

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 21, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 2508 S. Stoughton Rd

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**Present Zoning District:** C-2

**Proposed Use:** Offices for an accounting firm and Automobile repair business

**Conditional Use:** 28.09(3)(d)6 Garages for repair and servicing of motor vehicles of not over one and one-half (1 ½) tons capacity, including accessory towing and wrecker service, but not including body repairs, painting or motor rebuilding are a conditional use provided the below conditions are met.

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 Plan Commission shall find:
  - a. That adequate off-street parking exists on the site for vehicles awaiting repairs, servicing or pickup.
  - b. That all other business and servicing shall be conducted within completely enclosed buildings.
  - c. That no permanent or temporary storage of wrecked vehicles or rental vehicles shall occur on the premises unless completely screened from view or within an enclosed building.
  
2. Provide two 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. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

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2. 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 .08 watts per square foot.
  
3. 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

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	19,146 sq. ft.
Lot width	50'	90.03'
Usable open space	n/a	n/a
Front yard	0'	existing building adeq.
Side yards	0'	existing building adeq.
Rear yard	10'	10' 9"
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	9 office (2,677.5 sq. ft.) <u>6 car rep</u> (2bays-2empl-1mgr) 15 total	15
Accessible stalls	1	2
Loading	n/a	n/a
Number bike parking stalls	2	(1)
Landscaping	As shown	adequate
Lighting	No	(2)

<b>Other Critical Zoning Items</b>	
Flood plain	No
Barrier free (ILHR 69)	Yes

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