

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 29, 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 six to eight-foot tall screening fence along the north and east edge of the site that also extends along a portion of the southern property line that will be replaced by a uniform six-foot tall cedar fence around the perimeter of most of the property.

A small amount of new landscaping proposed in the front yard of the parking lot along the U.S. Highway 51/South Stoughton Road frontage road. Landscaping is otherwise accounted for in a handful of existing mature canopy trees located around the perimeter of the site.

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.

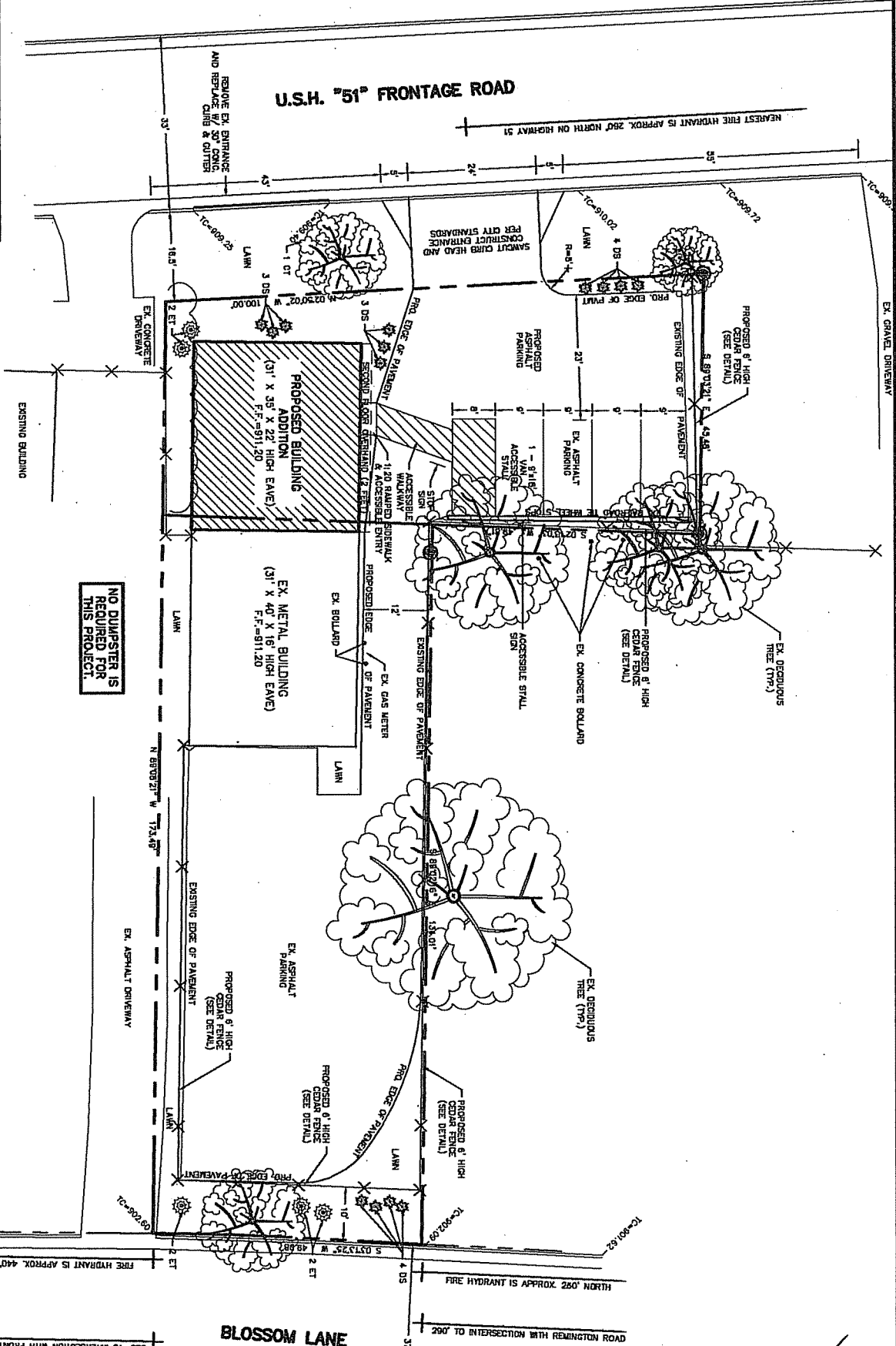
RECOMMENDATION:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve this application subject to input at the public hearing and the following conditions:

1. Comments from the reviewing departments.
2. As required by Ordinance, all parking, loading, storage of equipment and supplies shall be conducted within completed enclosed building, and a note to this effect shall be included on the final site plans prior to construction.

PARKING LOT PLANT SITE INFORMATION BLOCK

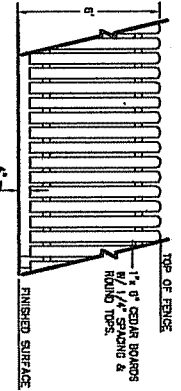
Site Address (City, State, Zip): _____
 Date of Survey: _____
 Name of Client: _____
 Name of Designer: _____
 Name of Engineer: _____
 Name of Surveyor: _____
 Name of Photographer: _____
 Name of Planter: _____
 Name of Installer: _____
 Name of Maintainer: _____
 Name of Inspector: _____
 Name of Approver: _____
 Name of Reviewer: _____
 Name of Signer: _____
 Name of Title: _____
 Name of License: _____
 Name of State: _____
 Name of Country: _____
 Name of Continent: _____
 Name of Planet: _____



NO DUMPSTER IS REQUIRED FOR THIS PROJECT.

LEGEND

- 8" SAN — DRAINAGE SANITARY SEWER
- WAT — EXISTING WATER MAIN
- EXISTING CURB
- EXISTING FIRE HYDRANT
- EXISTING BUILDING
- EXISTING ASPHALT STREET/PARKING
- EXISTING FENCE
- EXISTING BUILDING
- PROPOSED ASPHALT STREET/PARKING



SITE LANDSCAPE LEGEND

QTY.	SIZE	ROOT	DESCRIPTION
1	3" CAL.	B&B	CANOPY TREE
2	36" TALL	B&B	EVERGREEN TREE
10	18" TALL	B&B	DECIDUOUS SHRUB

WAD
 PROP
 EXHIBIT
 DATE
 REVISIONS

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