

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 23, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2801 University Avenue

Present Zoning District: C-2

Proposed Use: Demolish gas station and build new gas station/convenience store

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)2 Automobile gas stations are a conditional use.

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 final plan shall be to scale. As proposed, it does not scale 1" = 10'.
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.
3. 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 .10 watts per square foot.

2801 University Avenue

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	9,600 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	47' approx.
Side yards	0'	.5' and 4'
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	3	3
Accessible stalls	1	1
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	As shown	adequate
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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