

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
October 27, 2005

ZONING MAP AMENDMENT, I.D. 02143 LOCATED AT 5451 WORLD DAIRY DRIVE:

1. Requested Action: Approval to rezone property from Planned Unit Development-General Development Plan District to Planned Unit Development-Specific Implementation Plan District to allow for the construction of a 1-story office building containing approximately 31,300 square feet.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.07(6) provides the framework and guidelines for the Planned Unit Development District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Joseph Ash, J.D. Ash Architect, LLC, 5707 Steeplechase Drive, Waunakee, WI 53597.
2. Status of Applicant: Project architect.
3. Development Schedule: The applicant wishes to commence construction as soon as all land use approvals have been obtained. The applicant wishes to have occupancy of the new building in April 2006.
4. Parcel Location: South side of World Dairy Drive approximately one block east of Agricultural Drive and north of Femrite Drive in the World Dairy Center Development.
5. Parcel Size: 150,216 square feet (3.45 acres).
6. Existing Zoning: Planned Unit Development-General Development Plan District. The approved and recorded General Development Plan designates these properties for office development.
7. Existing Land Use: Vacant lot.
8. Proposed Use: 1-story, 31,270 square foot office building.
9. Surrounding Land Use and Zoning (See map): The subject property is located within the World Dairy Center development which consists primarily of office buildings and research and development lands zoned PUD(SIP), PUD(GDP), M1 and Wetlands.

10. **Adopted Land Use Plan:** This area is recommended for industrial uses in the adopted Land Use Plan.
11. **Environmental Corridor Status:** The subject property is not located within a mapped environmental corridor. The subject property is adjacent to a mapped wetlands along the southerly property line. A wetlands buffer and setback are mapped on the adjacent property, however, no portion of the proposed development is within this buffer zone.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Planned Unit Development District standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The World Dairy Center development was commenced in the early 1990s. In the fall of 1994 the Common Council approved a 12-lot subdivision known as the World Dairy Campus to provide an office district as a focus of the World Dairy Center development. The approved and recorded General Development Plan provides for a variety of office type uses on these lots and proposed a maximum of a 1-story, 36,000 square foot office building on the subject property (see attached documents). At this time the applicants are proposing to rezone the subject property from Planned Unit Development-General Development Plan District to Planned Unit Development-Specific Implementation Plan District to allow for the construction of a 1-story, 31,270 square foot office building on the subject property.

Planned Unit Development District standards require a project that is compatible with the physical nature of the site or area, will produce an attractive environment of sustained aesthetic desirability, would not adversely affect the anticipated provision for school or other municipal services, and would not create a traffic or parking demand incompatible with existing or proposed facilities to serve the development. This proposal includes a building footprint and off-street parking area smaller than that recommended and authorized by the underlying General Development Plan, and provides greater greenspace for additional landscape materials and stormwater infiltration. The plan also includes bioretention plantings along the southerly property line, which is adjacent to a 75-foot wide wetlands buffer strip on the adjacent property. The proposed building and others along the south side of World Dairy Drive are located toward the rear of their development sites. This is done to minimize the impact of surface water run-off from off-street parking areas located in side and rear yards into the wetlands system located adjacent to the southerly property lines. Stormwater is channeled to the north and collected in bioretention areas along the property lines. Decorative landscape materials are provided to screen the off-street parking area from the adjacent public street right-of-way. Due to these environmental issues, staff supports the location of the proposed building toward the rear lot line

and the provision of the main parking facility between the proposed structure and the public street right-of-way.

The Urban Design Commission, at their September 21, 2005 meeting recommended final approval for the proposed development (see attached report). Urban Design Commission rankings for this project generally ranged from good to excellent. This proposal will not adversely affect the provision of school services and will contribute to the property tax base for the Madison Metropolitan School District and the municipality. These issues adequately address and appear to comply with the Planned Unit Development District standards.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and recommend approval of Ordinance, I.D. 02143 rezoning 5451 World Dairy Drive from Planned Unit Development-General Development Plan District to Planned Unit Development-Specific Implementation Plan District to allow for the construction of a 31,270 square foot office building subject to input at the public hearing and reviewing agency comments.

AGENDA # 4.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 21, 2005

TITLE: 5451 World Dairy Drive – PUD(SIP),
Office Building – 16th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 21, 2005

ID NUMBER:

Members present were: Paul Wagner, Chair; Todd Barnett, Robert March, Bruce Woods, Michael Barrett, Ald. Noel Radomski, Jack Williams and Lisa Geer.

SUMMARY:

At its meeting of September 21, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for an office building located at 5451 World Dairy Drive. Appearing on behalf of the project was Charles Duncan, Joseph Fish, James Frater and David Watts. The modified plans as presented featured the following:

- In address of the Commission's concern relevant to the proposed level of parking, the plans as proposed feature the banking of future parking stalls (20 stalls) located within the side yards of the site with their development based on future needs.
- The overall surface parking and circulation system was redesigned to eliminate drive aisle access and loading at the rear of the building adjacent to existing wetlands with minimal provisions for truck and fire access provided.
- The site/landscape plan has been redesigned to maintain an upper level open space patio with natural plantings transitioning into wetlands.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion passed on a unanimous vote of (8-0). The motion required that the landscape architect coordinate with the building's owner to develop a basic landscape maintenance package that provides for the maintenance and viability of the bioretention plantings to return for approval by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6, 6, 7, 7, 8 and 8.5

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 5451 World Dairy Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	6	7	-	6	4	5
	7	7	7	7	-	7	7	7
	6	6	8	8	-	7	6	7
	-	-	-	-	-	-	-	6
	-	-	9	8	-	9	7	8
	6	7	5	6	-	6	6	6
	5	6	-	-	-	5	6	6
	7	8	9	9	-	8	8	8.5

General Comments:

- Reduction of paving and parking is nice! Lighting is high quality, landscaping imaginative – thanks!
- Very creative landscape and embracing the wetland area. Upper patios will create a great open space. Will need maintenance program to preserve design. Good lighting.
- Introduce sun control features.
- Great landscape plan. Nice improvements to the parking lot.
- Compliments for cooperating and making the requested improvements.
- More bike parking needed.
- Much improved.

ZONING TEXT
GENERAL DEVELOPMENT PLAN
WORLD DAIRY CAMPUS

- A. Statement of Purpose. This Planned Unit Development ("PUD") District is established to provide employment opportunities within an aesthetically attractive working environment exclusively for and conducive to the development and protection of research and development institutions, certain specialized manufacturing and industrial establishments, and offices all of a non-nuisance type. The essential purpose of this district is to achieve development which is practical, feasible and economical and an asset to the owners, neighbors and the community and to promote and maintain desirable economic development activities in an attractive urban setting. The district is intended to provide sites which are suitable for industrial and office uses within an aesthetically attractive area.
- B. Property Subject to Development Plan. This General Development Plan (the "GDP") and the regulations and restrictions contained therein is applicable to all lands within the proposed World Dairy Campus plat.
1. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.
 2. All business, manufacturing, servicing or processing, except off-street parking and off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.
 3. The building coverage on any zoning lot shall not exceed 0.5.
- D. Permitted Uses. The following uses are permitted in this PUD District:
1. Businesses engaged in dairy or agricultural research, education, business or other dairy or agricultural purposes or the sale or provision of goods or services to individuals, businesses or other organizations which themselves are engaged in dairy or agricultural activities.
 2. Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:

- a. Electronic and electrical products and instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices.
- b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry and biology.
- c. Laser technology, radiology, X-ray and ultrasound products, manufacturing and assembly.
- d. Medical and dental supplies.
- e. Optical, fiber optical and photographic products and equipment.
- f. Orthopedic and medical appliances, such as artificial limbs, brace supports and stretchers.
- g. Products related to process design, process simulation, software development, and safety engineering.
- h. Scientific and precision instruments and components, including robotics.
- i. Small-scale products (finished weight not exceeding fifty pounds) related to energy and environmental or to telecommunications and satellite applications.
- j. Small-scale products (finished weight not exceeding fifty pounds) related to the resource industries of agriculture and food production, forestry, petrochemicals and mining.
- k. Reproduction processes, including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing and bookbinding.
- l. Specific products not listed above but similar in intent and character and which may be defined as being produced or assembled manually or by a light industrial process by virtue of the use of only light machines; being conducted entirely within enclosed substantially constructed buildings; in which the open area around such buildings is not used for storage of raw materials or manufactured products, or for any industrial purpose other than loading and unloading operations; and which are not noxious or offensive by reason of emission of smoke, dust, fumes, odors, noise, or vibrations beyond the confines of the building.



3. Laboratories - research, development and testing, including testing facilities and equipment, and manufacturing and fabrication of products in conjunction with such research or development.
4. Offices, business and professional, including banks, credit or loan offices and financial institutions.
5. Pilot plants or other facilities for the testing of manufacturing, processing or fabrication methods, or for the testing of products or materials.
6. Telecommunication centers.
7. Educational or training centers or institutions.
8. Nursery schools or day care centers for children.
9. Restaurants, including outdoor eating areas.
10. Health (exercise) clubs and facilities.
11. Conference centers, trade centers, motels and hotel facilities, including integrated restaurant, bar and retail shops.
12. National or regional headquarters facilities.
13. Clubs and lodges, private.
14. Medical, dental and optical clinics, including accessory laboratories.
15. Travel bureaus and transportation ticket offices.
16. Accessory uses, including, but not limited to, the following:
 - a. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
 - b. Automobile parking structures and lots.
 - c. Building and grounds maintenance building if serving more than one zoning lot and architecturally compatible with the closest building.
 - d. TYME or similar credit/money exchange structures.
 - e. Signs as regulated in this section.
 - f. Pedestrian linkage structures joining principal or accessory buildings.

17. Any production, or processing cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components or circumstances.

- a. Products, related to material research and development in such areas as prepared glass, ceramics, carbon fiber, metals, textiles, polymers, plastics, chemical foams and inorganic chemicals such as liquid crystals, and synthetic fuels.
- b. Products (finished weight exceeding fifty pounds) related to energy and environmental or to telecommunications and satellite applications.
- c. Products (finished weight exceeding fifty pounds) related to the resource industries of agriculture and food production, forestry, petrochemicals and mining.

E. Conditional Uses. The following conditional uses may be allowed in the PUD District subject to the provisions of Section 28.12(10):

1. Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served, subject to the applicable provisions of Section 28.11.
2. Public utility and public service uses as follows:
 - a. Bus stations, bus terminals, bus turnarounds (off-street), bus garages and bus lots.
 - b. Electric power production.
 - c. Electric substations.
 - d. Gas regulator stations, mixing stations, and gate stations.
 - e. Radio and television towers.
 - f. Sewerage system lift stations.
 - g. Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards and telephone booths (outside).

F. Lot Area and Lot Width Requirements. In the PUD District, there shall be provided a lot area of not less than one and one half (1.5) acres and a lot width of not less than one hundred (100) feet.

- G. Floor Area Ratio. In the PUD District, the floor area ratio shall not exceed 1.0.
- H. Yard Requirements. In the PUD District, public street yards shall be provided, each of which shall be not less than the following:
1. Front yard-20 feet, except 30 feet along Agricultural Drive.
 2. Side yard-Each side 15 feet, or 20 percent of the building height, whichever is greater. On corner lots, 30 feet for side yard adjoining Agricultural Drive and 20 feet for side yard adjoining other streets.
 3. Rear yard-20 feet or 45 percent of the building height whichever is greater.
- I. Easements. Shared driveway, utility and internal pedestrian walkway easements may be necessary between sites.
- J. Development Standards. In the PUD District, the following development standards shall apply, provided any requirement may be reduced or waived when approved by the Plan Commission subject to the conditional use provisions of Section 28.12(10).
1. Building Design. All buildings shall be reviewed and approved by an architectural review committee as established by the developer, See Exhibit B.
 2. Accessory Off-Street Parking and Loading. Accessory off-street parking lots and loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient circulation within the site. Access driveways and parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety. Off-street parking lots shall not be located in required public street yards. A plan for tree islands and lot landscaping shall be included with the landscape plan required in Paragraph 3 hereafter.
 3. Landscaping and Site Development. To provide an attractive urban setting, all lots shall be landscaped. All areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways, shall be landscaped and maintained. Landscaping may mean decorative plazas, mounds, pools or the planting of grass, scrubs, trees and the plan materials or other comparable surface cover.
 4. Street Graphics. All street graphics shall comply with the regulations of Chapter 31, Madison General Ordinances, applicable to the C-2 zoning district. The Director of Planning and Development will approve all signage.

**EXHIBIT A
WORLD DAIRY CENTER MASTERPLAN
JULY 6, 1994**

Masterplan Summary

Proposed Building Area

<u>Site</u>	<u>Acreage</u>	<u>GSF</u>	<u>Levels</u>	<u>Parking</u>
1	3.49	34,000	One	136
2	3.52	36,000	One	144
3	3.41	35,000	Two	140
4	4.61	30,000	Two	120
5	4.77	30,000	Two	120
6	3.71	36,000	One	144
7	4.50	36,000	One	144
* → 8	4.09	<u>36,000</u>	<u>One</u>	<u>144</u>
9	5.86	41,000	Two	170
10	2.66	28,000	Two	112
11	3.00	35,000	Two	142
12	3.30	27,500	Two	110
Subtotal	46.92			
Outlot 1	7.79 Right of Way & Commons Area			
Outlot 2	1.90 Oak Savannah			
TOTAL	56.61	404,500		1,672



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

November 2, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5451 World Dairy Drive – Rezoning – PUD (GDP) to PUD (SIP) – 31,270 Sq. Ft. Office Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

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.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations. The plans show a streetlight may need to be relocated contact Kevin Fahey at 266-6525 for deposit and relocation plan, prior to submitting for approval.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Joseph Ash
Fax: 608-850-4774
Email: jdash82944@Charter.net

DCD:DJM:dm

**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: October 26, 2005

To: The Plan Commission
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: REZONING – 5451 World Dairy Drive

Madison Water Utility has reviewed this rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

None

The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Dennis M. Cawley

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 2, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 5451 World Dairy Dr.

Present Zoning District: PUD(GDP)

Proposed Use: Construct a 31,270 sq. ft. Office Building.

Requested Zoning District: PUD(SIP)

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. In the zoning text, include under Permitted Uses "other uses as allowed in the GDP zoning text."
2. Provide **ten (10)** 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.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
4. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	150,218 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	----	1 story

Site Design	Required	Proposed
Number parking stalls	104	106
Accessible stalls	5	5
Loading	2 (10' x 50')	provided
Number bike parking stalls	10	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
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.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 11/2/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5451 WORLD DAIRY DR**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

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.)

1. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information. Add hydrant on site.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or sprinkler per NFPA 13 as noted on plan.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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