



Report to the Plan Commission

November 2, 2009

Legistar I.D. #16408
707 Post Road
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a conditional use to allow a private ambulance service in an existing multi-tenant commercial building located at 707 Post Road.

Applicable Regulations & Standards: Section 28.09 (6)(d) identifies private ambulance services as a conditional use in the C3L Commercial Service and Distribution District. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow a private ambulance service in an existing multi-tenant commercial building at 707 Post Road, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Scott Lewis, CMI Management, Inc.; 106 E. Doty Street; Madison.

Proposal: The applicant is currently leasing 5,012 square feet of space to Curtis Ambulance in an existing single-story 24,000 square-foot commercial/flex building. It was determined after tenant finish and occupancy of the space that a conditional use was required for this use.

Existing Conditions: The subject site is developed with a six-tenant, approximately 24,000 square-foot commercial/flex building with 33 surface parking stalls.

Parcel Location: The existing building occupies a 1.36-acre parcel located approximately 700 feet east of Syene Road on the southeasterly side of Post Road; Aldermanic District 14; Madison Metropolitan School District.

Land Use and Zoning Surrounding Proposed Building:

North: Storage Shop USA, zoned C3L (Commercial Service and Distribution District);

South: Multi-tenant commercial/flex building, zoned C3L;

West: Warehouse and commercial/flex buildings, zoned C3L;

East: Wetlands and open space in the Jenni & Kyle Preserve (Dane County Parks) and rail right of way and car storage, all in the City of Fitchburg.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and adjacent lands to the north, south and west for industrial uses.

Environmental Corridor Status: The site is not located within a mapped environmental corridor. The open space land to the east of the site in Fitchburg is identified on corridor maps for the presence of wetlands, shoreland and floodplain.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing C3L (Commercial Service and Distribution District) zoning:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	59,159 sq. ft./ 1.36 acres
Lot Width	50'	227.5' existing
Front Yard	0'	51'
Side Yards	0'	10' 24'
Rear Yard	10'	44'
Floor Area Ratio	3.0 maximum	Less than 1.0
Building Height	N/A	1 story
No. Parking Stalls	1 per 2 employees	33
Accessible Stalls	2	1 (See condition #8, page 4)
Loading	N/A	---
No. Bike Parking Stalls	2	0 (See condition #10, page 4)
Other Critical Zoning Items		
Yes:	Utility Easements, Barrier Free	
No:	Floodplain, Urban Design, Wellhead Protection	
<i>Prepared by: Tim Parks, Planning Division</i>		

Project Review, Analysis & Conclusion

The applicant and property owner, Scott Lewis, is requesting conditional use approval to allow Curtis Ambulance to continue operating in a 5,012 square-foot leased space within a larger approximately 24,000 square-foot multi-tenant commercial/ flex building located at 707-709 Post Road. The single-story masonry building was constructed in 1988 and includes 33 surface parking stalls located around the perimeter of the building. The space occupied by Curtis includes administrative space in the front of the building and an enclosed garage space in the rear, with access to the garage provided by an overhead door located along the easterly wall.

The renovation of the space to accommodate the private ambulance service was permitted and completed earlier this year prior to it being determined that a conditional use for a private ambulance service would be required. Private ambulance services are first identified as conditional uses in the C1 Limited Commercial District and telescope as a conditional use through the C2 (General), C3 (Highway) and C3L commercial zoning districts.

The commercial/ flex building that houses the ambulance service is generally located in an area of the City south of the Beltline Highway that is characterized by a variety of office, heavy commercial, light industrial and warehousing uses. This same area is generally recommended in the Comprehensive Plan for industrial development. The property east of the site is undevelopable wetland and open space located in a mapped environmental corridor in the City of Fitchburg. The Planning Division believes that the conditional use standards can be met with this request. The operation of an ambulance service on the subject site should not have an adverse impact on surrounding uses given the commercial and light industrial uses present in Madison and the undevelopable lands located to the east in Fitchburg.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements
Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow a private ambulance service in an existing multi-tenant commercial building at 707 Post Road, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. The approved address for the Curtis Ambulance site is 707 Post Road Suite No. 2.
2. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

Traffic Engineering Division (Contact John Leach, 267-8755)

3. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway to lots on either side and across the across drive aisles, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'.
4. A "Stop" sign shall be installed at a height of 7 feet at the driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The applicant shall design the surface or garage parking areas for stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. If outdoor lighting is provided, it must comply with the outdoor lighting standards in MGO Section 10.085.
8. Bike parking shall comply with MGO Section 28.11. Provide 2 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Note: A bike-parking stall is two feet by six feet with a five-foot access area.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.
10. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

Fire Department (Contact Scott Strassburg, 261-9843)

11. All building and life safety codes shall be complied with for this change in use of the building.

Parks Division (Contact Tom Maglio, 266-4711)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Police Department (Contact Frank Chandler, 266-4238)

This agency did not submit comments for this request.