

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 6, 2007
(revised)

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 821 S Gammon Rd., Demo and Rezoning

Present Zoning District: Temp. Ag

Proposed Use: Demo single family home to build a multi-tenant commercial building with drive-up facility for Klinke Cleaners.

Requested Zoning District: C-1

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

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. Dry cleaning and laundry establishments employing not more than 8 persons, including drive-up service windows if the zoning lot has direct vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street is a permitted use.
2. Signage approvals are not granted by the Plan Commission. 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 Development
3. Show addresses of the tenant spaces on the final site plans.
4. Since the future uses haven't been determined yet, the total parking requirement has been estimated at 27 with the assumption that the uses will be retail/office uses. The dry cleaning use would require one stall per each two employees and one stall for each 300 sq. ft. of retail pick up area. Include this information in the final sign off. This parking requirement could be less than the one stall per each 300 sq. ft. of gross floor area. We are unable to determine if there will be a need for a parking reduction in the future depending on the future tenants.

821 S Gammon Rd

5. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stall to the building. **The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.**
6. Provide two 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.
7. 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 least 75% 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.
10. 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.
9. Provide landscaping/screening 6-8' high along the easterly and northerly property lines adjacent to residential uses.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	26,159 sq. ft.
Lot width	50'	168.01
Front yard	0'	18'
Side yards	0'	11.5' and 46'
Rear yard	30'	81'
Building height	3 stories/40'	2 stories

Site Design	Required	Proposed
Number parking stalls	27 (assuming retail/office)	24 (4)
Accessible stalls	1	(5)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	2	(6)
Landscaping	Yes	(7)
Lighting	No	(8)

Other Critical Zoning Items	
Urban Design	Yes
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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

cc: Traffic Engineering