

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 29, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 725 S. Gammon Rd.

Present Zoning District: C3L

Proposed Use: Add a parking structure at Woodman's Food Market

Conditional Use: 28.09(3)(d)24 Retail over 40,000 sq. ft. 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. 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.
2. Provide 65 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Since 56 stalls will be provided, the remaining 9 stalls can be shown in a location on the plan for "future 9 bike stalls", to be installed if the demand for them arises.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	750,041 sq. ft.
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	n/a
Floor area ratio	3.0	adequate
Building height	--	two levels

Site Design	Required	Proposed
Number parking stalls	1 stall per each 300 sq. ft. of gross floor area	679 existing <u>132 additional</u> 811 total
Accessible stalls	17	20
Loading	as shown	adequate
Number bike parking stalls	65	56
Landscaping	Yes	As shown
Lighting	No	(1)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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