



Report to the Plan Commission

May 16, 2011

Legistar I.D. #22426
55 South Gammon Road
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval of a conditional use to establish and operate a farmers market in the Lussier Community Education Center parking lot.

Applicable Regulations & Standards: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Section 28.08(2)(c)28 identifies farmers markets in the parking lots of non-residential uses as conditional uses in residential zoning districts.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the conditional use request to establish and operate a farmers market in the Lussier Community Education Center Parking Lot subject to input at the public hearing and the conditions from the Planning Division and other reviewing agencies.

Background Information

Applicant / Contact: Paul Terranova; Lussier Community Education Center; 55 South Gammon Road; Madison, WI 53717

Property Owner: Madison Metropolitan School District; 545 West Dayton Street; Madison, WI 53703

Proposal: The applicant proposes to establish a weekly farmers market to be held in the subject site's parking lot from 4:00 to 7:00 pm on Thursdays.

Parcel Location: The subject parcel is a 1.67 acre parcel located on the east side of South Gammon Road, part of the Memorial High School / Jefferson Middle School campus. The property is within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions: The site is currently developed with the Lussier Community Education Center building and a surface parking lot.

Surrounding Land Use and Zoning:

North: School athletic fields with single-family residences, zoned R1 (Single-Family District) 500 feet beyond;

East: School athletic fields with single-family residences, zoned R1 (Single-Family District) 900 feet beyond;

South: Jefferson Middle School and Memorial High School, zoned A (Agriculture); and

West: Multi-family dwellings on the opposite side of Gammon Road, zoned R3 (Single and Two-Family District).

Adopted Land Use Plan: The Comprehensive Plan recommends Special Institutional land uses for the subject site.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The property is zoned R4 (General Residence District)

Project Description

The applicant requests approval of a conditional use to establish and operate a seasonal farmers market in the Lussier Community Education Center parking lot. The subject property is connected to the larger Memorial High School and Jefferson Middle School campus, located near the intersection of Gammon and Mineral Point Roads. This proposal is subject to the conditional use standards of section 28.12 (11).

The farmers market would operate weekly during the months of April through October between the hours of 4:00 to 7:00 pm on Thursdays. Vendor setup is scheduled to begin at 3:00 pm and clean up is anticipated to last until approximately 7:30 pm. In addition to vendors, the applicant indicates there will be an informational booth along with periodic arts and cultural presentations as part of the market. The applicant indicates that any amplified music will be kept within City ordinance standards.

A farmers market site plan has been provided showing 24 vendor spaces within the rear parking lot. There will be 13 parking stalls remaining on this site and the applicant indicates other parking is available on the Jefferson Middle School lot.

Staff believe the conditional use standards are met and do not anticipate this proposal will negatively impact surrounding properties. At the time of report writing, staff was not aware of any concerns on the proposal. A letter of support from the principal at Jefferson Middle School is included with the Plan Commission materials. The proposal is consistent with the Comprehensive Plan's recommendations for special institutional land uses.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded
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Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the conditional use request to establish and operate a farmers market in the Lussier Community Education Center Parking Lot subject to input at the public hearing and the conditions from the Planning Division and other reviewing agencies.

City Engineering Division (Contact Janet Dailey, 261-9688)

This agency submitted a report with no recommended conditions of approval.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Any conditions of approval shall be memorialized as part of final site plan sign-off.

Fire Department (Contact Bill Sullivan, 261-9658)

2. Existing fire lanes shall be maintained, and set up shall follow the submitted LCEC site plan.

Water Utility (Contact Dennis Cawley, 261-9243)

3. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.