

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**June 20, 2005**

**RE: I.D. #01452, Demolition Permit – 3862 Johns Street**

1. Requested Action: Approval of a demolition permit for a commercial building at 3862 Johns Street. The new commercial building proposed will include a contractors shop, which is a conditional use in the C2 zoning.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. 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 & Property Owner: Jim Oasen, Oasen Plumbing; 523 Cottage Grove Road, Madison, Wisconsin 53716.  
  
Agent: Steve Meier, Joe Daniels Construction Co., Inc., 919 Applegate Road, Madison, Wisconsin 53713.
2. Development Schedule: The applicants wish to begin demolition as soon as all necessary approvals have been obtained.
3. Parcel Location: An approximately 0.33-acre parcel located approximately 100 feet north of Cottage Grove Road on the east side of Johns Street, Aldermanic District 15, Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing two-story commercial building, zoned C2 (General Commercial District).
5. Proposed Use: A one-story commercial building with tenant retail and a contractors shop.
6. Surrounding Land Use and Zoning:  
North: One and two-family residences, zoned R2 (Single-Family Residence District) and R3 (Single and Two-Family Residence District);  
South: Multi-tenant retail buildings (Dorn Hardware, etc.) and US Gas service station, zoned C2 (General Commercial District);  
West: Walgreen's, Anchor Bank, Pinney Branch Library and Habitat Restore, zoned C2;  
East: Storage building, zoned C2.

7. Adopted Land Use Plan: The subject site is identified as "Community Commercial" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities and Services: This property is served by a full range of urban services

**STANDARDS FOR REVIEW:**

This application is subject to the demolition standards of Section 28.04 (22) and the conditional use standards of Section 28.12 (11)(g). Section 28.08(3)(d)5 allows contractor shops as a conditional use in C2 zoning 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 buildings.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is requesting approval of a demolition permit to raze an existing two-story commercial building located on the east side of Johns Street, approximately 100 feet north of Cottage Grove Road in C2 (General Commercial District) zoning. The subject site is an approximately 15,000 square-foot parcel with approximately 128 feet of frontage along Johns Street. The building to be demolished is a 781 square-foot wood-framed building faced with EIFS and vinyl siding and topped with a shingled gambrel roof. A metal canopy projects out from the south wall of the building to cover the entrance. Most of the site not occupied by building is paved, save for a small lawn area between the building and Johns Street. An enclosed storage area is located between the east wall of the building and eastern property line is faced with a mix of chain link, wood and vinyl panels. A pole-mounted sign is located at the southwestern corner of the site and generally faces towards Cottage Grove Road.

The site is located on the northern edge of a commercially zoned and developed strip that extends along both sides of Cottage Grove Road east from Monona Drive. Uses to the east and south of the site include a gas and service station on Cottage Grove Road and a small warehouse on adjacent Clover Lane. The site is across Johns Street from a plaza that includes Anchor Bank, Habitat Restore and the Pinney Library. Johns Street north of the site is developed mostly with single-family residences, including on the parcel next north of the site. A handful of two-family residences in R3 zoning have been developed on both sides of Johns Street in the area immediately north of the commercial strip.

In place of the existing building, the applicant proposes to construct a new one-story, 3,000 square-foot commercial building. The western half of the proposed building will be leased as a tenant retail space, while the eastern half of the building will be occupied by the applicant's plumbing business. The proposed building will be located on the northern half of the property in approximately the same location as the existing building. Parking for 15 automobiles will be provided south of the building. A loading zone will be provided in front of a single overhead garage door that will be located on the half of the building that will be occupied as a contractor

shop. Landscaping appears adequate in front of the new building, which will be set back approximately 25 feet from the Johns Street property and ten feet from the residential property to the north.

The south and west walls of the new building will be constructed with an articulated metal wall panel system located above a brick wainscot, while the north and east walls will be faced with vertical standing seam metal wall panel system. The building will have a flat roof and include a standing seam metal parapet at the top the west and south walls. Although staff does not necessarily object to the limited use of some metal building materials, colored renderings and additional details on proposed building materials are necessary for further comment. To that end, staff is requesting that subsequent to Plan Commission approval, the applicant submit final building designs for approval by Planning Unit staff. Due to the proximity of a residence on the parcel north of the proposed building, the Planning Unit is requesting that the applicant revise the building materials along the northern elevation to mirror the materials agreed upon for the south and west walls.

The applicant has provided a picture of the exterior showing the prior use. Staff has no information that would indicate that the building is not structurally sound or capable of being rehabilitated or repaired. However, the building appeared to be in poor condition upon a windshield survey of the site. Staff believes that the proposed alternative use of the property will allow this property, located in a commercial district, to continue to be economically productive for the foreseeable future. Staff believes that the proposal can comply with the demolition standards and have no concerns with the granting of the demolition permit. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

The proposed building and use is in keeping with the "Community Commercial" land use recommendations of the 1988 Land Use Plan. Though the Planning Unit has some concerns over the applicant's choice of building materials, we are confident that the new building represents an improvement for both the Cottage Grove Road commercial strip and the surrounding neighborhood and recommend approval of the demolition permit subject to a condition requiring Planning Unit approval of the proposed building materials and elevations.

Regarding the conditional use for the contractors shop, it appears all the conditional use standards can be met. Although the building will be about ten feet from a residential property to the north, staff believes that the orientation of the contractor business away from the residence as well as the low-key nature of the business should cause little, if any, detrimental impact on the use of surrounding lots or the development pattern in the area, particularly since a similar type of use previously occupied the site.

### RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the demolition and conditional use standards are met and **approve** a demolition permit for a two-story commercial building located at 3862 Johns Street and a conditional use for a contractors shop in a portion of

a newly constructed commercial building, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit final building designs for approval by Planning Unit staff, including colored building elevations and materials.
3. That the applicant plant four upright evergreens (such as arborvitae) along the north wall of the building to reduce the visual impact of the proposed building on the adjacent residence.



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.  
David L. Benzschawel, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

DATE: June 13, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 3862 Johns Street Conditional Use/Demolition

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. Site plan shall be revised to show existing curb and gutter and concrete drive apron.
2. Any damage to pavement resulting to work associated with this project will require restoration in accordance with City Engineering's Patching Criteria.
3. Stormwater Management requirements include 40% sediment control and oil and grease control. Design calculations for bio-retention shall be submitted to City Engineering as well as a planting plan.
4. Applicant shall confirm existing lateral has adequate capacity to provide sanitary sewer service to proposed building and is in satisfactory condition for re-use.

**GENERAL OR STANDARD REVIEW COMMENTS**

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

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 3862 Johns Street Conditional Use/Demolition

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing

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and proposed utility locations and landscaping.

- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way

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shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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**CITY OF MADISON  
MADISON WATER UTILITY  
119 East Olin Avenue  
266-4651**

**MEMORANDUM**

**Date:** May 19, 2005

**To:** Bill Roberts - Planning & Development  
**From:** Dennis M. Cawley, Engineer IV - Water Utility  
**Subject:** DEMOLITION / CONDITIONAL USE- 3862 Johns Street

Madison Water Utility has reviewed this demolition / conditional use request and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

None

**GENERAL OR STANDARD REVIEW COMMENTS**

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley

DMC:kw\conduse.mem



# 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: 6/7/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 3862 Johns St.

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. 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.
  - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
3. 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.

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

cc: John Lippitt

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 21, 2005

**To:** Bill Roberts, Planner III

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 3862 Johns St., CONTRACTOR SHOP FOR OASEN PLUMBING

**Present Zoning District:** C-2

**Proposed Use:** Demo Commercial bldg. and build a new contractor's office & shop

**Conditional Use:** 28.08(3)(d)5. contractor shops are a conditional use with the conditions stated in No. 1 below.

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. Section 28.08(3)(d)5 allows contractor shops as a conditional use in the C-2 district 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 buildings.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls.
  - c. Show wheel stop or curb at head of stalls to protect the accessible route to the building from vehicular encroachment.
  - d. Dimension the accessible stall.
3. A loading area is not required. If provided it shall be 10' x 35' with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. The landscape plan and the site plan show bike parking in different locations. The plans shall be consistent and meet the above codes.
  
5. Within 10' from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2' in height for vision clearance. The 6' fence cannot obstruct vision within 10 of the neighbor's driveway opening at his lot line. Note: The 6' high screening fence shown between the R-3 residential district and the commercial district is required.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	15,091 sq. ft.
Lot width	50'	129.8'
Usable open space	n/a	n/a
Front yard	25'	27'
Side yards	6' left side (adj. to res. property) 0' right side	10' 4" left side 79' right side
Rear yard	10'	11'+
Floor area ratio	3.0	less than 1.0
Building height	--	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	15 (15 emp in contr. shop & 15 empl in unknown space)	15
Accessible stalls	1	(2)
Loading	n/a	(3)
Number bike parking stalls	2	(4)
Landscaping	Yes	(5)
Lighting		

June 14, 2005

Att: Tim Parks

Regarding: Public hearing June 20, 2005, for the property at 3862 Johns Street (old fireplace store)

I am the owner of the property at 3850 Johns Street. I have lived here for over 20 years. I am the third house down from the property in question. I am unable to attend the meeting because of health problems. It is my concern that the new structure going up on this property in question is going to be made out of metal. I don't think that it will fit in with the neighborhood. I hope that alternative materials for the structure will be considered for the outside of this building to add to the appearance of this neighborhood.

Thanks,

Marlene Quam

A handwritten signature in cursive script that reads "Marlene Quam". The signature is written in black ink and is positioned below the typed name.

June 14, 2005

Att: Tim Parks

Regarding: Public hearing, June 20, 2005, for property located at 3862 Johns Street (old fireplace store)

I own property at 3856 Johns Street, second property from building in question. I will not be able to attend the meeting. I am really glad to see the demolition and a new building go up in this neighborhood. I have done over \$30000.00 in work to my property in the last three years. This has improved the appearance and I helped to get the curb and street done on this street to help improve the appearance of Johns street. The Habitat for Humanity has put improvements into their building across the street from my property. The mini mall on Cottage Grove road, which houses Dorn Hardware, has put thousands of dollars into their building, including, new asphalt, retaining wall, landscaping, lighting and drainage, etc.

My only concerns with the new building going up is having the structure made out of metal. I don't feel that this fits in with the neighborhood and its surrounding buildings, which are made out of siding, stucco and brick. There are no other metal buildings on this street. I would be happy to sit down with the concerned party's at anytime to discuss my concerns. Feel free to call me at 222-2585.

Once again I am looking forward to the great improvements that the new owners of the property in question are going to do.

Thanks,

Steve Rush

