

PLANNING DIVISION STAFF REPORT

April 28, 2014

PREPARED FOR THE PLAN COMMISSION



Project Address: 3002 Dairy Drive

Application Type: Conditional Use

Legistar File ID # [33452](#)

Prepared By: Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Ignacio Sobrevilla; 1313 Sunfield Street; 3002 Dairy Drive; Sun Prairie, WI 53590

Contact: Tom Sanford; Sandford Enterprises, Inc; 555 D'Onofrio Drive, Suite 275; Madison, WI 53719

Property Owner: Castle Close LLC; 1511 Wood Lane; Madison, WI 53705

Requested Actions: The applicant requests conditional use approval to construct an outdoor recreation facility in a property zoned IL (Industrial Limited).

Proposal Summary: The applicant proposes to develop an outdoor soccer field with artificial turf on undeveloped property. Lighting is proposed with the facility.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [Section 28.183]

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an outdoor recreation facility in IL (Industrial Limited) zoning at 3002 Dairy Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is a 2.0 acre site in the Word Dairy Center development, located at the intersection of Dairy and Blazing Star Drives. The site is within Aldermanic District 16 and within the limits of the Madison Metropolitan School District.

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

Surrounding Land Use and Zoning:

North: Warehousing, office, and light industrial facilities, zoned IL (Industrial Limited);

South: Surface parking lot serving a church, zoned PD (Planned Development);

East: Mini-Warehouse storage and multi-tenant office building, zoned SE (Suburban Employment); and

West: Indoor soccer and banquet facility, zoned IL.

Adopted Land Use Plan: The Comprehensive Plan recommends industrial uses for the subject property.

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.

Zoning Summary: The property is zoned IL– Industrial Limited District.

	Required	Proposed
Lot area	20,000 sq. ft.	89,892 sq. ft.
Lot width	75'	378.27'
Front yard setback	0	Existing adequate
Side yard setback:	15'	Existing adequate
Rear yard setback	30'	Existing adequate
Maximum lot coverage	75%	Existing adequate
Number parking stalls	No minimum	54 (adjacent site) (See Comment # 11)
Bike parking	8	8 (See Comment # 11)
Landscaping	Yes	Existing, no change required
Lighting	Yes	Yes
Accessible stalls	Yes	Yes, Existing
Loading	0	0
Other Critical Zoning Items	Utility easements	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to allow for the development of an outdoor recreation facility in an IL (Industrial Limited)-zoned property. This proposal is subject to the conditional use approval standards.

The subject property is an undeveloped two-acre lot located within the Fourth Addition to the World Dairy Center development. That development includes a range of employment, light industrial, and other uses. The subject site is adjacent to an indoor recreation facility (operated and leased by this applicant). Other nearby uses include a church, warehouse/storage uses, office and light industrial, and a mini-warehouse facility.

The proposed facility is an outdoor soccer field. The entire playing surface would be comprised of a pervious artificial turf, with grass provided on the balance of the lot. The project contact person has stated that the artificial playing surface has been selected primarily for durability reasons. Staff requests that this be clearly identified on the plans provided for final sign-off. Plans show addition on-field lighting will be added. As part of final sign-off, such lighting is required to be approved by Building Inspection for compliance with applicable ordinances. Finally, the plans include a grassed walkway, connecting this field to the adjoining soccer facility.

The letter of intent states that the proposed outdoor facility would accommodate summer leagues between May 1st and October 1st. The adjacent indoor facility operates between November 1 and April 30th. No set

hours of operation are proposed, though staff notes there are no dwelling units within close proximity to this site.

The Zoning Administrator considers that as proposed, the two properties operated by the applicant are part of the same development site. Users of the proposed outdoor facility will have access to the indoor facility's restrooms and parking on the adjacent 52-stall lot. Other non soccer-related events held in the adjacent facility are stated to be infrequent and scheduled to not interfere with the parking needs of the proposed outdoor soccer facility.

The letter of intent of intent acknowledges that the applicant may decide to construct another indoor facility on this location, in the future. That would require a new conditional use submittal.

The conditional use approval standards state that the Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan. The subject site is located at the far eastern edge of a large area planned for industrial development that extends westward to South Stoughton Road. While the proposed use is not industrial development, it is set within a node that currently includes non-industrial uses such as the adjacent indoor soccer facility and a church to the south. Employment uses are planned on the opposite side of Dairy Drive. Staff believes that the proposed use is acceptable at this location.

At the time of report writing, staff believes the conditional use standards can be met with the recommended approval conditions. The Traffic Engineering Division has provided comments stating that they anticipate high on-street parking demand will likely result with this development. They have requested that the applicant provides a deposit to be used to address future street and parking modifications near this development. Staff was not aware of concerns from nearby owners or occupants at the time of report writing.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an outdoor recreation facility in IL (Industrial Limited) zoning at 3002 Dairy Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

1. That the site plan is revised to clearly label the location of grass and artificial playing surfaces. The applicant has stated that their intent is that the playing surface be constructed with a pervious, artificial playing surface while the rest of the property will be planted with grass.

City Engineering Division (Contact Janet Schmidt, 261-9688)

2. Upon approval of the proposed grassed walkway and storm sewer pipe by City of Madison Engineering Storm Water staff, a Consent to Occupy Easement document shall be drafted and recorded to define responsibilities and requirements in conjunction with the proposed improvements shown within the 40' wide Storm Water Management Easement along the west side of the Lot. A City of Madison Real Estate project will be required along with a \$500 for administrative fee to create the document, obtain required approval(s) and record with the Register of Deeds. Coordinate with and provide legal descriptions and map exhibits along with the \$500 for administrative fees to Jeff Quamme at jrquamme@cityofmadison.com or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097).
 3. The project address should be 5034 Blazing Star Dr. as the walkway to the soccer field is from the adjacent indoor soccer facility.
 4. A prequalified contractor must obtain a Permit to Excavate in the Right of Way to install the proposed culvert within City Drainage Easement.
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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.
 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.
 7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
 8. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, of the land use approval. This property is subject to Sanitary Connection charges for the Broadway Sanitary Sewer Interceptor District. The 2014 rate is \$7.00/1000 SF of area.

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

9. High on-street parking demand is likely with this development which may require modifications to parking on Dairy Drive. In addition this development is likely to generate requests for parking restrictions around driveways given the industrial nature of the area and the necessity to get large trucks in and out. Applicant shall provide a \$2500 deposit to be used at the City Traffic Engineer's discretion to address parking complaints near this development.
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10. 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.

Zoning Administrator (Contact Pat Anderson, 266-5978)

11. Final Plans shall be revised to include the subject property along with the adjacent property to the west (5018 Blazing Star) as these properties are to be use as a single development site.
12. The Indoor Recreation/Reception Hall use is a nonconforming use. Both uses are listed conditional uses in the IL zoning district, but no Conditional Use approval exists for these uses. Obtain a certificate of occupancy for a nonconforming use per sec. 28.195.

Fire Department (Contact Bill Sullivan, 261-9658)

13. Any future structures, including bleachers and sheds, will need to comply with all applicable codes.

14. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

15. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.