

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 5, 2011

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** **6601 Odana Rd**

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**Present Zoning District:** C3L

**Proposed Use:** **Demolish existing automobile dealership and construct new automobile dealership with service bays and detached car wash building.**

**Plan Commission Review:** **28.12 (12) Demolition of a principal building requires Plan Commission approval.**

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 submitted landscape plan does not appear to take into account the required landscaping for the automobile display parking area and sales staging area (if to be used for display). Landscaping is required for these features of the site. The landscaping plan must be revised to show landscaping for all required features of the site. Contact the zoning office to explain these requirements if there are questions.
2. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12) and shall have the landscape plans stamped by a registered landscape architect. Provide a revised landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. 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.
3. Car sales lots or outdoor merchandise display lighting and shall be in accordance with City of Madison General Ordinances Section 10.085

4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations. NOTE: The decorative flags cannot have a commercial message on them.
5. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition
6. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide twelve bike 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.
7. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11(3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of five 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. 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.
7. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide (2) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	87,979 sq. ft.
Lot width	50'	Adequate
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	30'	Adequate

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	109	125 (addl. 268 spaces in display area, unknown size to sales staging area") (1)
Accessible stalls	5	5 (6)
Loading	2	0 (7)
Number bike parking stalls	12	13 (5)
Landscaping	Yes	Yes (1)
Lighting	Yes	Yes (2)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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