



Project Address: 910 Ann Street
Application Type: Demolition Permit
Legistar File ID # [44177](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Steve Ring, All Construction and Design, Inc.; 115 Taylor Street; Cottage Grove.

Property Owner: McGanser Holdings, Inc.; 99 W. Beltline Highway; Madison.

Requested Action: Approval of a demolition permit for a motel to allow construction of an auto sales facility at 910 Ann Street.

Proposal Summary: The applicant is seeking approval to demolish for the former Expo Inn motel to allow construction of a 17,650 square-foot auto sales and service facility for Mad City Sales. The site will include 37 customer and employee parking stalls and inventory parking for 190 automobiles. The project is scheduled to commence as soon as all regulatory approvals have been granted, with completion of the project anticipated in August 2017.

Applicable Regulations & Standards: Table 28D-2 of Section 28.061(1) identifies auto sales and rental as a permitted use in the CC (Commercial Center) zoning district subject to supplemental regulations in Section 28.151. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a motel to be demolished and an auto sales facility to be constructed at 910 Ann Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is a 2.27-acre parcel located on the north side of Ann Street just west of Perry Street; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with the vacant former 98-room Expo Inn motel and surface parking, zoned CC (Commercial Center District).

Surrounding Land Uses and Zoning:

North: Personal indoor storage facility in the City, zoned CC (Commercial Center District); multi-family housing in the Town of Madison;

South: Beltline Highway (US Highways 12-14-18-151);

West: Vacant former gas station and auto repair facility; ABC Supply Co., and United Rentals, zoned CC;

East: Multi-tenant office buildings on west side of Perry Street and Leisure Concepts and Mayflower Inn on east side of Perry, all zoned CC.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding commercial properties along the north side of Ann Street between S. Park Street and Fish Hatchery Road for General Commercial uses. The existing apartments further to the north in the Town of Madison are shown as Medium-Density Residential development.

The subject site is also located within the boundaries of the 2005 South Madison Neighborhood Plan, which includes a number of general recommendations that apply to the site, including encouraging new light industrial and/or commercial development along Ann Street and enhancing the appearance of South Madison’s principal gateways, including along the Beltline frontage.

Zoning Summary: The subject property is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard	Maximum 85’	Less than 85’
Side Yard	One-story: 5’ Two-story or higher: 6’	Adequate
Rear Yard	Lesser of 20% of lot depth or 20 feet	Adequate
Maximum Lot Coverage	85%	79% (See conditions)
Building Height	5 stories/ 68’	1 story
Building Form	Free-Standing Commercial Building	(See conditions)
Automobile Parking	Auto sales and rental: Maximum 1 per 500 sq. ft. floor area plus 4 spaces per service bay (65)	35 customer stalls 190 inventory
Accessible Parking	Yes	2
Bicycle Parking	Auto sales and rental: 1 per 5 employees (9)	4 (See conditions)
Loading	None	0
Other Critical Zoning Items		
Yes:	Utility Easements, Barrier Free	
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development	
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit nearby on W. Badger Road.

Project Description

The applicant is seeking approval of a demolition permit to allow the former Expo Inn to be demolished and for a 17,650 square-foot auto sales and service facility to be constructed on a 2.27-acre property located at 910 Ann Street, just west of Perry Street. Ann Street is the frontage road for the Beltline Highway that provides access to most of the properties located between Fish Hatchery Road and S. Park Street, most of which are commercial in nature, and include other motels, office buildings, and equipment rental businesses. Multi-family housing is present further west of the subject site along Ann Street, and to the north of the site along the south side of W.

Badger Road. Most of the housing located generally north of the site is currently located in the Town of Madison.

City records indicate that the motel was built in 1959. The motel to be razed includes 98 rooms located in two L-shaped buildings that extend north-south on the site perpendicular to Ann Street, with surface parking located along the western and eastern side property lines. The buildings have been shuttered of recent years, and there have been occasional concerns regarding vagrancy at the site.

The proposed auto sales facility will be an L-shaped building located toward the southeastern corner of the site. The southwestern third of the proposed building will feature an approximately 5,530 square-foot showroom and sales floor, with a 2,900 square-foot mezzanine above. The eastern two-thirds of the facility will include a 12,125 square-foot auto service facility for service and pre-sale preparation of vehicles sold onsite, with a service entrance and parts desk in the southern portion of the service facility, and a 12-bay repair/ service area to the north. Entrances to the showroom and sales area will face to the south and west, with two overhead doors proposed along the southern façade at the entrance to the service wing. Overhead doors are also shown along the eastern side and northern rear walls of the service wing. The southern façade of the new building facing Ann Street and the Beltline will stand approximately 30 feet in height and be comprised of a combination of metal and fiber cement panels, with a prominent expanse of storefront glass proposed at the southwest corner where the showroom and sales floor are proposed. The remainder of the building is proposed as a tan-colored standing-seam metal structure.

Parking for 37 autos for customers will generally be located between the building and Ann Street. Most of the rest of the site will be devoted to inventory parking for 190 autos to be located within a secured area accessible through sliding gates to be located at both the southeastern and southwestern corners of the building, and along the northern edge of the project site. A portion of the inventory display and employee parking will be located on a portion of the adjacent personal indoor storage facility property addressed as 2510 Perry Street.

Supplemental Regulations

The supplemental regulations in Section 28.151 for **automobile sales and rental** (as applicable in the CC zoning district to the proposed facility) are:

- (a) All automobile servicing and repair activities shall either:
 1. Be carried on within an enclosed building; or
 2. Be screened along any property line that abuts a residential zoning district with:
 - a. A minimum of six (6) foot high masonry or decorative wood fencing; and
 - b. An area with a minimum width of eight (8) feet, planted with a minimum of one (1) shade tree per fifty (50) linear feet and one (1) shrub per four (4) linear feet.
- (c) The following activities and equipment are allowed only in the rear yard and at least fifty (50) feet from a residential zoning district:
 1. Storage of vehicle parts and refuse.
 2. Temporary storage of vehicles during repair and pending delivery to the customer.
 3. Vacuuming and cleaning.
- (d) The following activities and equipment are allowed only within an enclosed building:
 1. Lubrication equipment.
 2. Motor vehicle washing equipment.

3. Hydraulic hoists and pits.
4. Body work and painting.
5. Storage of motor vehicles not in safe operating condition.

(e) Outside storage or parking of any disabled, wrecked, or partially dismantled vehicle is not allowed for a period exceeding ten (10) days during any thirty (30) day period.

Analysis and Conclusion

In order for the requested demolition permit to be approved, the Plan Commission is required to find that both the requested demolition and the proposed use are compatible with the purpose of Demolition or Removal section of the Zoning Code, Section 28.185, and with the intent and purpose for the zoning district in which the property is located, which is the CC (Commercial Center) zoning district in this case. Per Section 28.068 of the Zoning Code, the Commercial Center District is established “to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.” Other stated purposes of the CC district include improving the quality of landscaping, site design and urban design within commercial centers, and encouraging diversification of land use in commercial centers. The proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. The Commission shall consider and may give decisive weight to any relevant facts, including but not limited to the effects the proposed demolition and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties; and the reasonableness of efforts to relocate the building, including but not limited to the costs of relocation and the structural soundness of the building.

The Planning Division believes in this case that the Plan Commission can find the standards for demolition met with the applicant’s request to raze the former motel to allow construction of the proposed auto sales facility. The proposed auto sales facility should be considerably more economically productive for the foreseeable future, while the existing motel is in poor condition and has been a cause of concern due to vagrancy of recent. Redevelopment of the site with the proposed building and use is generally consistent with the requirements of the CC zoning district.

Staff believes that the proposed use of the site is also consistent with the General Commercial land uses recommended for the site by the Comprehensive Plan. Areas recommended for General Commercial development are typically located along major thoroughfares and at highway intersections, and are intended to provide a wide range of commercial goods and services, including automobile-oriented uses and “heavy” commercial uses with appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. General Commercial may include retail and service business establishments, including buildings with large floor areas, as well as general and medical offices; hotels and motels; wholesale, storage and distribution businesses; contractors offices, building materials and supply stores; and auto-oriented uses, such as service stations, repair garages, car washes, vehicle sales and drive-through facilities.

The proposed demolition and reuse of the site is also generally consistent with the recommendations of the South Madison Neighborhood Plan, which specifically encourages new light industrial and/or commercial development along Ann Street and generally recommends enhancing the visual quality and functionality of South Madison’s principal gateways and transportation corridors leading into and through the neighborhood, including along the Beltline frontage. However, staff requests that minor modifications to the building program be incorporated into the final design of the project prior to the issuance of building permits, including a

consistent coloring scheme for the entire building, as well as opportunities for increased window openings on all four sides of the building, which staff feels would further enhance the visual quality and functionality of what will be a highly visible new development along the Beltline and Ann Street frontage road in a manner consistent with the neighborhood plan recommendations and the normal and orderly development of surrounding properties.

Recommendation

Planning Division Recommendations (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a motel to be demolished and an auto sales facility to be constructed at 910 Ann Street subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. Metal panels shall be used in conjunction with a palette of materials, shall be a heavy gauge metal, and shall be non-reflective. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front façade. In order to satisfy this condition, the color of the rear and side walls of the service wing shall be composed of a panel more architecturally similar to the wall panels composing the showroom and service entry portion of the building, with colors to match the colors proposed in the front (gray-gray or gray-red-gray, not gray-tan). The final appearance and composition of the service wing shall be approved by the Planning Division prior to issuance of permits.
2. That additional windows be added on the side and rear walls of the service wing of the building to increase permeability of that portion of the building. In order to satisfy this condition, Planning staff recommends that clerestory windows or a similar treatment be added, particularly along the western and eastern sides of the wing.

City Engineering Division (Contact Tim Troester, 267-1995)

3. The proposed storm sewer appears to connect to an existing private storm sewer. Verify proposed design and if connecting to private storm, provide evidence of an agreement for use and/ or maintenance of the private storm sewer.
4. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees are in effect.
5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

6. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
7. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department of Natural Resources (WDNR) in order to comply with TMDL limits.
8. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
9. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
10. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
11. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
12. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5 X 14" size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft

document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

13. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortved of the WDNR at 273-5612 to discuss this requirement.
14. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
15. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off of the proposed development when compared with the existing site.
16. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
17. All work in the public right of way shall be performed by a City-licensed contractor.
18. All damage to the pavement on Ann Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

19. The proposed storm sewer for this site connects to private storm sewer. This connection appears to be permitted per an Easement Granting Right to Use Storm Sewer per Document No. 2208578. The agreement is to expire in 2020 per the document. Applicant shall confirm that the document does in fact provide the right of connection and discharge into the existing private storm sewer as shown on the plan. Also, the existing agreement shall be amended or restated extending the time frame of the document allowing the discharge of storm water as long as needed for this proposed site. If the existing easement does not provide the necessary right to connect and discharge storm water as shown, applicant shall provide a new recorded easement/ agreement allowing such discharge.
20. The proposed site improvements, as shown on the site plan, are over two currently separate parcels that do not have common ownership. One metes and bounds parcel and the other being Lot 4 of CSM 8914. The proposed building does not cross the common lot line, therefore a Certified Survey Map is not required if this site is to include both parcels. However, the applicant shall make a request with the City Assessor's Office to combine the two tax parcels into one tax parcel if both parcels will be owned by the same entity. Common ownership would be required prior to final site plan approval.

21. The 20-foot wide water easement shall be re-labeled as a "20' Wide Private Water Easement to Lot 3 of CSM 8914."
22. A boundary survey by a licensed professional land surveyor is recommended for this site. Provide a copy of the survey if one is or has been recently completed.
23. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records. The address of 910 Ann Street will be retired with the demolition of the motel. The address of the new building is 920 Ann Street.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

24. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
25. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
26. All parking facility design shall conform to the standards in MGO Section 10.08(6).
27. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
28. The applicant may note the area for vehicle inventory as "Inventory," which this will allow for alternative parking standards to be applied. As it is noted now, 22 feet is insufficient for public parking according to MGO Section 10.08.

Fire Department (Contact Bill Sullivan, 261-9658)

29. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Capt. Jerry Buechner of the MFD Training Division to discuss this possibility at (608) 516-9195.
30. Provide fire apparatus access as required by IFC 503 2015 edition and MGO Section 34.503.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

31. The Water Utility shall be notified to remove the water meter(s) prior to demolition. All operating private wells shall be identified and permitted by the Madison Water Utility and any unused private wells shall be abandoned in accordance with MGO Section 13.21.
32. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least 48-hour notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website; otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
33. The applicant's utility contractor shall obtain an excavation permit prior to commencing the water main construction. This permit application is available on the City Engineering Division Permits website.

Parks Division (Contact Janet Schmidt, 261-9688)

34. Additional street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.

35. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

36. The property at 910 Ann Street is proposing parking and access on the property located to the north at 2510 Perry Street creating a Zoning Lot. The property at 2510 Perry Street shall also be brought into compliance with City of Madison ordinance requirements, including landscape requirements.

37. Work with Planning and Zoning staff to satisfy the design standards for mixed-use and commercial districts. Nonresidential or mixed-use buildings shall be constructed of durable, high-quality materials as listed in Section 28.060(g) and Table 28D-1. Metal panels shall be used in conjunction with a palette of materials, shall be a heavy gauge metal, and shall be non-reflective. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front façade.

38. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
39. Provide a calculation and plan detail for lot coverage with the final submittal including the lot at 2510 Perry Street. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
40. Bicycle parking for the auto sales facility shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of nine (9) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
41. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Include the existing and proposed landscaping for 2510 Perry Street.
42. All developments, except single-family and two-family developments, shall provide a refuse disposal area. Such area shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of 6 feet and not greater than 8 feet. Submit a detail of the trash enclosure.
43. Provide details showing that the primary street facing façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 50% of windows on the primary street facade shall have the lower sill within three (3) feet of grade.
44. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
45. Submit a floor plan for the mezzanine level and a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
46. Provide a detail of the vehicle inventory enclosure fencing and gates.
47. Per Section 28.186(4)(b) of the Zoning Code, the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning

Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date for this project/ site.

48. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Section 33.24 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed the request and has recommended no conditions of approval.