

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5837 Odana Rd**

Present Zoning District: C3L

Proposed Use: Demolish Car Wash & build a temporary parking lot for Smart Motors

Conditional Use: 28.09(2)(d)15 Temporary parking lots for a total period not to exceed three (3) years

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. Temporary parking lots are allowed for a period not to exceed three years, provided the lot complies with the provisions of Section 10.08(6)(c), driveway and parking facility ordinance.
2. Note: Whale of a wash sign shall be removed at time of demolition as it will be obsolete when the building is demolished as per the letter of intent. The billboard will be removed Feb. 2006 as per the letter of intent. Signage approvals are not granted by the Plan Commission. 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. Signage shall also meet Urban Design requirements.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of 3 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.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the Smart Motor building.

5857 Odana Rd

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4. 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.

5. 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. Provide lighting plans if lighting will be provided.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	43,557 sq. ft.
Lot width	50'	152'

Site Design	Required	Proposed
Number parking stalls	n/a	56
Accessible stalls	3	(3)
Loading	n/a	n/a
Number bike parking stalls	2	Provide at Smart Motors
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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