



PREPARED FOR THE PLAN COMMISSION

Project Address: 7173 Manufacturers Drive (District 17, Ald. Baldeh)
Application Type: Conditional Use
Legistar File ID # [48772](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact & Property Owner: Jayme Anderson; Madison Block & Stone; Madison, WI 53704

Requested Action: The applicant requests approval of a conditional use to convert an existing building into a general manufacturing facility at 7173 Manufacturers Drive.

Proposal Summary: The applicant proposes to convert an existing commercial building into a general manufacturing facility. No exterior changes to the building are included in this request and only minor site changes, including the addition of an open top waste container at the north side of the building and a ground-mounted air conditioning unit on the south side of the building, are being proposed. The applicant is proposing to use the existing accessory building on site as a garage for their trucks.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses [MGO §28.183], as §28.082(1) of the Zoning Code lists *General Manufacturing* as a Conditional Use in the IL (Industrial-Limited) district.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for a conditional use are met and **approve** the request to convert an existing building into a general manufacturing facility at 7173 Manufacturers Drive. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located on the east side of Manufacturers Drive, second from the northern terminus. It is also adjacent to WI-39/WI-90 and is located within Aldermanic District 17 (Ald. Baldeh) and within the De Forest School District.

Existing Conditions and Land Use: The 230,320-square-foot (5.29-acre) site contains two structures: a one-story 17,500-square-foot commercial warehouse/office building and a 2,400-square-foot accessory structure currently used for cold storage. City Assessor's records indicate that both were constructed in 2011. The primary structure is centrally located on the site with a surface parking lot on the south side containing 25 automobile parking stalls (including two accessible stalls). A large paved area is located at the rear (north) of the lot for truck parking, loading/unloading, and external material storage (primarily occurring within the eastern half of this paved area which is fenced-in).

Surrounding Land Use and Zoning:

- Southwest: A vacant, one-story warehouse building, zoned Industrial-Limited (IL);
- South: An industrial equipment retailer, zoned IL;
- East: Across WI-39/WI-90 is agricultural land, zoned Agricultural (A); and
- West: A truck retailer, zoned Industrial-General (IG).

Adopted Land Use Plans: The [Comprehensive Plan \(2006\)](#) as well as the [Hanson Neighborhood Development Plan \(2000\)](#) both recommend Industrial uses for the site.

Zoning Summary: The project site is currently zoned Industrial-Limited (IL).

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	230,319 sq. ft.
Lot Width	75'	158.72'
Front Yard Setback	None	Adequate
Side Yard Setback	Greater of 15' or 20% building height	Adequate
Rear Yard Setback	30'	144.8'
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height	None	Existing 1 story building
Number Parking Stalls	No minimum	25
Accessible Stalls	Yes	2
Loading	1 (10' x 35')	Existing loading areas
Number Bike Parking Stalls	General manufacturing: 1 per 10 employees (2 minimum)	Existing bicycle parking area <i>(See Comment #5)</i>
Landscaping and Screening	Not required	Existing landscaping <i>(See Comment #6)</i>
Lighting	Not required	Existing lighting
Building Forms	Not required	Existing building
Other Critical Zoning Items	Barrier Free (ILHR 69); Utility Easements	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

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

Project Description, Analysis, and Conclusion

The applicant, Madison Block & Stone, proposes to establish a countertop manufacturing facility within an existing, roughly 19,900-square-foot warehouse building at 7173 Manufacturers Drive. Per the Zoning Administrator, this use is considered *General Manufacturing*, which is a conditional use in the IL (Industrial-Limited) zoning district and as such, is subject to the conditional use standards.

The applicant wishes to expand their countertop manufacturing capabilities, which they typically make out of granite, quartz and/or marble slabs. This will require the use of large CNC (Computer Numerical Control) machines to cut the slabs. As a result, the applicant will need to install higher voltage electrical wiring to each CNC machine to provide it with the appropriate amount of power. Furthermore, the CNC machines use water during the cutting process – both to minimize the friction from the blades and to virtually eliminate the creation of dust. To accommodate this demand, the applicant will be adding a water recycling system in the fabrication

area of the building which will not only provide the necessary water to the machines but will also collect all waste water from the cutting process and run it through a filtration system (to remove the dust particles and other sediments) before routing it back into the machines. The fabrication and interior slab storage areas of the facility will also be retrofitted with new overhead cranes to facilitate the moving around of the heavy slabs.

Otherwise, the building will be used “as is.” Additionally, there are no exterior changes proposed to the building and while there is no exterior signage proposed at this time, signage information is not approved by the Plan Commission. Any eventual signage will require approval from the Zoning Administrator (per M.G.O. Section 31.043(3)).

Regarding exterior site changes, the applicant is proposing minor changes such as the addition of a ground-mounted air conditioning unit to the left of the customer entrance on the south side of the building. The applicant will also add an open top waste container adjacent to the northern elevation and just inside the gate which spans from the western edge of the principal to that of the accessory building. This container will be used to collect large recyclable materials. While not site changes per se, the applicant will use the accessory structure, not for cold storage but as a garage for their trucks. They will also use the fenced-in portion of the rear yard for the storage of larger and/or less expensive slabs.

Regarding the hours of operation, the applicant requests to operate as follows: Monday to Friday, 6:00 am – 6:00 pm, and Saturday, 8:00 am – 4:00 pm. The applicant anticipates three to four weekly shipments of the stone slabs and other materials, typically via single-axel trucks with the occasional semi. Outgoing shipments will typically occur two to five times per day and will typically be handled via smaller vans/trucks. The applicant anticipates that trucks of all sizes will be able to enter the site, turn around, and back up to the loading dock.

This proposal is subject to the approval standards for conditional uses. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. The Planning Division believes the request is compatible with the industrial recommendation in the [Comprehensive Plan \(2006\)](#) and the [Hanson Neighborhood Development Plan \(2000\)](#) for the site.

Given the lack of exterior changes, the surrounding industrial land uses, the ample lot size as well as buffer between the subject building and the neighboring structures, the lack of dust and the moderate amount of noise generated from the manufacturing process (as all cutting will occur within the facility), staff believes that the standards of approval can be found met and does not believe the proposed general manufacturing facility will result in significant negative impacts to the surrounding properties. If approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d).

At the time of report writing, staff was not aware of any neighborhood concerns on this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the approval standards for a conditional use are met and **approve** the request to convert an existing building into a general manufacturing facility at 7173 Manufacturers Drive. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

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

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

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

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

1. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
2. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
3. 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.
4. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4569)

5. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
6. Outside storage shall be effectively screened with screening between six (6) and eight (8) feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

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

8. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
9. 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, 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 prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

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

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

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

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