

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 10, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5901 Odana Rd**

Present Zoning District: C3L

Proposed Use: Demolish 3 buildings for new 97,000 sq. ft. Auto Dealership

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.

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. Obtain a waiver from the State to allow parking lot development within the 42' State setback from the rear property line adjacent to the West Beltline or remove the development improvements from this area on the plans..
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **six** accessible stalls 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. **The remainder shall be 8' stalls with a 5' striped out area adjacent.**
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan for the vehicle repair use. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Provide **two** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan for the retail use. The loading area shall be exclusive of drive aisle and maneuvering space.

5901 Odana Rd

5. Provide 18 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Up to 50% of the required bike stalls can be shown as a reserved area until future stalls are needed. 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.

6. 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.

7. Lighting for an outdoor merchandising area, the maximum level in 75% of the lot shall not exceed 20 footcandles. A contiguous area not to exceed 25% of the lot may be illuminated to a level which shall not exceed 40 footcandles.

8. 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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	88,111 sq. ft.
Lot width	50'	303'
Usable open space	n/a	n/a
Front yard	0'	65'
Side yards	0'	adequate
Rear yard	30' bldg./pkg/signs 42' State	63' building, pkg. 0' (1)
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

5901 Odana Rd

Site Design	Required	Proposed
Number parking stalls	repair bays (31) 62 Repair Emp (26) 13 Repair Mgr. 1 Office Showroom 100 <u>Inventory 355</u> Total 531	532
Accessible stalls	6	(2)
Loading	1 (10' x 35') service dept 2 (10' x 50') retail	(3) and (4)
Number bike parking stalls	1 per each 10 car stalls not including display stalls	(5)
Landscaping	Yes	(6)
Lighting		

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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