

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 24, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 801 Atlas Ave.

Present Zoning District: M-1

Proposed Use: Auto Sales

Conditional Use: 28.10(4)(d) 20. Automobile sales establishments are a conditional use in the M-1 district.

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. The final site plan must reflect compliance with parking lot geometrics as outlined in MGO 10, and provide paring spaces for all uses on site. Parking spaces designated for automobile display must be identified on final site plan.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of three accessible stall striped per State requirements. A minimum of one stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stall to the building, including ramp, wheel stops or curb where needed.
3. Provide six (6) bicycle 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.

4. Provide a detailed landscape plan stamped by a registered landscape architect. Show species and sizes of landscape elements. 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. Please note: All open off-street parking areas containing more than three (3) spaces, all open off-street loading areas and all open storage areas shall have effective screening on each side adjoining or fronting on any public or private street except where the owner chooses to landscape in lieu of required screening
5. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	45,064 sq. ft.
Lot width	50'	adequate
Front yard	0'	Existing building
Side yards	0'	Existing building
Rear yard	10'	adequate
Floor area ratio	2.0	less than 1.0
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	4 car sales/showroom 9 total plus display stalls	TBD (1 & 4)
Accessible stalls	3	2 existing (2)
Number bike parking stalls	6	0 (3)
Landscaping	Yes	 (4)
Lighting	No	 (5)

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.