

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
07/16/2015	DCPCUP-2015-02325
Public Hearing Date	
09/29/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PORCHLIGHT INC	Phone with Area Code (608) 257-2534	AGENT NAME DANE COUNTY DEPARTMENT OF ADMINISTRATION	Phone with Area Code (608) 266-4941
BILLING ADDRESS (Number, Street) 306 N BROOKS ST		ADDRESS (Number, Street) 210 MARTIN LUTHER KING JR BLVD ROOM 425	
(City, State, Zip) MADISON, WI 53715		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1490 MARTIN STREET					
TOWNSHIP MADISON	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-341-1663-3		---		---	

CUP DESCRIPTION
GOVERNMENTAL USE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.13(2)(m)	.19

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>CP</i>	Inspectors Initials HJH3	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Carlos A. Pabellon
		DATE: 7/15/15

COMMENTS: DAY RESOURCE CENTER



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>PORCHLIGHT INC (Steve Schooler)</u>	Agent	<u>Dane County Department of Administration</u>
Address	<u>306 N BROOKS ST</u>	Address	<u>210 Martin Luther King Jr. Blvd Rm 425</u>
Phone	<u>MADISON WI 53715</u>	Phone	<u>Madison WI 53703</u>
	<u>(608) 257-2534</u>		<u>608-266-4941</u>
Email	<u></u>	Email	<u></u>

Parcel numbers affected: 0709-341-1663-3 Town: Madison Section: 34
 Property Address: 1490 Martin Street

Existing/ Proposed Zoning District : C-1 Commercial / C-1 Commercial

- o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees SEE ATTACHED.
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: 

Date: 7/15/15

Porchlight Inc. and the County of Dane are requesting a conditional use permit for a governmental use in the C-1 Commercial zoning district to allow the County to subcontract with an organization to operate a day resource center intended to serve the area's homeless community. The center will be open to the public.

The center will offer basic amenities and services such as protection from the elements, restrooms, showers, storage space, and laundry equipment, as well as provide services such as light food service, childcare, access to telephones and computers, and haircuts. In addition the center will provide resources for legal, AODA, and health services.

The day resource center will operate from 6:00 AM to 6:00 PM. Overnight accommodations will not be provided. The center will be staffed by 2 full time and 5 part time positions, however some services will be provided by additional staffing on a contractual basis. Existing facilities on the site have provided services to 30-60 individuals per day. The increase of services offered is expected to result in additional individuals utilizing the center.

All storage is provided indoors. Outdoor activities will be limited to an outdoor seating area, a children's play area, and a parking lot. Outside lighting will be designed to improve and compliment the lighting of the neighboring properties including the Town of Madison Hall. A sign proposal has not yet been designed but will likely consist of an on-premise advertising sign displaying the name of the center as well as directional signage as may be needed.

Six Standards of a Conditional Use Permit

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

This location is in an area which currently includes other services for homeless persons, such as St. Vincent de Paul, Health Hut, Access Community Health Clinic, and the Catholic Multi-cultural Center. In addition the property is currently operated as Hospitality House offering many of the same services. The sites proximity to The Town of Madison public safety operations is also a benefit to employees, customers, and neighbors. The continuation and expansion of use at this site is consistent with neighboring land uses and will not be detrimental to the neighborhood.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The site is bound by existing residential properties to the north and west, existing commercial uses to the east, and existing governmental uses to the south. Continuation of using and expanding this site to provide day resource services will not have a negative effect on the value and enjoyment of these other existing uses. Center staff will be responsible for maintaining the property to be a clean and safe environment.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This location is in a developed area. Redevelopment is not foreseen to have any effect on the existing surrounding land uses.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

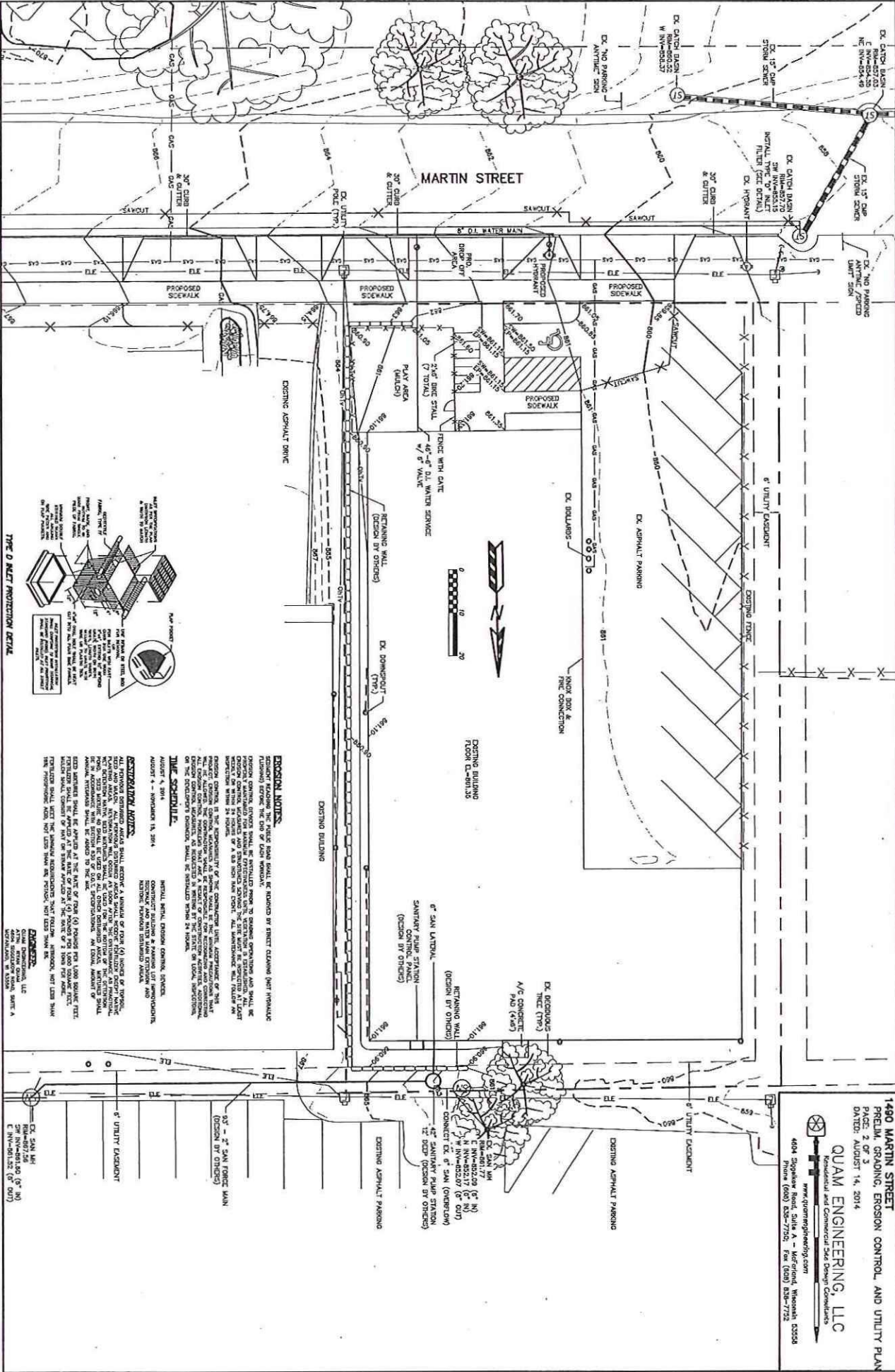
This site is utilizing existing infrastructure that is adequate in providing the utilities and access for the proposed use. Planned site improvements will be designed to accommodate any increased traffic flow, and provide bicycle parking. Stormwater drainage conceptual plans include site grading and rerouting of downspouts. Grading will be done to minimize drainage towards structures and directed to infiltration areas. Any required site drainage will meet or exceed county standards.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The operation has provided a parking, circulation, and transportation plan that meets the minimum requirements of Dane County Zoning. The majority of center users will use mass transit and shuttle vans to arrive at and depart the site and the demand for on and off site parking will be less than other uses permitted in a commercial zoning district.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The existing structures and proposed redevelopment of the site comply with the zoning regulations for the C-1 Commercial zoning district.



THE D DETAIL PROVISION DETAIL

EROSION NOTES:
 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON ANY DAMAGE TO THE EROSION CONTROL MEASURES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON ANY DAMAGE TO THE EROSION CONTROL MEASURES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON ANY DAMAGE TO THE EROSION CONTROL MEASURES.

THE SCHEDULE:
 ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE SCHEDULE SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES. THE SCHEDULE SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES. THE SCHEDULE SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.

1490 MARTIN STREET
 PRELIM. GRADING, EROSION CONTROL, AND UTILITY PLAN
 PAGE 2 OF 3
 DATE: AUGUST 14, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7725
 www.quamengineering.com

DC-24-14\WCD0001.DWG

MARTIN STREET WATER MAIN EXTENSION AND SIDEWALK IMPROVEMENTS

DC-24-14

5/14/2014

PAGE 3 OF 3

840	858.25	
844	859.47	
848	860.71	
852	861.97	
856	863.24	
860	864.53	
864	865.76	
868	865.84	
872	867.82	
876	868.60	
880	869.23	
884	869.69	
888	869.95	
892	870.07	
896	870.17	
900	870.24	
904	870.02	
908	869.82	
912	869.83	
916	869.81	
920	869.83	
924	869.81	
928	869.83	
932	869.81	
936	869.83	
940	869.81	

