

**PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
of May 30, 2006**

**RE: I.D. # 03753, Conditional Use Application – 1894 E. Washington Avenue**

1. Requested Action: Approval of a conditional use for a fuel dispensing facility at an existing car repair facility located at 1894 E. Washington Avenue.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Automobile service stations are identified as conditional uses in the C2 zoning district in Section 28.09 (3)(d). Section 28.04 (16) provides specific criteria for automobile service stations and auto laundries.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicants: PrairieFire BioFuels Cooperative; 1894 E. Washington Avenue; Madison; Amelia Royko Maurer, representative.  
  
Property Owner: McGrath Associates; 103 N. Hamilton Street; Madison.
2. Development Schedule: The applicants wish to begin operations as soon as all necessary approvals have been granted.
3. Location: Approximately 0.25 acres located at the northwest corner of N. First Street and E. Washington Avenue; Urban Design District 5; Aldermanic District 12; Madison Metropolitan School District.
4. Existing Conditions: A one-story, approximately 1,881 square-foot car repair shop with three vehicle bays, zoned C2 (General Commercial District).
5. Proposed Land Use: Same as existing with the addition of fuel dispensing equipment in one of the three repair bays.
6. Surrounding Land Use and Zoning:  
N&W: Fiore shopping center (Pizza Pit, H&R Block, etc.), zoned C2 (General Commercial District); Burr Jones Park, zoned C (Conservancy);  
  
East: Various low-rise commercial buildings, single, two and multi-family residences, zoned R4 and R5 (General Residence Districts) and C2;  
  
South: Single, two and multi-family residences, zoned R5.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and Fiore shopping center “Neighborhood Mixed-Use Development” and transit-oriented development. The same site is also located within the limits of the Emerson East – Eken Park Neighborhoods Plan, which identifies the site as a redevelopment site for development of a (minimum) four-story mixed commercial/ residential building.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the conditional use standards of Section 28.12 (11)(g).

### **ANALYSIS, EVALUATION & CONCLUSION**

The subject site is a quarter-acre parcel located at the northwesterly corner of N. First Street and E. Washington Avenue in C2 commercial zoning and is developed with a one-story, 1,881 square –foot car repair business (former Car Care Clinic). The western half of the building is occupied with three repair bays with garage doors facing southerly towards E. Washington Avenue, with office space for the business occupying the remainder of the building. Driveways from both N. First Street and E. Washington Avenue provide access to the site, with parking along portions of the north and west property lines. The site is surrounded to the north and west by the Fiore shopping center with largely residential uses east across N. First Street and south across E. Washington Avenue.

The applicants, PrairieFire BioFuels Cooperative, have entered into a lease with the property owners, McGrath Associates, to utilize the car repair facility as the headquarters for their diesel fuel cooperative. The group proposes to use the site to provide “light maintenance” of biodiesel-enabled automobiles as well as outreach on the use of biodiesel fuel, and wish to use the center repair bay for the purpose of dispensing B100 biodiesel fuel. The fuel will be stored in and dispensed from an approximately 300-gallon tank that will sit inside the center garage door facing E. Washington Avenue. The fuel will be available primarily to members of the co-op, with approximately two to three fueling events per hour once the site achieves full operation.

No changes to the building facades are proposed. Parking for the co-op will be provided in four stalls to be striped along the western property line and two stalls to be striped between the rear wall of the building and northern property line with access provided by the existing driveways. A four-foot tall chain-link fence with lattice slats is proposed to screen along both streets property lines following completion of the reconstruction of the intersection by the City of Madison and

State of Wisconsin later this year. The Planning Unit has concerns with the chain-link/ lattice fence to screen the site and will work with the applicant to provide screening acceptable to staff and as required by the Zoning Ordinance.

The Comprehensive Plan identifies the subject site and surrounding Fiore shopping center for future redevelopment as a neighborhood mixed-use and transit-oriented center. The Emerson East-Eken Park Neighborhoods Plan further identifies the site for redevelopment as a mixed commercial/ residential building with four or more stories. Staff discussions with the property owner suggest that redevelopment of the site may be a few years in the future.

The Planning Unit believes that the proposed use of the car repair facility for the dispensing of fuels to cooperative members and their guests should have little or no impact on neighboring properties and feels that the conditional use standards can be met with this request. Staff feels that the location of the biodiesel cooperative on this site represents a good interim use of this site until a large-scale redevelopment proceeds. The site is located in Urban Design District 5. However, given the limited site improvements proposed, the changes to the site can be administratively approved. Staff will work with the applicant to address any screening, signage or landscaping issues stemming from this request.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow fuel dispensing at an existing car repair business at 1894 E. Washington Avenue, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a screening, landscaping and signage plan for approval by the Planning Unit prior to final approval of the conditional use.