore revisions to the site plan to bring the resulting development into greater conformance with those requirements. In particular, Metro Transit does not support the proposed transit improvements at the existing bus stop location on Nakoosa Trail west of the Wal-Mart access driveway due to the potential that service could shift off Nakoosa Trail and operate instead along Commercial Avenue. Instead, Metro and Planning staff encourages the applicant to explore relocating the bus stop to the Commercial Avenue frontage of the site in anticipation of the relocation of transit service. Ideally, the relocated bus stop would be connected to the front of the store by the extension of public sidewalk north along Commercial Avenue and a private sidewalk east along the entrance drive, which staff feels would result in a more direct connection between the store and relocated bus service. However, the connection of the relocated bus stop to the store via the existing sidewalk along Nakoosa Trail, while less direct, is adequate given the current routing of bus service past the site.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of a street-facing facade of a large retail development at 4198 Nakoosa Trail and construction of an addition to the store with a vehicle access sales and service window, and consideration of a conditional use for outdoor sales and display areas for the expanded store following a recommendation by the Urban Design Commission and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

#### Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

1. That the final Transportation Demand Management (TDM) plan be approved by the City Traffic Engineer and Director of the Planning Division prior to final approval and issuance of building permits. The final TDM and

conditional use plan sets shall include final details of the proposed pedestrian plaza, bus stop improvements and bike parking for approval by the Planning Division, Metro Transit, Traffic Engineering Division and Zoning Administrator prior to issuance of building permits.

2. That prior to issuance of building permits for the project, the final plans be revised for approval by the Planning Division and Zoning Administrator to clearly identify and dimension the outdoor sales area proposed between the entry vestibules of the store. The final plans shall show compliance with the requirement to provide a minimum 8-foot wide pedestrian walkway adjacent to the outdoor sales area.

**The following conditions have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Janet Schmidt, 261-9688)

3. The site and utility plans shall show all easements of record. See CSM 9518. It appears there are proposed facilities (Compactor and Truck Dock Bays) that may encroach into the Public Watermain Easement area as it is defined by the above CSM. Coordinate and obtain approval with Dennis Cawley of the Water Utility at (608) 261-9243 any facilities that are determined to encroach into the Watermain Easement.
4. Show all public water main facilities that exist within this site on the plans. Only a portion of the water main is currently shown. Additionally, the existing water main needs to be shown to the west of the building.
5. Currently the storm pond in the west side of the site adjacent to Commercial Avenue is fenced even though it is on public property. The developer shall work with the City on a permanent maintenance agreement for the pond or shall accept conveyance of the pond to Wal-Mart and shall provide an easement that would allow for public water to drain into the pond. Alternatively, the developer shall remove the fence from the pond and restore as necessary.
6. Stormwater calculations shall be updated to include the new impervious areas.
7. The "new" area (formerly grass) is expanding greater than 20,000 square feet, which will require infiltration for this area.
8. Oil and grease control is required on all newly paved areas.

9. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
10. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
11. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
12. All work in the public right of way shall be performed by a City-licensed contractor.
13. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be

expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).

14. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
15. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over 1 acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. As this site is greater than 1 acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
16. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2- & 10-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide oil and grease control from the first 1/2" of runoff from parking areas; provide infiltration in accordance with Chapter 37 of Madison General Ordinances, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.
17. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
18. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including SLAMM DAT files, RECARGA files, TR-55/HYDROCAD/Etc., and Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided).
19. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

20. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all

easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

21. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
22. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
23. All parking facility design shall conform to the standards in MGO Section 10.08(6).

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

24. Bike parking shall comply with MGO Section 28.141: Bike parking shall comply with Table 28I-3; include a bike rack detail showing compliance with Sec. 28.141(11). Proposed plan provides 40 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. **A bicycle adjustment for 54 stalls subject section 28.141(5) shall be required.** Note: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Provide details of bike rack on final plan sets.

25. Submitted plans do not clearly identify the proposed outdoor display areas. Subject to Section 28.151, outdoor display areas shall be limited to display for no more than 16 hours per day. Call out and dimension these areas on the final submitted site plans. Final approval of these areas shall be granted by the Zoning Administrator prior to their use.

26. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
27. Signage approvals are not granted by the Plan Commission. Signage shall be reviewed for compliance with MGO Chapter 31. Sign permits must be reviewed by the Urban Design Commission and issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to installation.
28. Provide landscape plans pursuant to MGO Section 28.142(3), Landscape Plan and Design Standards. Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Provide details of screening pursuant to MGO Section 28.142(9) and 28.142(11)(d).
29. This approval is subject to the supplemental requirements in MGO Section 28.151 for vehicle access sales and service windows and temporary outdoor sales.



30. Parking and loading shall comply with MGO Section 28.141(13): Provide four (4) 10' x 35' loading areas with 14 feet of vertical clearance to be shown on the final plan. The loading area shall be exclusive of drive aisle and maneuvering space.
31. A temporary use permit shall be required for each temporary outdoor event. These shall be renewed annually for each event. Work with Pat Anderson in Zoning for application requirements.
32. No material or items, including sheds, trailers or similar items for sale and or display shall be placed in the parking lot outside of designated outdoor display or temporary outdoor event areas.

**Fire Department** (Contact Bill Sullivan, 261-9658)

33. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. The final site plans shall clearly identify the location of all fire lanes and provide fire apparatus access as required by IFC 503 2012 edition, MGO Section 34.503.

**Water Utility** (Contact Dennis Cawley, 261-9243)

34. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

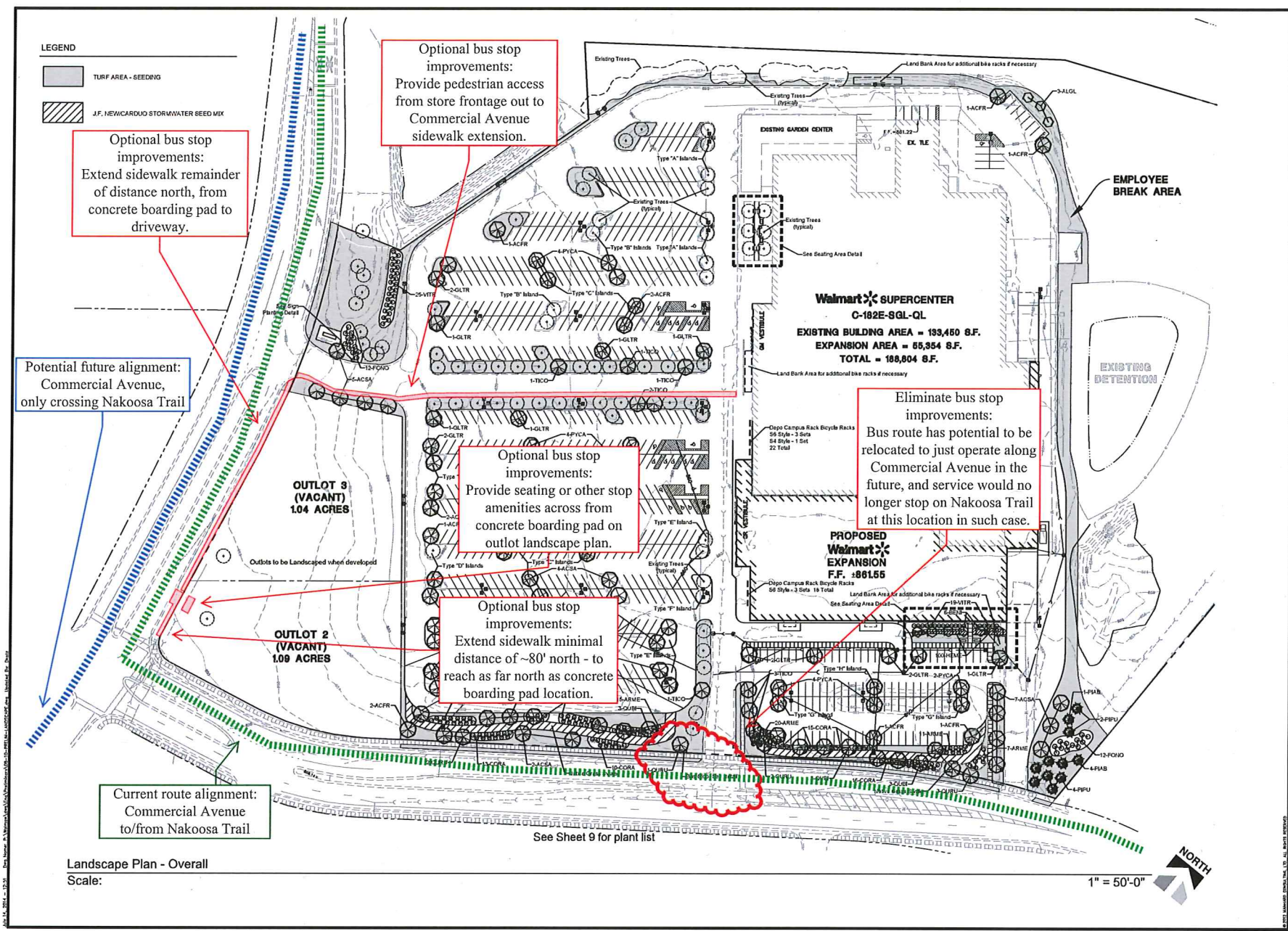
**Metro Transit** (Contact Tim Sobota, 261-4289)

35. Metro Transit does not support the proposed transit improvements at the existing bus stop location on the north side of Nakoosa Trail, west of the Wal-Mart access driveway due to the potential that future service could shift off Nakoosa Trail and only operate along Commercial Avenue.

36. Should the applicant wish to expedite improvements at a more permanent bus stop location, in coordination with public works improvements, the applicant may seek to extend public sidewalk along the east side of Commercial Avenue from the Nakoosa intersection north towards the driveway. In coordination with such public works improvements, the applicant should also install and maintain a concrete passenger boarding pad on the east side of Commercial Avenue, approximately 80 feet north of the Nakoosa Trail intersection crosswalk marking (generally adjacent Outlot 2). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb. The applicant may then install and maintain proposed transit amenity features opposite this concrete passenger boarding pad location, at which time Metro Transit would establish this location as a scheduled bus stop. If the applicant expedites this work, the applicant could also seek to provide an accessible pedestrian connection from the existing store frontage through the parking area out to Commercial Avenue (and a further extension of the public sidewalk), parallel to the existing driveway access. The applicant shall include the location of any transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.
37. The applicant may review the Metro Transit website for TDM measures, including Metro Commute Card, Metro Commuter Choice, and Metro Pass Sales outlet.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.



**Manhard CONSULTING LTD.**

PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
OVERALL LANDSCAPE PLAN

DATE: 10/14/2014  
DRAWN BY: JF  
CHECKED BY: JF  
SCALE: 1"=50'-0"  
SHEET: 8 OF 11  
WALMART 120750