

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 7, 2005

RE: I.D. #00448, Conditional Use Application – 3301 Latham Drive

1. Requested Action: Approval of a conditional use at 3301 Latham Drive to allow car leasing in an existing building in the M1 limited manufacturing district.
2. Applicable Regulations: Section 28.10 (4)(d) identifies automobile and motorcycle sales and rental as conditional uses in M1 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Owners: KNP, LLC, Greg Nowland and William Kaminski, members; 4826 Irish Land; Madison, Wisconsin 53711.

Agent: Richard C. Glesner; 3322 Leyton Lane; Madison, Wisconsin 53713

2. Development Schedule: The applicant wishes to commence development as soon as all necessary approvals have been granted.
3. Location: Approximately 1.53 acres located 3301 Latham Drive; Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: Existing 20,000 square foot warehouse, zoned M1 (Limited Manufacturing District)
5. Proposed Land Use: The existing building or site will not be modified. However, an auto leasing use will occupy approximately 3,000 square feet of the building.
6. Surrounding Land Use and Zoning: The subject property is surrounded on the north and east by various industrial uses, and to the south and west by undeveloped industrial land, all zoned M1.
7. Adopted Land Use Plan: This area is identified as “Community Commercial” according to the 1988 Land Use Plan.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.

9. Public Utilities And 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 AND CONCLUSION

The subject site is located in M1 zoning on the east side of Latham Drive, approximately 1200 feet south of Stewart Street/Greenway Cross and is developed with a 20,000 square-foot warehouse building. The building is divided into two 10,000 square-foot occupancies addressed 3301 and 3309 Latham Drive. The northern half of the building is occupied by an equipment distribution and storage center for local Cost Cutters hair salon franchises (3301), while a commercial carpet business occupies the southern half (3309). Cost Cutters wishes to use 3,000 square feet of their 10,000 square-foot space at 3301 Latham Drive as an office that will lease passenger vehicles to representatives of the company. The remaining space will continue to be used as it is currently. The leased vehicles will not be stored or serviced in the building or on the subject site. No vehicles will be leased to the general public.

No exterior changes to the building are proposed.

The Zoning Ordinance identifies automobile and motorcycle sales and rental as a conditional use in M1 zoning. The surrounding area is zoned M1 and is developed with a variety of light industrial and intensive commercial uses that generally extend along the south side of the Beltline from Fish Hatchery Road east to Syene Road in the City and Town of Madison. The existing and proposed uses should have no impact on the continued operation of these surrounding uses.

Based on the information presented, it appears all conditional use standards can be met.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve the use of a portion of an existing warehouse at 3301 Latham Drive for company automobile leasing, subject to input at the public hearing and comments from reviewing agencies.