

**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.

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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		

**3862 Johns St.**

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
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.