

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 9th 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **3801 E. Washington Avenue**

Present Zoning District: C-3 / C3-L

Proposed Use: Grocery store with multi-tenant commercial/retail space.

Conditional Use: **28.09(2)(D) drive in/up establishments are a conditional use.**
28.09(3)(d) 24. Addition/alteration to an establishment of over 40,000 gross sq. ft. of floor area where 25,00 sq. ft. of gross floor area is used for retail.
28.04(24)(b) Major alterations to a *Planned Commercial Site* require Plan Commission review.

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 proposed development incorporates the southern portion of the site, but does not indicate how this area will be differentiated from the northern portion that is not proposed for development at this time. Measures must be implemented to prohibit the use of the paved area identified by gray highlighting on the submitted plans. Please contact Zoning Administrator Matt Tucker (608/266-4569) to discuss measures to be taken to separate these two different portions of the site, which may include asphalt striping or the placement of barriers to prevent encroachment of cars or trucks. Acceptable measures to address this comment must be included on the final submitted site plans.
2. Provide four (4) 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle, fire lane, and maneuvering space.
3. For 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. Landscaping may be used as an alternative to screening of the off-street parking lot from the adjacent streets.

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4. The submitted plans show general areas for bicycle parking, but do not show detail. The final plans must show the proposed location, dimensions and rack style for each of the proposed bicycle parking areas.
5. Exterior lighting must comply with City of Madison outdoor lighting standards.
6. The proposed street graphics do not meet the requirements of MGO 31. Also, the Plan Commission does not grant signage approvals. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development before signage may be placed.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot area	6,000 sq. ft.	488, 083 sq. ft.
Lot width	50'	191.15' frontage on East Washington Ave.
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	10' (1 story bldg.)	50'
Floor area ratio	3.0	Less than 1.0

Site Design	Required	Proposed
Number parking stalls	342	360 (grocery store) 40 (retail/commercial space) (1)
Accessible stalls	8	11
Loading	4 - 10' x 50'	3 (2)
Number bike parking stalls	40	41 (4)
Landscaping	Yes	(1)(6)
Lighting	No	(5)

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

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