

PLANNING DIVISION STAFF REPORT

August 28, 2017



PREPARED FOR THE PLAN COMMISSION

Project Address: 3801 E. Washington Avenue (District 17 – Ald. Baldeh)
Application Type: Planned Development Zoning Map Amendment
Legistar File ID # [48153](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Tesla Motors, Inc. c/o Black & Veatch; 3500 Deer Creek Rd; Palo Alto, CA 94304
Contact: Christina Suarez; Black & Veatch Corporation; 5885 Meadows Rd; Lake Oswego, OR 97035
Property Owner: Hy-Vee Inc.; 5820 Westown Parkway; West Des Moines, IA 50266

Requested Action: The applicant requests conditional use approval to construct an auto service station (i.e. an electric car charging facility) at 3801 E. Washington Avenue.

Proposal Summary: The applicant, Tesla Motors, requests approval to modify seven existing parking stalls in the East Washington HyVee Grocery store parking lot stalls into eight (8) electric vehicle charging stations for Tesla vehicles.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses in MGO §28.183.

Review Required By: Plan Commission. (The Secretary of the Urban Design Commission reviewed this request administratively on behalf of the Urban Design Commission).

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct an auto service station (i.e. an electric car charging facility) at 3801 E. Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 488,100-square-foot (11.2-acre) subject property is located to the east of the intersection of E. Washington Avenue and Mendota Street. The site is within Aldermanic District 17 (Ald. Baldeh), Urban Design District #5, City of Madison Wellhead Protection District #15, and the limits of the Madison Municipal School District.

Existing Conditions and Land Use: The subject site is currently developed with a large surface parking lot in the front (northwest) two-thirds of the site and a large grocery store at the rear (southeast). While the two small parcels at the corner of E. Washington Avenue and Mendota Street occupy the majority of the subject site's frontage along E. Washington Avenue, the subject site does have one access point onto E. Washington Avenue at the north of the site. (The two small parcels also share cross-access with the subject site). There are three access points, is along Mendota Street to the southeast. It is zoned CC-T (Community Corridor – Transitional District).

Surrounding Land Use and Zoning:

Northwest: Commercial development lining the majority of the E. Washington Avenue frontage, zoned CC-T (Community Corridor – Transitional District);

Northeast: A motel, zoned CC-T, and personal indoor storage, zoned IL (Industrial Limited District);

Southwest: An auto repair station, zoned CC-T and single-family residences, zoned SR-C1 (Suburban Residential – Consistent 1 District); and

Southeast: Office Buildings, zoned CC-T.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends community mixed-use (CMU) development for the subject site. While the [East Town-Burke Heights Neighborhood Development Plan \(1987\)](#) recommends commercial for development for the subject site, it provides no guidance related to the conversion of parking stalls for electrical charging stations.

Zoning Summary: The property is zoned CC-T (Community Corridor – Transitional District).

Requirements	Required	Proposed
Front Yard Setback	None	Adequate
Side Yard Setback	None unless needed for access	Adequate
Rear Yard Setback	The lesser of 20% of lot depth or 20'	Adequate
Maximum Lot Coverage	85%	TBD
Maximum Building Height	5 stories/ 68'	Existing 1 story building
Number Parking Stalls	No minimum	Restripe and add 1 stall within project area, increasing from 14 to 15 stalls
Accessible Stalls	None	Existing accessible stalls
Loading	None	Existing loading facilities
Number Bike Parking Stalls	None	Existing bike parking
Landscaping	Not required	Yes
Lighting	Not required	Yes
Building Forms	Not required	Existing building
Other Critical Zoning Items	Urban Design District (#5); Wellhead Protection District (#15); Utility Easements	

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Project Description

The applicant, Tesla Motors, requests conditional use approval to establish an eight-stall electric vehicle charging station for Tesla Vehicles. The Zoning Administrator has determined that this use is considered an “automobile service station” and requires conditional use approval.

Several parking lot modifications are proposed to establish the proposed charging stations. Seven angled parking stalls will be modified to create the perpendicular charging stations. Each of the charging stations will be equipped with a vehicle “charging post.” These posts are proposed to be placed at the back side of the curb to allow vehicles to back-in for charging purposes. In addition, electrical equipment will also be added at the north end of the parking island including a utility transformer and supercharging equipment cabinets. These

cabinets will be enclosed and screened via an eight-foot tall, composite fence with lockable gates. The fence will be a color that closely matches the Hy-Vee Grocery Store, likely either a rich clay brown or a brownish-grey. One canopy tree and three bushes (switch grass) are proposed to be added along the north and east sides of the electrical equipment enclosure while one canopy tree and three bushes are proposed in the landscaped planter.

Other modifications are proposed to existing landscaping and adjoining pedestrian walkway. The applicant will reconfigure and modify an existing tree island by “squaring off” the concrete curb. A new landscape island is proposed in the central walkway. The current walkway includes a pattern of alternating trees in grates. As proposed, a larger landscape bed is proposed on the charging-station side of the station which will encompass two existing trees and a new proposed tree. The resulting pedestrian path appears to remain over six feet in width. Lastly, a 20-foot tall pedestrian light pole is proposed in the middle of the planting strip to provide light on the charging area as well as the pedestrian path.

The applicant is proposing to utilize the eastern half of this 11-foot wide path for a 5.5-foot by 80-foot landscaped planting strip. This is also where the charging posts will be located.). Bark mulch will be used in all landscaped areas.

The letter of intent indicates that the facility would be available 24 hours a day, seven days a week. The charging station would be part of a national network of charging stations for Tesla vehicles.

Analysis and Conclusion

The Zoning Administrator has determined that the proposed use is an “auto service station” which is a conditional use in the CC-T (Commercial Corridor – Transitional) zoning district. As such, this proposal is subject to the approval standards for Conditional Uses. As it is also located in Urban Design District #5, this proposal is also subject to the standards for that district.

Staff believes that the conditional use standards can be met. Due to the relatively modest scope of the changes, the Urban Design Commission Secretary reviewed the plans on behalf of the Urban Design Commission. The Secretary’s required modification is for the applicant to comply with the §28.142(4)(e) which requires that planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover, which will require additional landscaping be provided in the proposed landscape beds. Additionally, of the two colors proposed for the fence which will enclose the electrical equipment, the Secretary’s preference is for the rich clay brown option (i.e. Trex Seclusions Composite Fence Color ‘Saddle’).

Staff was not aware of any concerns on this request at the time of report writing.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct an auto service station (i.e. an electric car charging facility) at 3801 E. Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Chris Wells, (608) 261-9135)

1. That the plans be revised to provide additional plantings and comply with §28.142(4)(e) MGO which requires that planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover mulched. Plans shall include a detailed planting schedule indicating species and planting size. Such details shall be approved by the Zoning Administrator and the Urban Design Commission Secretary.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

3. The address of the charging station will be 3829 E. Washington Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

4. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
5. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

6. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the existing site currently exceeds 85% maximum lot coverage, proposed site improvements may not further increase lot coverage above the maximum.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Identify and label the existing trees and landscaping to remain as well as the proposed landscaping within the project

boundary. Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

8. A pedestrian light pole and fixture is proposed. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
9. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
10. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

This agency reviewed this request and had no recommended conditions of approval.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

This agency reviewed this request and had no recommended conditions of approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

This agency reviewed this request and had no recommended conditions of approval.