

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 1, 2006

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval of a contractor's shop for a roofing business located at 1619 South Stoughton Road.
2. Applicable Regulations: Section 28.09(3) allows contractors for construction offices, shops, and display rooms as a conditional use in the C2 General Commercial District which carries up to the C3 Highway Commercial District
3. Report Drafted By: Bill Roberts, Planner IV

GENERAL INFORMATION:

1. Applicant: Mad City Roofing, Kris Sturman, 5018 Voges Road, Madison, WI 53718; KCM Construction, 1870 Tower Drive, Stoughton, WI 53589.
2. Status of Applicant: Owner and building contractor.
3. Development Schedule: Summer 2006.
4. Parcel Location: East side of South Stoughton Road just north of Buckeye Road, Madison Metropolitan School District, Aldermanic District 16.
5. Parcel Size: 11,000 square foot +/-.
6. Existing Zoning: C3 Highway Commercial District.
7. Existing Land Use: Metal building – parking – storage lot.
8. Proposed Use: To expand and remodel the existing building to be used as a roofing contractor's office and shop.
9. Surrounding Land Use and Zoning: This site is surrounded predominantly by commercial retail and non-residential uses zoned C3, M1 along the east side of South Stoughton Road. Most of the land along the west side of South Stoughton Road across from this site is zoned R2 Residential.
10. Adopted Land Use Plan: The recently adopted City of Madison Comprehensive Plan shows this area as GC General Commercial directly adjacent to I-Industrial District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served with a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant has recently acquired this 31 X 40-foot single-story metal building and is seeking approval to construct a two-story, 31 X 35 foot addition along the U.S. Highway 51/South Stoughton Road frontage road. The applicant's intent is to use this site as contractor's office and shop for their existing roofing business.

Access to this site will continue to be from the existing single driveway from the frontage road. The proposed building addition's exterior consists of a mix of split-face block veneer on the first story with EIFS finish on the second story. There is an existing screening fence along the north and east edge of the site that also extends along a portion of the southern property line. The site plan provided indicates that a "decorative screening fence" will be extended along the south property line.

There is some new landscaping proposed along the U.S. Highway 51 from the road.

The Zoning Code provides the following regulations for contractor's offices and shops as conditional uses:

"Contractors or construction offices and shops and display rooms, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing, provided that all parking (other than automobiles), loading, display of merchandise and parking or storage of equipment and supplies shall be conducted within completely enclosed building."

Staff feels that the use of this property, including the expansion of the existing building, for a contractor shop and office can comply with the conditional standards.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve this application subject to the comments from the reviewing departments and the following:

1. Details of the landscaping and proposed decorative screening fence shall be provided at the Plan Commission meeting for approval and shown/included with the final plan.
2. As required by Ordinance, all parking, loading, storage of equipment and supplies shall be conducted within completed enclosed building.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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May 4, 2006

TO: Plan Commission

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

SUBJECT: **1619 South Stoughton Road – Conditional Use – Addition to Contractors Office & Shop**

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), 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'.

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

Mail to: Nathan Knutson
1870 Tower Dr
Stoughton WI 53589

DCD:DJM:dm