

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 23, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1894 E Washington Ave.

Present Zoning District: C-2

Proposed Use: Convert auto repair facility to motor vehicle bio-diesel fuel sales and auto repair

Conditional Use: 28.09(2)(d)2. Automobile service station for the sale of fuel and accessory auto repair conducted inside an enclosed building is 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. The accessible stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
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. Note: Motor vehicle repair shall be conducted inside an enclosed building.

1894 E Washington Avenue

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,693 sq. ft.
Lot width	50'	140'
Usable open space	n/a	n/a
Front yard	0'	43'
Side yards	0'	4'
Rear yard	10'	35'
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	4 (repair bays) <u>2 (empl. pkg)</u> 6 total	6
Accessible stalls	1	(1)
Number bike parking stalls	2	6
Landscaping/screening	yes	Providing screening in lieu of landscaping.
Lighting	No	(2)

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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