

## PLANNING DIVISION STAFF REPORT

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NOVEMBER 18, 2015 URBAN DESIGN COMMISSION

DECEMBER 7, 2015 PLAN COMMISSION



**Project Address:** 6012 Gemini Drive – Grandview Commons Town Center  
**Application Type:** PD (GDP) to PD (SIP)  
**Legistar File ID #** [40662](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

### Summary

**Applicant:** Brad Koning, Shulfer Architects, LLC; 1918 Parmenter Street, Suite 2; Middleton.

**Property Owner:** Elkhead Capital, LLC; PO Box 45; McFarland.

**Requested Actions:** Approval of a Planned Development–Specific Implementation Plan to allow construction of a 3,955 square-foot multi-tenant commercial building at 6012 Gemini Drive in the Grandview Commons Town Center.

**Proposal Summary:** The applicant is requesting approval of a specific implementation plan to allow construction of a one-story, 3,955 square-foot multi-tenant retail building (Building “C2”) on approximately 0.37 acres of land located on the east side Gemini Drive in the Grandview Commons Town Center planned development, approximately midway between Cottage Grove Road on the south and Sharpsburg Drive on the north, and west of the 58,000 square-foot Metro Market grocery store at 6002 Cottage Grove Road. The applicant indicates that construction of the building will commence in March 2016, with completion scheduled in August 2016.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development district is outlined in Section 28.098 of the Zoning Code.

**Review Required By:** Urban Design Commission, Plan Commission and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00211, approving a Planned Development–Specific Implementation Plan to allow construction of a multi-tenant commercial building at 6012 Gemini Drive in the Grandview Commons Town Center, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

### Background Information

**Parcel Location:** The “C2” pad site is a 0.37-acre parcel located on the east side Gemini Drive in the Grandview Commons Town Center development, approximately midway between Cottage Grove Road and Sharpsburg Drive and west of the 58,000 square-foot Metro Market grocery store, Aldermanic District 3 (Hall); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is undeveloped and zoned PD.

**Land Uses and Zoning Surrounding Proposed Building:** The proposed C2 building will be located west of the Metro Market grocery store completed in 2014, whose parking it will share. A second 3,800 square-foot multi-tenant retail building identified as Building C3 is currently under construction to the south at the northeastern corner of Gemini Drive and Cottage Grove Road. The former site of a future City library borders the subject site to the north at the southeasterly corner of Sharpsburg Drive and Gemini Drive, which was approved in 2014 to flex into a third commercial pad site adjacent to the grocery store (future Building “C1”) following the likely relocation of the library to another site further west along Cottage Grove Road. Land west of the site across Gemini Drive will be developed as a block of commercial or mixed-use buildings that will occupy the “B Block,” which extends west to North Star Drive. A request to amend the Grandview Commons Town Center General Development Plan for the B Block is currently scheduled for review in the first quarter of 2016 (ID [39894](#)).

**Adopted Land Use Plans:** The Comprehensive Plan recommends the portion of the Grandview Commons Town Center east of extended Gemini Drive for Community Mixed-Use development. The portion of the town center located west of extended Gemini is recommended for Neighborhood Mixed-Use development. The lands located generally to the north and east of the subject site are recommended for Low-Density Residential uses.

The Sprecher Neighborhood Development Plan identifies the Grandview Commons neighborhood mixed-use center properties located on both sides of North Star Drive for mixed uses. The site of the former future City library north of the subject site is identified for institutional uses. The single-family lots to the north and east of the mixed-use commercial/ residential area are recommended for low-density residential uses.

**Zoning Summary:** The site is zoned PD. The SIP will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design, Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
<i>Prepared by: Planning and Zoning staff</i>	

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor (see Map G7).

**Public Utilities and Services:** The site is served by a full range of urban services, including weekday peak hour Metro Transit service.

## Previous Approvals & Project History

On February 5, 2002, the Common Council approved a request to rezone 232.6 acres of land located in the northeastern quadrant of Cottage Grove Road and Interstate 39-90 from A (Agriculture District) to PUD-GDP [1966 Zoning Code] and approved the preliminary plat of Grandview Commons for the future development of 557 single-family residences, 20 two-family residences, up to 785 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On June 4, 2002, the Common Council approved an Amended PUD-GDP and a PUD-SIP for the first phase of Grandview Commons to allow development of 557 single-family residences, 20 two-family residences, up to 1,248 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses,

50,000 square feet of flex space, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On July 17, 2007, the Common Council approved a major alteration to the general development plan for the Grandview Commons Neighborhood Center–Mixed-Use district to allow up to 90,000 square feet of retail/office uses and 162 residential units to be developed on the portion of the neighborhood center located east of North Star Drive. The Council also approved a Certified Survey Map to create two lots within the mixed-use center, including a lot donated to the City for a future City library.

On March 20, 2012, the Common Council approved a request to rezone properties generally addressed as 5925 Sharpsburg Drive, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive from Temp. A (Agriculture District), PUD-GDP and PUD-SIP to Amended PUD-GDP and R2T (Single-Family Residence District) to establish a General Development Plan for the future development of 109,000 square feet of retail/office space, a 24,000 square-foot library and 110 multi-family residential units; and approved the preliminary plat of Town Center Addition to Grandview Commons, creating 18 single-family lots, 5 town center lots and 1 outlot for the future development. The approved rezoning request coincided with approval of requests to amend the [Comprehensive Plan](#) and the [Sprecher Neighborhood Development Plan](#) to support the proposed town center mixed-use development contained in the amended general development plan.

## **Project Description, Analysis and Conclusion**

The applicant is requesting approval of a Specific Implementation Plan to allow construction of a 3,955 square-foot multi-tenant commercial building in the Grandview Commons Town Center development on the east side Gemini Drive, approximately midway between Cottage Grove Road on the south and Sharpsburg Drive on the north and west of the 58,000 square-foot Metro Market grocery store. The proposed building, referred to as Building C2 on the March 2012-approved General Development Plan for the town center, will be a one-story structure paralleling Gemini Drive that will include up to 3 tenant spaces ranging in size from 1,260 square feet of leasable space to 1,348 square feet of leasable space. The proposed building reflects a “four-sided design” that features a significant amount of vision glass along all four walls and entrances into the 3 tenant spaces from the Gemini Drive sidewalk and the existing parking area east of the building, which was installed as part of the construction of the Metro Market store. The building will stand 18 feet, 4 inches in height as measured from the sidewalk of Gemini Drive to the typical parapet and will feature an exterior composed of two-toned brick veneer and cement board panels.

The Planning Division believes that the proposed specific implementation plan can meet the criteria for planned developments and feels that the 3,955 square-foot multi-tenant retail building generally conforms to the Grandview Commons Town Center General Development Plan as amended in March 2012, which called for a 1-2-story building containing up to 3,500 square feet of commercial square footage and the opportunity for up to 6 residential units on an optional second floor. The General Development Plan states that entrances to the C2 building shall face onto Gemini Drive and include secondary entrances oriented towards the shared parking area to the east. If the building is proposed as a single-story building, the general development plan states that the building “shall be a minimum of 24 feet in height as measured to the top of the parapet.” Overall, staff feels that the new building is well designed and that it will serve as an attractive complement to the Metro Market store and adjacent multi-tenant building also located on the C Block of the town center development.

## Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00211, approving a Planned Development–Specific Implementation Plan to allow construction of a multi-tenant commercial building at 6012 Gemini Drive in the Grandview Commons Town Center, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

#### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

1. Revise all references in the Specific Implementation Plan to “Building C2” (Building C4 is the Metro Market).
2. The Gemini Drive entrances into the commercial spaces shall be unlocked and operable during business hours. Operable doors into those spaces from the parking area are also encouraged.
3. That the specific implementation plan for be revised per Planning Division approval prior to recording and the issuance of building permits to revise the design of the proposed multi-tenant building to meet the design requirements for the C2 building in the 2012 Grandview Commons Town Center General Development Plan, namely the height of the one-story building as measured to the top of the parapet. [A similar treatment as the one approved for Building C3 would be acceptable.]
4. The applicant shall note in the final plans that this project is subject to the zoning text approved with the Grandview Commons Town Center General Development Plan (dated June 11, 2012).

#### **The following conditions have been submitted by reviewing agencies:**

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

5. The applicant shall move note 7 regarding storm sewer pipe material ADS N-12. It currently is labeling the sanitary lateral. This material would not be an acceptable material for sanitary sewer applications.
6. Contact City Engineering to determine if outstanding impact fee payments are due for this development. All outstanding impact fees shall be paid prior to issuance of building permit.
7. 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.
8. 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 (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
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. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
11. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). 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). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
12. 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.
13. A permit to excavate in the right of way is required for the proposed public sidewalk.

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

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| 14. Tenant addresses previously approved: Tenant suite F = 6012 Gemini Dr.; Tenant suite E = 6016 Gemini Dr.; Tenant suite D = 6020 Gemini Dr. |
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15. This site is subject to and benefits from Declaration of Easements, restrictions and covenants per Document No. 5007395, Stormwater Management and access easement per Document No. 5007401 and Stormwater Management Declaration of Conditions, Covenants and Restrictions per Document No. 5075951. The site plan shall add notes referring to these documents.
  16. The site plan shall identify lot and block numbers per a recorded Certified Survey Map or plat.
  17. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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

18. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
19. 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.
20. All parking facility design shall conform to the standards in MGO Section 10.08(6).
21. It is recommended that all bicycle stalls be a minimum of 2 feet setback from pedestrian walkways to prevent encroachment from irregularly parked bicycles and/or bicycle trailers.
22. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

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

23. Submit an overall site plan showing the entire planned multi-use site including the C3 retail site and grocery store.
24. Submit an overall landscape plan for the entire planned multi-use site including existing as well as proposed landscaping. The landscape plan shall be stamped by the registered landscape architect. Per MGO Section 28.142(3), landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
25. Provide a detail for the refuse enclosure. The enclosure area 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 6 feet and not greater than 8 feet.
26. Submit a rooftop plan showing any proposed rooftop mechanical equipment and screening. All rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from 6 feet above ground level.
27. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

28. To protect the economic interests of the owner, occupant, and the City of Madison from losses due to fire, the Madison Fire Department **recommends** the installation of a fire sprinkler system.

**Water Utility** (Contact Dennis Cawley, 261-9243)

29. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

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

This agency submitted a response with no comments or conditions for this request.

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

30. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction.