

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 18, 2015

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 434 Gammon Place

Present Zoning District: CC (Commercial Center)

Proposed Use: Construct a vehicle access sales and service window in an existing multi-tenant commercial building.

Conditional Use: Section 28.061 Vehicle Access Sales and Services Window 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. Satisfy the supplemental requirements for a vehicle access sales and service window per section 28.151.
2. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. Provide development frontage landscaping adjacent South Gammon Road and Gammon Place per section 28.142(5).
4. 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.
5. Parking requirements for persons with disabilities must comply with sec. 28.141(4)(e). Final plans shall show the two (2) required accessible stalls, including a minimum of one van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide access aisle. Each accessible stall must have an access aisle. The two required accessible stalls may share an access aisle. Show the required sign at the head of the stalls.
6. Provide the required number of bicycle parking stalls. A minimum of one (1) bike stall is required per 2,000 square feet of retail or office space plus 5% of the capacity of persons

for a coffee shop or restaurant use. A bike stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Submit a detail showing the model of bike rack to be installed.

7. Submit a detail of the relocated trash enclosure. The enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet.
8. On the building elevations, indicate the location and height of the rooftop in relation to the parapet height and show the location of any rooftop mechanical equipment. All rooftop mechanical equipment and utilities shall be fully screened from view from any street, as viewed from six (6) feet above ground level.
9. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development. Note that for wall signs, no more than four (4) vertical feet of the parapet wall may be included in the measurement of the signable area.

CC ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	100' maximum	39.5'
Side Yard Setback	One-story: 5' Two-story or higher: 6'	33.9' (north side) 46.6' (south side)
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback	Adequate
Maximum Lot Coverage	85%	62.8%
Maximum Building Height	5 stories/ 68'	1 story

Site Design	Required	Proposed
Number Parking Stalls	0 minimum	43
Accessible Stalls	Yes- 2	2 (5)
Loading	No	No
Number Bike Parking Stalls	Coffee shop- 5% of capacity Retail sales and services and office uses- 1per 2,000 sq. ft.	6 (6)
Landscaping	Yes	Yes (2)(3)
Lighting	Yes	No (4)
Building Forms	Existing Building	Existing Building

Other Critical Zoning Items	
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wellhead Protection District	WP-16