

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of May 30, 2006**

RE: I.D. # 03753, Conditional Use Application – 1894 E. Washington Avenue

1. Requested Action: Approval of a conditional use for a fuel dispensing facility at an existing car repair facility located at 1894 E. Washington Avenue.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Automobile service stations are identified as conditional uses in the C2 zoning district in Section 28.09 (3)(d). Section 28.04 (16) provides specific criteria for automobile service stations and auto laundries.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicants: PrairieFire BioFuels Cooperative; 1894 E. Washington Avenue; Madison; Amelia Royko Maurer, representative.

Property Owner: McGrath Associates; 103 N. Hamilton Street; Madison.
2. Development Schedule: The applicants wish to begin operations as soon as all necessary approvals have been granted.
3. Location: Approximately 0.25 acres located at the northwest corner of N. First Street and E. Washington Avenue; Urban Design District 5; Aldermanic District 12; Madison Metropolitan School District.
4. Existing Conditions: A one-story, approximately 1,881 square-foot car repair shop with three vehicle bays, zoned C2 (General Commercial District).
5. Proposed Land Use: Same as existing with the addition of fuel dispensing equipment in one of the three repair bays.
6. Surrounding Land Use and Zoning:
N&W: Fiore shopping center (Pizza Pit, H&R Block, etc.), zoned C2 (General Commercial District); Burr Jones Park, zoned C (Conservancy);

East: Various low-rise commercial buildings, single, two and multi-family residences, zoned R4 and R5 (General Residence Districts) and C2;

South: Single, two and multi-family residences, zoned R5.

7. **Adopted Land Use Plan:** The Comprehensive Plan identifies the subject site and Fiore shopping center “Neighborhood Mixed-Use Development” and transit-oriented development. The same site is also located within the limits of the Emerson East – Eken Park Neighborhoods Plan, which identifies the site as a redevelopment site for development of a (minimum) four-story mixed commercial/ residential building.
8. **Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.
9. **Public Utilities & Services:** The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11)(g).

ANALYSIS, EVALUATION & CONCLUSION

The subject site is a quarter-acre parcel located at the northwesterly corner of N. First Street and E. Washington Avenue in C2 commercial zoning and is developed with a one-story, 1,881 square-foot car repair business (former Car Care Clinic). The western half of the building is occupied with three repair bays with garage doors facing southerly towards E. Washington Avenue, with office space for the business occupying the remainder of the building. Driveways from both N. First Street and E. Washington Avenue provide access to the site, with parking along portions of the north and west property lines. The site is surrounded to the north and west by the Fiore shopping center with largely residential uses east across N. First Street and south across E. Washington Avenue.

The applicants, PrairieFire BioFuels Cooperative, have entered into a lease with the property owners, McGrath Associates, to utilize the car repair facility as the headquarters for their diesel fuel cooperative. The group proposes to use the site to provide “light maintenance” of biodiesel-enabled automobiles as well as outreach on the use of biodiesel fuel, and wish to use the center repair bay for the purpose of dispensing B100 biodiesel fuel. The fuel will be stored in and dispensed from an approximately 300-gallon tank that will sit inside the center garage door facing E. Washington Avenue. The fuel will be available primarily to members of the co-op, with approximately two to three fueling events per hour once the site achieves full operation.

No changes to the building facades are proposed. Parking for the co-op will be provided in four stalls to be striped along the western property line and two stalls to be striped between the rear wall of the building and northern property line with access provided by the existing driveways. A four-foot tall chain-link fence with lattice slats is proposed to screen along both streets property lines following completion of the reconstruction of the intersection by the City of Madison and State of Wisconsin later this year. The Planning Unit has concerns with the chain-link/ lattice

fence to screen the site and will work with the applicant to provide screening acceptable to staff and as required by the Zoning Ordinance.

The Comprehensive Plan identifies the subject site and surrounding Fiore shopping center for future redevelopment as a neighborhood mixed-use and transit-oriented center. The Emerson East-Eken Park Neighborhoods Plan further identifies the site for redevelopment as a mixed commercial/ residential building with four or more stories. Staff discussions with the property owner suggest that redevelopment of the site may be a few years in the future.

The Planning Unit believes that the proposed use of the car repair facility for the dispensing of fuels to cooperative members and their guests should have little or no impact on neighboring properties and feels that the conditional use standards can be met with this request. Staff feels that the location of the biodiesel cooperative on this site represents a good interim use of this site until a large-scale redevelopment proceeds. The site is located in Urban Design District 5. However, given the limited site improvements proposed, the changes to the site can be administratively approved. Staff will work with the applicant to address any screening, signage or landscaping issues stemming from this request.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow fuel dispensing at an existing car repair business at 1894 E. Washington Avenue, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a screening, landscaping and signage plan for approval by the Planning Unit prior to final approval of the conditional use.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
.608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: May 15, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1894 East Washington Avenue Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

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.)

1. The applicant shall note that a portion of this site is served by a temporary limited easement for construction of East Washington Avenue and North First Street. Any work required by the applicant within the easement shall be done after the expiration of the temporary easement unless otherwise approved by the City Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 5/18/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1894 E. Washington Ave.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

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.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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**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.

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) 2 (empl. pkg) 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.

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Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

May 25, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1894 East Washington Avenue – Conditional Use – BioFuel Motor Vehicle Fuel Sales**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

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.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Amelia Royko Maurer

Fax:

Email: ameliaroyko@hotmail.com



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER _____

1874 EAST WASHINGTON AVENUE
 CONVERT AUTO REPAIR FACILITY TO MOTOR VEHICLE
 FUEL SALES
 McGRATH ASSOCIATES / AMELIA ROYKO - PRAIRIE FIRE BIOFUELS
 MAKER COOPERATIVE

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 25 MAY 2006

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: info@prairiefirebiofuels.org Fax: _____

Date Submitted: 26 APRIL 2006 Plan Commission: 05 JUNE 2006

Date Circulated: 02 MAY 2006 Common Council: _____

CIRCULATED TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>Beauford</u> DIST. <u>12</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | _____ |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

please allow

Brua Beauford

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Timothy Parks

From: mrummel@sbcglobal.net
Sent: Monday, May 08, 2006 8:40 AM
To: Timothy Parks; Kathy Voeck; Judy Olson; Brad Murphy
Cc: Amelia Royko
Subject: MNA supports waiver of notification RE Prairie Fire BioFuels

The MNA Board agrees to waive 30 day notification for the PrairieFire BioFuels Cooperative, 1894 E. Washington Ave, the site of the former Car Care Clinic, to store and sell Biodiesel B99. Amelia Royko contacted MNA and provided information about the project and their future plans for the site.

We think it sounds like a great idea and urge the city to help make it a reality. Please feel free to share this waiver with other depts reviewing the project. Thanks.

Marsha Rummel
MNA President
1339 Rutledge St #2
Madison WI 53703

Brad Murphy

From: Robert Gibbons [robert.gibbons1@charter.net]
Sent: Thursday, May 04, 2006 5:50 PM
To: Brad Murphy
Cc: EENA_COUNCIL@YAHOOGROUPS.COM; ameliaroyko@hotmail.com
Subject: PrairieFire BioFuels Cooperative



May 4, 2006

Mr. Brad Murphy
Planning Unit Director
City of Madison
215 Martin Luther King Blvd.
LL-100, Municipal Bldg.
Madison, WI 53703-3352

Dear Brad:

I am writing to support the conditional use permit requested by the PrairieFire BioFuels Cooperative.

On Wednesday, May 3rd, the Emerson East Neighborhood Council had the opportunity to meet with several members of the Cooperative to learn about their plans as a Cooperative for the site at 1894 East Washington Avenue. We are very excited about the environmentally friendly project that they have undertaken and wish to offer our full support of their application.

If you have questions or wish to discuss this recommendation further, please feel free to contact me at 608-244-0582.

On behalf of the Emerson East Neighborhood Association.

Sincerely,

Robert Gibbons, President

cc: Amelia Royko

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5/9/2006