

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 22, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct an accessory parking structure on the Woodman's-West parking lot located at 725 South Gammon Road.
2. Applicable Regulations: The subject property is an existing conditional use under Section 28.09(3)(d)24, which requires that retail buildings in excess of 50,000 square feet of gross floor area must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

ANALYSIS, EVALUATION AND CONCLUSION:

At the Plan Commission meeting of March 15, 2004, the Commission approved a conditional use permit for the addition of approximately 38,000 square feet of floor area to the existing 170,000 square foot Woodman's Food Store located at 725 South Gammon Road (see attached Planning Unit report dated March 9, 2004). The Common Council, at their meeting of June 15, 2004, approved a companion rezoning from M1 to C3L for a portion of the existing Woodman's parking lot to accommodate the proposed retail floor area addition. Basement level storage space within this facility now provides a total gross floor area for this building of approximately 278,000 square feet.

In order to address concerns regarding vehicular access, traffic circulation both on and off-site, truck delivery and loading facilities, and off-street parking for patrons and employees, the Office of the Traffic Engineer and Woodman's Food Store officials estimated trip generation and parking requirements for the expanded facility. Woodman's Food Stores has determined that the most efficient approach to accommodating additional motor vehicle parking stalls for the expanded facility will be to construct a one-level parking deck which will provide below grade parking for employee use and accommodate an additional 132 off-street parking stalls. This parking structure will be located at the northeast corner of the Woodman's site, currently the location of a fenced-in employee parking lot. These additional stalls will result in a total off-street parking provision for this facility of 811 parking stalls, or about 2.9 stalls per 1,000 square feet of gross floor area (including warehouse space).

Due to the slope of the Woodman's site down to the east, the top deck of the proposed parking structure will be at the same level as the central Woodman's entrance and existing surface parking facility. Entry to the lower level employee parking area will be accessed from an existing drive aisle along the easterly property line, which currently serves the fenced-in employee parking facility and the existing semi truck loading docks. The proposed parking structure should result in little, if any, adverse impacts on this existing grocery store site or on the surrounding development.

The Planning Unit, the Plan Commission and Common Council supported and approved the expansion of the Woodman's facilities in mid-2004. That major alteration to the existing Woodman's site required upgrades to the truck loading dock areas, the existing surface parking facilities and the landscaping on this 17.2 acre retail development site. Staff also supports this proposal to provide additional employee and customer parking at this location.

The Urban Design Commission, at their April 6 and April 20, 2005 meetings have recommended approval of the proposed development (see attached reports).

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve a major alteration to the existing Woodman's Food Store retail commercial development to allow for the construction of a 132-stall employee parking structure located at 725 South Gammon Road, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. All conditions of approval as specified in a letter dated August 30, 2004 regarding the approval of an addition to the Woodman's Food Store located at 725 South Gammon Road shall remain in effect unless explicitly modified elsewhere by this approval.

PLANNING UNIT REPORT
DEPARTMENT OF ~~PLANNING AND DEVELOPMENT~~
March 9, 2004

**ZONING MAP AMENDMENT, I.D. 34064 AND CONDITIONAL USE APPLICATION
LOCATED AT 725 SOUTH GAMMON ROAD:**

1. Requested Action: Approval to rezone property from M1 Limited Manufacturing District to C3L Commercial Service and Distribution District and a conditional use permit to allow for the construction of a 38,000 square foot addition to the existing 169,550 square foot Woodman's grocery store located at 725 South Gammon Road.
2. Applicable Regulations: Section 28.09(6) provides the regulations and guidelines for the C3L Commercial Service and Distribution District. Section 28.12(9) provides the process for zoning map amendments. Section 28.09(3)(d)24 requires that any new construction or additions to buildings where the total square footage exceeds 50,000 square feet in gross floor area and where the use is intended for a retail use must obtain a conditional use permit. In addition, this Section requires that the applicant shall provide an analysis in accordance with the guidelines established by the City Department of Transportation of the proposed development's impacts on the transportation system and the Urban Design Commission must review the design and appearance of the proposed conditional use and provide a recommendation to the Plan Commission.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Woodman's Food Market, Inc., 2919 N. Lexington Dr., Janesville, WI 53545; and Gary W. Fox, Building Systems General Corp., 5972 Executive Dr., Madison, WI 53719.
2. Status of Applicant: Property owner and general contractor.
3. Development Schedule: The applicant wishes to commence construction as soon as all land use approvals have been obtained.
4. Parcel Location: Southeast corner of the intersection of South Gammon Road with Watts Road, Aldermanic District 1, Middleton-Cross Plains School District.
5. Parcel Size: This site contains approximately 17.2 acres.
6. Existing Zoning: Approximately 2/3 of the existing site, which contains the existing Woodman's grocery store building, the gasoline sales area and the westerly portion of the parking facility are currently zoned C3L Commercial Service and Distribution District. The majority of the existing parking facility (approximately the northeast 1/3 of the subject property) is zoned M1 Limited Manufacturing District.
7. Existing Land Use: Grocery store and gasoline sales facility. The existing structures on this site comprise approximately 170,000 square feet.

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8. Proposed Use: 38,000 square foot, one-story addition to the existing grocery store.
9. Surrounding Land Use and Zoning (See map):
 - North – Offices, hotels and commercial service uses zoned County C-2 in the Town of Middleton.
 - East – Retail sales, commercial service and distribution uses and a post office distribution center, zoned PCD(SIP) and M1.
 - South – Medium density residential uses zoned PUD(SIP), R3, R4, C2 and C1.
 - West – Retail commercial and low to medium density residential zoned C3L and PCD(SIP).
10. Adopted Land Use Plan: Cc-Community Commercial.
11. 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.

STANDARDS FOR REVIEW:

This application is subject to the rezoning process and the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

- Existing Development

Woodman's Foods West was originally constructed in 1983-1984, along with a freestanding self-service gasoline sales facility on the west edge of this property. In 1987-1988, a 43,800 square foot addition containing additional retail and warehouse space was constructed. A small warehouse addition with a new loading dock was completed in 1995. The existing food store contains approximately 169,550 square feet and provides 741 off-street parking stalls. The southerly edge and southeasterly corner of the subject property are covered by trees and natural under-story growth and slopes downward to the south. The balance of this site is virtually entirely paved or occupied by buildings. The only portion of the existing parking lot not covered by asphalt are narrow islands flanking each of the two entrances from Watts Road and two other grass islands along the easterly and westerly edges of the fenced-in employee parking lot (located in the northeasterly corner of the subject property). The main loading dock along the east side of the building accommodates four semi truck trailers. Two other semi truck loading docks are located at the southeast and southwest corners.

- Proposed Development

After a previous proposal in 2003 was withdrawn, Woodman's Foods is now proposing to construct a 72,000 square foot addition. 34,099 square feet of the addition will include a lower level loading dock and storage area at the northeast corner of the existing store. The main floor level will be increased by 38,000 square feet. The proposed addition will result in the loss of approximately 75 off-street parking stalls within the area to be occupied by the addition. The proposed addition will accommodate a relocated and expanded liquor sales department and additional storage and warehouse capacity. This addition will result in a net 42% increase to the gross floor area of this building. The total size will now be 241,550 square feet. The exterior of the proposed addition will be similar in appearance to the existing building. The building façade contains precast concrete, EFIS panels, and decorative aluminum banding. The Urban Design Commission has recommended initial approval of this development proposal.

- Proposed Site and Off-Street Parking Modifications

The proposed development includes major alterations to the existing off-street parking lot. As discussed above, the proposed addition will result in the loss of approximately 75 off-street parking stalls. At this time, the applicant is taking the opportunity to re-orient the parking rows and drive aisles in the parking lot between the existing building and the Watts Road right-of-way from a north-south orientation to an east-west orientation. The only traffic islands present within the existing parking lot are landscaped medians along the two driveway aisles running southerly from Watts Road and eight existing tree islands in the parking lot. The site plan eliminates the landscaped medians and proposes twenty-seven new tree islands to be installed at the easterly and westerly ends and in the center of each parking row. Opening up two additional drive aisles to these access driveways and moving the existing parking away from the building façade will result in the loss of the equivalent of 5 parking row end tree islands in area (see existing site plan and landscape plan). The proposed tree islands, being 7-feet in width and 36-feet in length, are proposed to be filled with crushed red granite (see tree island detail on the attached site development and landscape plans). Each island is designed to accommodate two canopy shade trees and understory shrubbery. Planning Unit staff recommends that each tree island be provided with a suitable soil mixture to support the trees and that the planting specifications and soil specifications be approved by staff. About half of the shrubs planted along Watts Road have died. This is a constant problem that should be solved. The applicant should choose a different species, plant at a larger size, and take care of the plantings.

Staff notes that the applicant is enhancing pedestrian access to this site. A wider walkway at the entrance and along the front building façade and connection by painted walkway through the westerly portion of the parking facility and a direct connection through the central parking area to the Watts Road right-of-way and public sidewalk will be provided.

Additional site and landscape improvements include landscape screening along the Watts Road right-of-way and additional parking lot tree islands within the employee parking area. The employee parking area will have the enclosure fence removed and incorporated into the public parking areas.

The applicant is modifying the existing semi truck loading dock area into the lower level of the new addition at the southeasterly corner of the building. This area is immediately adjacent to a residential apartment building. Staff has received complaints that Woodman's are currently storing semi trucks and trailers within this area of the site. This truck/trailer parking area will be removed as part of this proposal. Staff further recommends that, as a condition of approval, all individual semi trucks and

trailers be limited to a period not to exceed 24 hours on this site and only for the purposes of loading and unloading.

- Urban Design Commission Review

The Urban Design Commission, at their February 18, 2004 meeting granted initial approval of this development proposal. Rankings for this project ranged from 3 to 7 (see attached report).

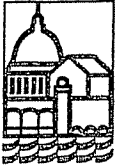
CONCLUSION:

The proposal as modified will improve the appearance of this property. The property is occupied by a "big box" grocery store which will contain just over 200,000 square feet on one floor (or 4.5 acres in area) with 34,100 square feet of storage on a lower level occupied by the building alone and a significant asphalt parking lot. The Plan Commission may recall that the Planning Unit recommended that the previous proposal received an approval recommendation with significant conditions to modify the parking lot plans (see attached report dated June 9, 2003). This application was withdrawn by the applicant, pending a redesign of the loading dock and parking areas. Staff believe that the project now warrants approval when reviewed against the conditional use standards. Staff believe that the appearance of this property will be enhanced and should not have a substantial negative effect on the uses, values and enjoyment of other properties in the area.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward Ordinance, I.D. 34064, rezoning property from M1 Limited Manufacturing District to C3L Commercial Service and Distribution District with a favorable recommendation and find that the conditional use standards are met and approve a conditional use/major alteration to an existing conditional use for a 38,000 square foot addition to the existing 169,500 square foot Woodman's grocery store, including major alterations to the existing off-street parking facility located at 725 South Gammon Road, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall ensure that no semi trucks or trailers shall remain on this site longer than a period of 24 hours, and only to accommodate loading and unloading activity. At no time shall trailers detached from tractors be allowed on the property.
3. A berm shall be provided between the southeastern loading docks and the adjacent residential property to prevent vehicles from leaving the property. The design of the berm shall be approved by the City Engineer and the Planning Unit Director.
4. Extend sidewalks to Watts Road and add sidewalks from South Gammon Road.
5. The planting plan for the Watts Road frontage adjacent to the sidewalk shall be approved by the Planning Unit.
6. The applicant shall obtain final approval from the Urban Design Commission prior to requesting final conditional use sign-off on the building and site plans.
7. The planting specifications for all landscaped areas and soil specifications shall be approved by the Planning Unit.
8. The size and species of all plantings shall be approved by the Planning Unit.



Department of Planning & Development
Planning Unit

August 30, 2004

Gary Fox
Building Systems General Corporation
5872 Executive Drive
Madison, WI 53719

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
TDD (608) 266-4747
FAX (608) 267-8739
PH (608) 266-4635

**SUBJECT: 725 South Gammon Road – Expand “Woodman’s” Grocery Store
(Revised condition numbers 23 and 28.)**

Dear Mr. Fox:

On June 15, 2004, the Common Council approved the zoning map amendment for the property located at 725 South Gammon Road.

The Plan Commission determined that the ordinance standards could be met subject to the conditions below for a conditional use for the store’s expansion.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following twelve items:

1. As the subject development has expanded previously and is expanding significantly again, the applicant shall provide additional right-of-way along Watts Road to serve the development. The site plans shall be updated to note the additional right-of-way along Watts Road along the frontage of the parking stalls and landscaping (approximately 7-10 feet). The right-of-way shall be reviewed and approved by the Traffic Engineer. Our information is that this additional right-of-way would not affect any parking stalls.
2. To address traffic conditions with the development, the developer shall be responsible for providing a deposit to the City in the amount of \$10,000 for signing and markings on Watts Road to be done concurrent with the development to provide for traffic control related to this site.
3. To address traffic conditions with the development, the developer shall be responsible for executing an agreement with the City for their proportional share of operation and maintenance costs for the traffic signal at Watts and Gammon Roads.
4. The development shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to signalize.

5. 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), signage, percent of slope, bus stop on Watts Road and South Gammon Road, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. The applicant shall provide scaled drawing at 1"=100' or larger on one contiguous plan sheet showing 701, 725 and 733 South Gammon Road, and 6609 to 6701 Watts Road all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
7. The main driveway approach entrance on Watts Road shall be a special design "Street Type Entrance" maximum of forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way. The egress shall be two lanes with a fourteen (14) foot right turn lane separated by an eight (8) inch solid epoxy white line with a pavement arrow in the lane with sign and a twelve (12) foot thru and left turn lane with a double yellow epoxy line dividing the fourteen (14) foot ingress lane. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk and twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The applicant shall provide detail drawing of the approach.
8. The applicant shall make the following notes to the most westerly Watts Road driveway approach. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk, twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk and a double yellow epoxy line dividing the egress/ingress lanes at the existing special street entrance. The applicant shall provide detail drawing of the approach.
9. The applicant shall note on the site plans the following: "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line. In addition, a "Right Turn Only" sign shall be installed under the "Stop" sign at the most northerly driveway approach with no median break. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. The applicant shall submit a note on the plan detail sheets, "The applicant/property owner shall install and maintain all pavement marking in epoxy at all street type entrances as approved."
10. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
12. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following six items:

13. All work in the right-of-way shall be performed by a City licensed contractor. Permits are required.
14. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5 tons per acre per year.
15. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
16. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding onsite sediment and oil and grease control and detention. A maintenance agreement is required. Contact Greg Fries at 267-1199 to discuss this requirement.
17. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Eric Pederson). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- 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.)

Note: Email file transmissions preferred: epederson@cityofmadison.com

18. Prior to approval, verify the storm pond outlet and the rights and responsibilities of the owner for draining across other private lands to the east.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following four items:

19. In order for this grocery store addition to be built in this location, the M1 portion of the property had to be rezoned to C3L as this type of retail is not permitted in the M1 District.
20. Provide 58 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls. NOTE: Where the expected need for bike stalls is unknown, up to 50 percent of the bike stalls (up to 29 stalls) can be deferred. Land area required for the provision of deferred bicycle parking spaces shall be shown on the final plan as a bicycle reserved area.

21. 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.
22. Lighting is not required. However, if it is provided, it must comply with the City ordinance. Lighting will be limited to .10 watts per square foot.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following seven items:

23. The applicant shall ensure that no semi trucks or trailers shall remain on this site longer than a period to accommodate loading and unloading activity.
24. A berm shall be provided and shown on the plans between the southeastern loading docks and the adjacent residential property to prevent vehicles from leaving the property. The design of the berm shall be approved by the City Engineer and the Planning Unit Director.
25. Extend sidewalks to Watts Road and add sidewalks from South Gammon Road and shall be shown on the plans.
26. The planting plan for the Watts Road frontage adjacent to the sidewalk shall be approved by the Planning Unit.
27. The applicant shall obtain final approval from the Urban Design Commission prior to requesting final conditional use sign-off on the building and site plans.
28. The planting specifications for all landscaped areas and soil specifications shall be approved by the Planning Unit. **The Plan Commission directed the applicant to work with staff to explore the incorporation of infiltration in the landscape islands in the parking lot.**
29. The size and species of all plantings shall be approved by the Planning Unit.

Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following three items:

30. Parking shall be removed in the first row of surface parking stalls at a pinch point with the adjacent queued vehicle in drive-up pick-up lanes and replaced with a landscaped tree island.
31. Tree islands are required along the property's northeasterly frontage with Watts Road and easterly lot line at an interval of 12 stalls.
32. Planter details shall be provided in combination with pedestrian walkways at the front of the north elevation for the Commission's review and approval.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following four items:

33. Fire detection and/or automatic fire suppression systems are/may be required. Ensure contractors submit applications for installation permits along with plans for all fire protection and/or life safety systems of the Fire Department prior to installation.

34. All portions of the exterior wall of this new building shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.20 for additional information.
35. Provide fire apparatus access as required by Comm. Chapter 66.0500 and MGO 34.19.
36. A completed "Fire Apparatus and Hydrant Worksheet" shall be included with the site plan submittal.

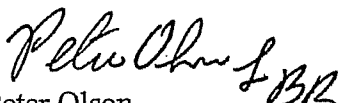
Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Urban Design Commission, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec. 2812(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OR GEORGE CARRAN OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,


Peter Olson
Planning & Development

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Woodman's Food Markets, 2919 N. Lexington Dr., Janesville, WI 53546

AGENDA # IV.A.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 20, 2005

TITLE: 725 South Gammon Road - Major alteration to previously approved remodeling/expansion of a retail building > 50,000 s.f. in Urban Design District No. 2

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 20, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of April 20, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** to a major alteration to previously approved remodeling/expansion of a retail building in Urban Design District No. 2 located at 725 South Gammon Road. Appearing on behalf of the project was Gary Fox. The revised plans as presented by Fox featured the following:

- A photometric plan and fixture cutsheets were provided, detailing lower beneath ramp level lighting and exterior ramp lighting as well as previously approved above ramp surface parking area lighting, all of which feature fully shielded metal halide fixtures.
- The color and material palette of the proposed parking ramp structure is complementary with the recent expansion and façade renovation of Woodman's West.
- Bicycle parking is provided within the lower level of the ramp structure as well as distributed across the previously approved above surface parking area.

Following the presentation, the adequacy of the landscape plantings on the northern end of the parking lot, over the lower level parking, was questioned and found to be appropriate.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** to the project. The motion was passed on a vote of (7-0-1) with Host-Jablonski abstaining.

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, 6.5, 7, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 725 South Gammon Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	7	-	7	7	7
	-	-	-	-	-	-	-	5
	-	-	-	6	-	-	6	6
	-	-	-	-	-	-	-	6
	6	5	6	5	-	-	6	6
	-	-	-	-	-	-	-	8
	7	-	7	6	-	6	6	6.5
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Bravo on the parking structure idea.
- Innovative design. Bike parking thoughtfully placed under the structure.
- Much the same as before.

AGENDA # V.A.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 6, 2005

TITLE: 725 South Gammon Road - Major
Alteration to Previously Approved
Remodeling/Expansion of a Retail
Building Greater Than 50,000 Square Feet
in Urban Design District No. 2

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 6, 2005

ID NUMBER:

Members present were: Lou Host-Jablonski, acting as Chair, Todd Barnett, Robert March, Michael Barrett, Lisa Geer, Bruce Woods, and Ald. Steve Holtzman.

SUMMARY:

At its meeting of April 6, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a major alteration to a previously approved remodeling/expansion of a retail building > 50,000 s.f. in Urban Design District No. 2, located at 725 South Gammon Road. Appearing on behalf of the project was Gary Fox and Clinton Woodman. Fox presented to the Commission modifications to the previously approved plans for the expansion of "Woodman's Food Market West" to incorporate a structured parking ramp beneath previously proposed surface parking to provide for an additional 132 parking stalls to be utilized by employees of the grocer. Fox noted to the Commission that the previously approved expansion resulted in a loss of existing surface parking, creating a shortage for the newly expanded facility. In order to accommodate the shortage, Woodman's had examined the potential for creation of a satellite lot across from the property adjoining Watts Road frontage. This option would have created considerable issues with pedestrian/vehicle conflicts for employees crossing the Watts Road frontage; in addition to providing for the creation of more impervious area in the way of surface parking to service the existing grocer. As an alternative, the option to construct a structured parking facility was explored and deemed to provide for a more efficient use of land and savings in cost and material by eliminating the need to import approximately 50,000 cubic yards of material to construct the modified surface parking lot as previously proposed. Outside of the underlying lower level parking proposed within the ramp structure, the previously approved site/landscape plan remains largely unchanged, providing for landscaping amenities in comparable quantity and character to the previously approved expansion.

Following the presentation of the plans, it was noted that the landscape plan as proposed provides for a much higher level of plantings than displayed within the prospective rendering.

ACTION:

On a motion by Ald. Holtzman, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (7-0). The motion required that the applicant provide details on bike parking accommodations in addition to lighting calculations and cutsheets for the lower level garage.

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, 7, 8, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 725 South Gammon Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	-	7	-	-	7	-	7
	-	5	-	-	-	-	8	8
	5	5	5	5	-	5	3	5
	6	-	-	-	-	-	-	6
	6	5	7	-	-	7	7	6
	-	8	-	-	-	8	8	8
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Great application of a ramp and taking advantage of the site topography to create a better project.
- Great use of space.
- Ivy is a nice touch to tame the walls.
- Who says two-story grocery stores with structured parking can't be economically viable.
- Great use of ramp for employee parking.



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

April 25, 2005

TO: Plan Commission

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

SUBJECT: **725 South Gammon Road – Conditional Use – Parking Structure Total 811 Parking Spaces**

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. The developer shall execute an agreement with the City for their proportional share of operation and maintenance costs for the traffic signal at Watts and Gammon.
2. The development shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to signalize.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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, 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'.
4. The main driveway approach entrance on Watts Road shall be a special design "Street Type Entrance" maximum of forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way. The egress shall be two lanes with a fourteen (14) foot right turn lane separated by an eight (8) inch solid epoxy white line with a pavement arrow in the

lane with sign and a twelve (12) foot thru and left turn lane with a double yellow epoxy line dividing the fourteen (14) foot ingress lane. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk and twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The Applicant shall provide detail drawing of the approach.

5. The applicant shall make the following notes to the most westerly Watts Road driveway approach. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk, twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk and a double yellow epoxy line dividing the egress/ingress lanes a the existing special street entrance. The Applicant shall provide detail drawing of the approach.
6. The applicant shall note on the site plans the following: "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line. In addition, a "Right Turn Only" sign shall be installed under the "Stop" sign at the most northerly driveway approach with no median break. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
 - a. The applicant shall submit a note on the plan detail sheets, "The applicant/property owner shall install and maintain all pavement marking in epoxy at all street type entrances as approved."
7. The applicant shall show the dimensions for existing surface and proposed ramp parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
9. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
10. 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: Gary Fox
Fax: 608-276-4468
Email:
Mail address:
Woodman's Food Market, Inc.
2919 N. Lexington Dr.
Janesville, WI 53545

DCD:DJM:dm

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: April 22, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 725 South Gammon Road Conditional Use

The City 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. New parking areas must be treated for oil and grease removal. A method for meeting this requirement shall be shown.

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 725 South Gammon Road Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's 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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.

- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

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.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.
- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



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: 4/25/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 725 S. Gammon Rd.

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. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. 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 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