

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4402 & 4420 E Buckeye Rd

Present Zoning District: C-3

Proposed Use: Demolish tavern and a house to build a 2,317 sq. ft. addition to the C-store totalling 5,529 sq. ft., add two gas pumps with canopy and construct a 1,980 sq. ft. 2 bay car wash building.

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com approval. 28.09(3)(d) Automobile laundries are a conditional use with the Plan Commission shall first obtain a report and recommendation from the Traffic Engineer on traffic matters. 28.09(2)(d) automobile service stations with gas sales 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. Show the rear setback dimension on the site plan.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent. **Show dimensions of the stall on the plan.**
 - 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.
3. Provide **one** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do

count toward the landscape point total.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.

5. 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.
6. The following provisions shall apply to automobile laundries:
 - a. A buffer area at least six (6) feet in width and initially landscaped with four feet tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet nor more than six (6) in height, shall be established and maintained at any rear or side lot line abutting a residence district. A solid wall or fence providing a visual screen and of decorative design may be substituted for the evergreen hedge. **Although the adjacent residential use is zoned commercial, we would like to see a screening buffer because of the residential use.**
 - b. Any exterior lighting to illuminate the premises shall be arranged so as not to reflect rays of light into adjacent lots nor shine rays of light directly into the streets. (Chapter 28).
 - c. NOTE: This automobile laundry is not within 3/8 of a mile (1,980 feet) of 3 or more automobile service stations or automobile laundries.

CONTACT HARRY SULZER, 266-4568, REGARDING THE FOLLOWING TWO CONDITIONS:

7. For a self-service or full-service automobile laundry having some type of indoor drying equipment, the exit door shall be at least 40' beyond such dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line and meets Section 24.09, Madison General Ordinances and all other requirements. (Chapter 10).
8. Chapter 24 of the Madison General Ordinances regulates stationary noise in the City of Madison. Your final mechanical equipment selections, including but not limited to, HVAC equipment and generators, must comply with the ordinance. Noise levels at the lot line may be as low as 65 dBA or as high as 75 dBA depending on the zoning district of your property and the neighbors properties on all sides. Chapter 24 of the Madison

General Ordinances is available on the internet or at the Building Inspection counter.
 4402 E Buckeye Rd
 July 3, 2006
 Page 3

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	53,506 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	(1)
Floor area ratio	3.0	less than 1.0
Building height	---	1 story buildings

Site Design	Required	Proposed
Number parking stalls	18 (C-store)	19 (C-store) <u>2 (Vacuum area)</u> 21 total
Accessible stalls	1	(2)
Loading	1 (10' x 35') area	(3)
Number bike parking stalls	2	4 provided
Landscaping	Yes	(4)
Lighting	No	(5)

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

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