

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16 , 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 2702 E Washington Avenue

Present Zoning District: C-2

Proposed Use: Demolish a convenience/gas store and build a new convenience/gas store (1,454 sq. ft.) with office space (256 sq. ft.) on second floor.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)2 for fuel and are conditional uses.

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 submitted plans reflect that the proposal is 1 parking spaces deficient of the required number of spaces for the proposed retail/office use. Please submit a parking stall reduction request application. The application shall be made to the Zoning Administrator.
2. Show (1) accessible parking stall that meet state required striping and signage as near the accessible entrances as possible. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stalls 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. Highlight or call out the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.

3. Provide **four** 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. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. 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 sign installations. Note: Signage, as proposed, does not meet Chapter 31 of the M.G.O.'s.

5. A buffer area at least six (6) feet in width and initially landscaped with four feet tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet nor more than six (6) in height, shall be established and maintained at any rear or side lot line abutting a residence district. A solid wall or fence providing a visual screen and of decorative design may be substituted for the evergreen hedge. **Meet with zoning staff to establish a permanent physical barrier that will prevent encroachment into adjacent lots or public ways.** Any exterior lighting to illuminate the premises shall be arranged so as not to reflect rays of light into adjacent lots nor shine rays of light directly into the streets.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,000 sq. ft.
Lot width	50'	100'
Usable open space	n/a	n/a
Front yard	50' (cross access easement	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	2 story

Site Design	Required	Proposed
Number parking stalls	5	4 (1)
Accessible stalls	1	1 (1)
Loading	n/a	n/a
Number bike parking stalls	4	(2)
Landscaping	Yes	(5)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Landmark building	No
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.

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.**