

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 3, 2005

CONDITIONAL USE APPLICATION 2906 PERRY STREET:

1. Requested Action: Approval to operate a contractor's shop for a remodeling business in an existing building located at 2906 Perry Street.
2. Applicable Regulations: Section 28.10(4)(c) requires that contractor or construction offices and shops obtain a conditional use in the M1 Limited Manufacturing District.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: "Not Just Kitchens, LLC", Curt Dimmig, 1218 Gilson Street, Madison, WI 53715.
2. Status of Applicant: Intends to lease this building from the present owner.
3. Development Schedule: 2005.
4. Parcel Location: West side of Perry Street between Jonathon Drive and Greenway Cross, Madison Metropolitan School District, 14th Aldermanic District.
5. Existing Land Use: Metal Commercial - Industrial building.
6. Proposed Use: Contractor's shop for kitchen remodeling business.
7. Surrounding Land Use and Zoning: This site is surrounded by a mix of industrial, storage and heavier commercial uses zoned M1 and C3L.
8. Adopted Land Use Plan: I Industrial District.
9. Environmental Corridor Status: This property is not 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 intends to lease this 4,884 square foot building to be used as a contractor's shop, including storage of materials and assembly of furniture, cabinets, etc. No changes to the building exterior or site are proposed. There is an existing six stall parking lot that serves this site.

Staff feels that this relatively minor change of use to a contractor's shop in the M1 zoned area can comply with all the applicable ordinance standards.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this application subject to the comments from the reviewing departments.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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March 11, 2005

TO: Plan Commission

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

SUBJECT: **2906 Perry Street – Conditional Use – Contractor’s 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'.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: Curt Dimmig
Fax: 608-442-6850
Email:

DCD:DJM:dm

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 14, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2906 Perry St.

Present Zoning District: C3L

Proposed Use: Remodeling Contractor (Office, warehouse and shop)

Conditional Use: 28.09(3)(d)5 A contractor shop is a conditional use.

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. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	12,040 sq. ft.
Lot width	50'	121'
Usable open space	n/a	n/a
Front yard	0'	20'
Side yards	0'	11.17' and 878'
Rear yard	10'	10'
Floor area ratio	3.0	less than 1.0
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	5	5
Accessible stalls	1	1
Number bike parking stalls	2	(1)
Landscaping	as shown	adequate
Lighting	n/a	n/a

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Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.