

September 10, 2019

At Home Development, 7050 Watts Road, Madison, WI

Brief Narrative:

At Home currently owns the land located at 7050 Wats Road and is requesting to divide the largely unused parking area into a commercial space. No tenants and/or specific uses being presented at this time; this request is for General Development Plan approval only. A Specific Implementation Plan will still be required at time of development of the new lot.

An existing landscape area will be reduced with development of the new lot. It is believed that this landscape area was remainder property not needed for the Walmart and (former) Sam's Club parking areas and landscaping was installed to partially screen the parking areas from Watts Road. The proposed building will act as that screening in addition to new landscaping that will be planted within the landscape buffer area being retained. The plan is consistent with the zoning intent of the City of Madison by providing only one bay of parking between the public street and the new building.

The combined parking area for Walmart and At Home consists of approximately 1055 parking spaces. This proposed use will result in a combined total of 1071 parking spaces. The conceptual site plan is not increasing the total impervious surface area by more than 20,000 square feet.

Proposed GDP Criteria:

- 3 lots are permitted.
- Allowed uses to be all permitted uses in the Commercial Center (CC) District
- Minimum front yard along Watts Road: 50'
- Minimum Inferior/side lot line: 5'
- Maximum Building Height: 1 story/24'
- Overall shared Parking Lot stalls: may not be reduced
- Landscape buffer along Watts Road shall be 20 feet deep, no landscape buffer is required along the interior lot lines.
- All lots will have rights to signage on the shared multi-tenant sign along the beltway frontage.