



PREPARED FOR THE PLAN COMMISSION

Project Address: 6202-6402 Manufacturers Drive
Application Type: Conditional Use
Legistar File ID # [46629](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Bill Plesich; 2164 Citygate Drive; Columbus, Ohio.

Contact: Russell Henestofel; EMH&T, Inc.; 5500 New Albany Road; Columbus, Ohio.

Property Owner: City of Madison.

Requested Action: Approval of a conditional use to construct a motor freight terminal at 6202-6402 Manufacturers Drive.

Proposal Summary: The applicant is requesting approval to construct an 18,340 square-foot motor freight terminal on six lots in The Center for Industry & Commerce subdivision, which are generally addressed as 6202-6402 Manufacturers Drive. Approximately 37 truck loading docks are shown around the northern, southern and western facades of the proposed terminal. Parking for 74 truck tractors and trailers will be provided along the northern and southern property lines. The applicant wishes to commence construction of the facility as soon as all regulatory approvals have been granted, with completion anticipated in February 2018.

Applicable Regulations & Standards: Table 28-F1 in Section 28.082(1) of the Zoning Code identifies motor freight terminals, defined as “a building or area in which freight brought by motor truck is assembled and/or stored for routing in intrastate or interstate shipment by motor truck,” as a conditional use in IL (Industrial–Limited District) zoning. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a motor freight terminal at 6202-6402 Manufacturers Drive subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 8.45-acre parcel comprised of six platted lots in The Center for Industry & Commerce subdivision located on the west side of Manufacturers Drive, approximately a quarter-mile south of Hoepker Road; Aldermanic District 17 (Baldeh); DeForest Area School District.

Existing Conditions and Land Use: The subject site is undeveloped, zoned IL (Industrial–Limited District).

Surrounding Land Use and Zoning:

North: Undeveloped lots in The Center for Industry & Commerce subdivision, zoned IL (Industrial–Limited District);

South: Sutton Transport, Pulvermacher Cartage, Glacier Edge Council of Boy Scouts, zoned IL;

East: State of Wisconsin Department of Military Affairs center and various office, employment, distribution and industrial facilities in The Center for Industry & Commerce and Tancho Business Park subdivisions, zoned IL.

West: Vacated Graaskamp Way, undeveloped lots in The Center for Industry & Commerce subdivision, zoned IL.

Adopted Land Use Plans: The [Hanson Road Neighborhood Development Plan](#) recommends that the subject site and surrounding properties in The Center for Industry & Commerce subdivision be developed with light industrial uses. The [Comprehensive Plan](#) recommends that the subject site and surrounding properties for Industrial development.

Zoning Summary: The site is zoned IL (Industrial–Limited District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	8.45 acres
Lot Width	75'	547'
Front Yard	0'	Adequate
Side Yards	Greater of 15' or 20% of bldg. height	Adequate
Rear Yard	30'	Adequate
Maximum Lot Coverage	Maximum 75%	53.6%
Maximum Building Height	N/A	One story
Auto Parking	As determined by Zoning Admin.	60 (see conditions)
Bike Parking	1 per 5 employees	8 (see conditions)
Loading	N/A	37
Building Forms	Industrial building	Will comply
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Floodplain, Urban Design, Wellhead Protection, Landmarks, Waterfront Development	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The overall site is served by a full range of urban services, with the exception of Metro Transit, which currently does not provide service west or north of The American Center development located east of the southernmost extents of The Center for Industry & Commerce development.

Previous Approvals

On October 1, 2002, the Common Council approved rezoning approximately 165 acres extending from Hanson Road north to Hoepker Road between Interstate 39/90/94 and N. Stoughton Road/ US Highway 51 from Temp. M1 (Limited Manufacturing District) to M1, C (Conservancy District), C2 (General Commercial District) and W

(Wetland District) [1966 Zoning Code] and the preliminary plat of The Center for Industry & Commerce, creating approximately 90 lots for future industrial development.

The Common Council approved the final plat of The Center for Industry & Commerce on February 18, 2003, and the plat was recorded on May 8, 2003. Lots in the plat were restricted by a series of deed restrictions that prohibited or limited the development of the more non-industrial uses otherwise allowed in M1 zoning, including a set of restrictions on lots in the center of the development, which prohibited standalone office uses and otherwise restricted the percentage of an individual project devoted to office uses. The various deed restrictions and covenants, conditions and restrictions that govern the subdivision were recorded throughout the first half of 2003. The covenants also subject the industrial lots to specific design requirements enforced by a private design review board.

On January 17, 2017, the Common Council adopted Resolution [17-00047](#) to vacate/discontinue most of platted but unconstructed Graaskamp Way as dedicated by the plat of The Center for Industry & Commerce, including the section of Graaskamp Way that forms the western edge of the subject site.

Project Description, Analysis and Conclusion

The applicant is requesting approval of a conditional use in IL (Industrial-Limited District) zoning to construct an 18,340 square-foot motor freight terminal on six lots in The Center for Industry & Commerce subdivision. The undeveloped 8.45-acre subject parcel is located on the west side of Manufacturers Drive approximately a quarter-mile south of Hoepker Road. The proposed terminal will be located near the center of the site and will be ringed with 37 truck loading docks along the northern, southern, and western walls behind a 2,780 square-foot, one-story area devoted to office. The approximately 22-foot tall one-story building will be clad with triton-toned CMU block facing Manufacturers Drive and is otherwise proposed to be a pre-engineering metal structure where the loading docks are located.

Parking for the terminal will be provided in 45 employee stalls located between the building and Manufacturers Drive, with a separate 15-stall secured parking area located north of the northern drive entrance into the site. Parking for 74 truck tractors and trailers will be located along the northern and southern property lines of the rest of the terminal development beyond security gates at both the northern and southern drive entrances. The terminal, auto parking, and truck parking will occupy approximately three-quarters of the 8.45-acre site. The westernmost portion of the site adjacent to recently vacated Graaskamp Way will not be developed at this time. Stormwater management facilities for the development will be located along the southern edge of the property.

The Planning Division believes that the proposed motor freight terminal can meet the conditional use standards. Staff does not believe that the project will have a negative impact on the uses, values and enjoyment or normal and orderly development of the surrounding properties, which include other motor freight uses and large commercial and light industrial uses in the developed portions of The Center for Industry & Commerce development and nearby Tancho Business Park and Interstate Commerce Park developments. The character of the proposed facility appears to be consistent with the character of other new industrial and commercial buildings that have been developed in the surrounding area. The statement of purpose for the IL district generally recommends that a mix of light manufacturing, office, flex-space, and storage and warehousing uses be developed on parcels with relatively direct access to the regional highway system in a manner consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood plans, which in this case is the Hanson Road Neighborhood Development Plan.

Final approval of the proposed motor freight terminal by the private architectural review body for The Center for Industry & Commerce subdivision will be required prior to issuance of building permits.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a motor freight terminal at 6202-6402 Manufacturers Drive subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

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

1. This property has deferred assessments for several assessment districts: CIC Sewer Assessment District-2014, Tancho/CIC Sewer, North East Industrial Area Phase 1, and Tancho/CIC Phase 1. These deferred assessments will be due as a condition of development.
2. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering sign-off.
3. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District.
4. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
5. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
6. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other

levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

7. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
8. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5 x 14" size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff has reviewed the draft document and approved it with any required revisions, submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. The draft SWMA document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict (east) at jbenedict@cityofmadison.com. The final document and fee should be submitted to City Engineering.
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0-tons per acre per year.
10. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of Madison General Ordinances.
12. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.

13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
14. Oil and grease control associated with stormwater runoff is needed.
15. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
16. All work in the public right of way shall be performed by a City-licensed contractor.
17. All damage to the pavement on Manufacturers Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
18. The project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

19. The proposed new building will cross an underlying platted lot line. Current Fire Code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
20. The applicant shall contact the Dane County Regional Airport to coordinate construction activities and construction equipment that will be utilized under the approach cone for Runway 21.
21. The address of the proposed building will be 6320 Manufacturers Drive. The address will be attached to the new parcel id record that will be created with the recording of the Certified Survey Map. 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.

22. The elevation contours for the Avigation Easement per Document No. 2794376 over this site shall be shown on the site plan.

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

23. 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 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

24. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
25. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
26. All parking facility design shall conform to the standards in MGO Section 10.08(6).
27. The applicant shall modify the northern entrance so as to limit the possibility for conflicting lefts, this can be accomplished by either centering the entrances or pushing the entrance to the north.

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

28. Reduce the width of the long-term secured employee parking area to not more than 70 feet in width. A maximum of one drive aisle and two rows of parking not to exceed 70 feet of parking area may be located between the front facade of a building and the front lot line. Parking shall be located to the rear or side of the principal building to the extent feasible.

29. Long and short-term bicycle parking shall be provided per Sections 28.141(4)(g), Table 28I-3 and 28.141(11). One (1) bicycle stall shall be provided per five (5) employees (5 stalls). Fifty (50) percent of bike parking shall be short-term and 50% shall be long-term. Short-term bicycle parking stalls shall be located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Note: A bicycle stall is a minimum of two feet by six feet with a five-foot wide access area. Provide a detail of the proposed bike rack.
30. 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 10,000 square feet in size must be prepared by a registered landscape architect.
31. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.
32. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six feet and not greater than eight feet.
33. Submit a detail of the proposed rooftop mechanical equipment with integrated metal screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

34. 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.
35. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of 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)

36. Fire hydrants shall be readily accessible. As currently shown, access to the fire hydrants can be improved via relocating each hydrant a relatively short distance.

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

37. Special water main/water lateral deferred assessments exist for the three properties fronting Manufacturers Drive. The deferred assessments will be due as a condition of development. The properties fronting Graaskamp Way may be subject to future water main assessments.
38. Prior to connecting to the existing water system, a Water Meter/Water Service Application Form and full payment of all outstanding fees, including outstanding water main assessments and collect upon connection lateral fees, must be submitted to Madison Water Utility. Provide at least 48-hour notice between the application submittal and the requested connection and/or inspection appointment. Application materials are available on the Water Utility's website, otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. If you have questions regarding water service applications, please contact Madison Water Utility Engineering Section at (608) 266-4646. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

39. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.