

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 27, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4402 E Buckeye Rd., CSM

Present Zoning District: C-3

Proposed Use: One commercial lot

Conditional Use: Existing conditional use for gas station and car wash

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	52,715 sq. ft.
Lot width	50'	adequate
Front yard	0'	existing adequate
Side yards	0'	existing adequate
Rear yard	10'	existing adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	Existing	adequate
Accessible stalls	Existing	adequate
Loading	1 (10' x 35')	adequate
Number bike parking stalls	Existing	adequate
Landscaping	Existing	adequate
Lighting	Existing	adequate

Other Critical Zoning Items	
Utility easements	Yes
Barrier free (ILHR 69)	Yes

We have no problem with the subject Certified Survey Map.