

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 20, 2015

To: Plan Commission
From: Zoning Administrator, Matt Tucker
Subject: 4701 American Parkway

Present Zoning District: CC (Commercial Center) District

Proposed Use: Construct an auto service station and convenience store with outdoor display areas and a car wash.

Conditional Use: 28.061(1) Auto service station and convenience store is a Conditional Use.

28.061(1) Car wash is a Conditional Use.

28.061(1) Outdoor display 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): None.

GENERAL OR STANDARD REVIEW COMMENTS

1. This project is designed as part of a planned multi-use site. Pursuant to section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
2. Provide the lot coverage calculation with the final plan set. The maximum lot coverage is 85%.
3. Parking requirements for persons with disabilities must comply with section 28.141(4)(e). Final plans shall show the accessible paths, including the paths from the accessible stalls to accessible building entrances.
4. Bike parking shall comply with City of Madison General Ordinances table 28I-3 and section 28.141(11). Provide a minimum of seven (7) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Note that a bike parking stall is a minimum of 2 feet by 6 feet with a five foot wide access aisle.

5. Submit a detail showing the model of bike rack to be installed. All racks shall accommodate cable locks and "U" locks including removing the front wheel and locking it to the rear fork and frame.
6. The project appears to be designed to provide vehicle parking in excess of the maximum number of spaces for the auto service station and convenience store use and parking stalls to be shared with the restaurant and businesses located to the south. Submit a parking summary for the planned multi-use site listing the use and parking requirement for each business.
7. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
8. Submit a landscape plan stamped by the registered landscape architect and a City of Madison landscape worksheet. Per section 28.142(3), landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared and stamped by a registered landscape architect.
9. Install a landscape island within the south row of shared parking stalls. A planting island shall be located at least every twelve (12) contiguous stalls with no break.
10. Provide a detail showing the locations and approximate sizes of the outdoor display areas. Outdoor display areas shall meet the supplemental requirements per section 28.151.
11. Submit floor plans and elevations consistent with the proposed building with the final plan submittal.
12. Provide details showing that the primary street façade meets the door and window opening requirements of section 28.060(2)(d).
13. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

CC ZONING CRITERIA

Requirements	Required	Proposed
Max. Front Yard Setback	100' maximum	Less than 100' to canopy support. 175.3' to C-store building.
Side Yard Setback	One-story: 5' Two-story or higher: 6'	L - 81.9' R - Adequate
Rear Yard Setback	The lesser of 20% of lot depth or 20'	57'
Maximum Lot Coverage	85%	Less than 85% (2)
Maximum Building Height	5 stories/ 68'	1 story

a)

Site Design	Required	Proposed
Number Parking Stalls	Minimum- 0 Maximum- 1 per 500 sq. ft. of floor area (14)	30 stalls plus 20 shared stalls (6)
Accessible Stalls	2	4 (3)
Number Bike Parking Stalls	1 per 1,000 sq. ft. floor area (7)	6 (4)(5)
Landscaping	Yes	Yes (8)(9)
Lighting	Yes	No (7)
Building Forms	Yes	Yes (Free-Standing Commercial Building) (11)(12)

Other Critical Zoning Items	
Barrier Free (ILHR 69)	Choose an item.
Utility Easements	Choose an item.

