



Report to the Plan Commission

January 24, 2011

Legistar I.D. #20784

8240 Mineral Point Road/ 101 Junction Road

PUD Amendment

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

Requested Action: Approval of a request to rezone 8240 Mineral Point Road/ 101 Junction Road from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of a 4,500 square-foot retail building and off-premises sign for an adjacent retail business.

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12(9) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3514 & 3515, amending the PUD-GDP-SIP for 8240 Mineral Point Road/ 101 Junction Road, to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant: John Flad, Flad Development & Investment Corp.; 7941 Tree Lane; Madison.

Property Owner: WCB Properties, LLC; 8240 Mineral Point Road; Madison.

Proposal: The applicant is proposing to construct a one-story, 4,500 square-foot retail building and an off-premise sign for a nearby retail business. Construction of the new building will commence in spring 2011, with completion scheduled this fall.

Parcel Location: Approximately 1.78 acres of land located at the northeastern corner of Mineral Point Road and Junction Road; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions: The eastern two-thirds of the subject site are developed with a two-story, 17,979 square-foot Wisconsin Community Bank building, drive-thru and surface parking. The westernmost portion of the site adjacent to Junction Road is undeveloped. The entire site is zoned PUD-SIP.

Surrounding Land Use and Zoning:

North: Target, Lands End, zoned PCD-SIP Planned Community Development-Specific Implementation Plan;

South: Meineke Car Care Center, zoned C3 (Highway Commercial District); future phases of the University Research Park–Pioneer and the University of Wisconsin’s Community Broadcast Tower, zoned A (Agriculture District);

West: Steve’s Liquor, The Maytag Store, Hospice Care Resale Store, zoned C2 (General Commercial District);

East: Trek Bicycles, David’s Bridal, GameStop, zoned PCD-SIP.

Adopted Land Use Plan: The Comprehensive Plan generally identifies the subject site and surrounding properties at the northwestern, northeastern and southeastern corners of the Mineral Point-Junction intersection for General Commercial uses. The southeastern corner of the intersection is recommended for Employment uses related to University Research Park–Pioneer.

The subject site and adjacent retail properties to the north and east are recommended for community commercial/ shopping uses in the Junction Neighborhood Development Plan.

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.

Zoning Summary: The site will be zoned Amended PUD-GDP-SIP. The project will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free
No:	Urban Design, Landmarks, Floodplain, Wellhead Protection, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approvals

On May 16, 2006, the Common Council approved a request to rezone 1.8-acres of property located at the northeastern corner of Mineral Point Road and Junction Road from C2 (General Commercial District) to PUD-GDP-SIP to allow construction of an approximately 18,000 square-foot bank/ office building with drive-thru, with a pad site for future retail/ office development on the western portion of the property. The initial PUD approval included a restriction prohibiting development of the pad site until December 31, 2011 or the completion of the reconstruction of the Mineral Point Road-Junction Road intersection, whichever came first.

On November 1, 2004, the Plan Commission approved a demolition permit to allow the former Speedway Bar and an adjacent single-family residence that occupied the subject site to be demolished in anticipation of future redevelopment.

Project Review

The applicant is requesting approval an Amended PUD-GDP-SIP to allow construction of a one-story, 4,500 square-foot retail building on the western third of a 1.78-acre property located at the northeastern corner of Mineral Point Road and Junction Road. The remainder of the subject site is developed with the two-story Wisconsin Community Bank, which includes 3 drive-thru service lanes along the eastern façade and approximately 55 surface parking stalls. The subject site is bounded to the north and east by Prairie Towne Shopping Center, which includes a Target, Copp's grocery store and other large-format uses to the north of the proposed building and existing bank, and two smaller retail pad site buildings to the east.

The proposed building will be located in the southwestern corner of the site near the intersection, with a 23.5-foot setback proposed from Mineral Point Road and a 9.2-foot setback from the Junction Road right of way (the building will appear set further back from Junction Road due to the expanse of land between the existing sidewalk and proposed building wall). The remainder of the site generally north of the building will be developed with 36 parking stalls, which will result in a total of 91 parking stalls to serve the new retail building and adjacent bank. Direct access to subject site will be provided from a right-in/ right-out driveway from northbound Junction Road. Other access to the site will be provided from the internal ring road in the Prairie Towne/ Target development to the north, which leads to driveways to and from westbound Mineral Point Road and southbound Junction Road. An existing driveway serving the site from westbound Mineral Point Road will be removed with the proposed development in anticipation of the scheduled 2012-13 reconstruction of the Mineral Point-Junction intersection. Sheet C1.0 of the plan set summarizes the other modifications to the layout of the subject site proposed to accommodate the 4,500 square-foot retail building, including the relocation of the loading zone serving the bank from the western edge of the parking area to the drive serving the drive-up windows adjacent to the southeastern corner of the bank building.

The proposed retail building will include entrances along the northern elevation facing the expanded parking lot and along the southern elevation facing Mineral Point Road. The northern half of the building will be devoted to sales and display area for the future tenant, US Cellular, which is relocating to the new building from an existing storefront in Prairie Towne Shopping Center. The remainder of the floor area for the proposed building will be used for offices, storage and staff spaces. The one-story building will be constructed with a combination of brick, stone and EIFS above a limestone base and will stand approximately 23 feet above grade, with clerestory windows proposed below the cornice to accentuate the height of the building.

Landscaping for project includes a variety of perimeter plantings at the base of the proposed building and a substantial screening plan along the western edge of the expanded parking lot that includes a series of brick "hip" walls to screen the lot and continue elements of the building along the Junction Road frontage. A bio-retention area is also proposed in the center of the expanded parking area.

The last element of the amended PUD calls for the construction of an off-premises sign for the Target store located north of the subject site. The proposed Target sign will stand 9.25 feet above grade and be constructed of materials to match the adjacent proposed building.

Analysis & Conclusion

The proposed construction of a 4,500 square-foot retail building will complete the redevelopment of the former Speedway Bar site initially commenced in 2006 with the construction of the adjacent bank/ office building. The Planning Division believes that the proposed retail building is consistent with the General Commercial land use recommendations for the site in the Comprehensive Plan and the community commercial/ shopping land uses recommended in the Junction Neighborhood Development Plan. Staff has worked closely with the applicant on the exterior of the building to incorporate additional height, clerestory windows for daylighting and an active façade adjacent to the Mineral Point Road sidewalk and believes that the one-story building is well designed overall. Staff also believes that the proposed placement of the building will create a positive sense of framing for the busy Mineral Point Road-Junction Road intersection.

As noted in the "Previous Approvals" section of the report, the initial PUD zoning of the subject site included a restriction that required development of the western portion of the site to be delayed until

December 31, 2011 or after the then-planned reconstruction of the Mineral Point-Junction intersection. At the time, staff from a number of City agencies were concerned that construction on the western portion of the site could negatively impact planning for the reconstruction of that very busy intersection. Since the 2006 approvals, the City Engineering and Traffic Engineering divisions have developed plans for a significant reconstruction of the intersection that is currently planned to commence construction in 2012 and last through the 2013 construction season. In preparing the plans for the proposed retail building, the applicant has worked closely with City staff to integrate the new building and site improvements with the road project. As a result, City staff recommends that the previous construction restriction be removed to allow the proposed retail building to proceed.

The Urban Design Commission reviewed the proposed Amended PUD-GDP-SIP for the new retail building and off-premises sign on December 15, 2010 and recommended final approval (see attached reports).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3514 & 3515, amending the PUD-GDP-SIP at 8240 Mineral Point Road/ 101 Junction Road, to the Common Council with a recommendation of **approval** subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. That the applicant work with the Planning Division and Zoning Administrator prior to final approval and recording of the planned unit development to develop an enumerated list of permitted commercial uses for the zoning text so as to eliminate the reference to C2 zoning. [Staff believes that it would be best going forward to approve PUD zoning texts with such use lists so as to avoid references to the current Zoning Code.]

The following conditions have been submitted by reviewing agencies:

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

2. The concurrent Certified Survey Map approval conditions shall be satisfied and signed off by appropriate city agencies.
3. The resultant site plan build-out configuration will require a final address of 101 Junction Road for the site.
4. The applicant and City Engineer have met in regards to the proposed project and the following was agreed to: The applicant shall dedicate additional right of way as required to improve the Mineral Point Road-Junction Road intersection and the city shall release portions of the existing grading and sloping easement sufficient to allow for construction of the proposed building.
5. Prior to final approval, the applicant shall provide evidence of a joint agreement allowing both lots to share drainage and or share stormwater management facility.

6. The applicant shall close the driveway to Mineral Point Road as shown on the proposed site plans.
7. 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.
8. 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.
9. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent for the Department of Commerce and Department of Natural Resources. As this project is on a site with disturbance area less than one 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.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2- and 10-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide oil & grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
11. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
12. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
13. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
14. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
15. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA will not be required of the applicant. If there are any changes in the approved land

dedications, the applicant shall notify Brynn Bemis (267-1986) to determine if a Phase I ESA will be required.

Traffic Engineering Division (Contact John Leach, 267-8755)

16. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
17. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
18. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

19. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. The applicant should coordinate the building address with the City Engineering Division (Lori Zenchenko).

City Assessor's Office (Contact Maureen Richards, 266-4845)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

20. The Madison Water Utility shall be notified to remove any City water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.