

PLANNING DIVISION STAFF REPORT

JANUARY 13, 2016 URBAN DESIGN COMMISSION

JANUARY 25, 2016 PLAN COMMISSION



Project Address: 6001-6033 Gemini Drive – Grandview Commons Town Center
Application Type: PD (GDP) to Amended PD(GDP-SIP)
Legistar File ID # [39894](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Jay Wendt, Planning Division

Summary

Applicant & Property Owner: Grey Rock at Grandview, LLC/ DSI Real Estate; 2800 Royal Avenue; Madison.

Agent: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Requested Action: Rezoning 6001-6033 Gemini Drive from PD(GDP) to Amended PD(GDP-SIP) to construct up to 35,000 square feet of commercial space in 5 buildings on the “B” Block at Grandview Commons Town Center.

Proposal Summary: The applicant is requesting approval of an Amended General Development Plan and Specific Implementation Plan to allow construction of 5 mostly one-story commercial buildings ranging in size from 4,000 square feet of floor area to 10,300 square feet surrounding a mid-block surface parking lot on the “B Block” at Grandview Commons Town Center. The applicant indicates that construction of the project will commence as soon as all regulatory approvals have been granted, with completion scheduled in 2018.

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 28.022–00187 and 28.022–00188, approving an Amended Planned Development–General Development Plan and Specific Implementation Plan to allow construction of 5 buildings on the “B” Block at 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 “B” Block of the Grandview Commons Town Center is a 2.7-acre parcel bounded by Cottage Grove Road on the south, Gemini Drive on the east, Sharpsburg Drive on the north, and North Star Drive on the west; Aldermanic District 3 (Hall); Madison Metropolitan School District.

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

Surrounding Land Uses and Zoning: The proposed B Block is located west of the 58,000 square-foot Metro Market grocery store completed in 2014 and a one-story 3,800 square-foot multi-tenant retail building identified in the Planned Development as Building C3, which is currently under construction at the northeastern corner of Gemini Drive and Cottage Grove Road. West of the block, the A Block of the town center includes the two-story Great Dane Brew Pub and a one-story multi-tenant commercial building, while the northern edge of the B Block is opposite a private park across Sharpsburg Drive. All of the adjacent properties in Grandview Commons are zoned PD. The property south of Cottage Grove Road is developed with the Shrine of the Schoenstatt Sisters of Mary compound in A (Agricultural District) zoning, with the Richmond Hill residential subdivision further to the east.

Adopted Land Use Plans: The Comprehensive Plan recommends the portion of the Grandview Commons Town Center west of extended Gemini Drive, including the subject block, is recommended for Neighborhood Mixed-Use development. The portion of the town center located east of extended Gemini Drive, which includes the grocery store, is recommended for Community Mixed-Use development.

The Sprecher Neighborhood Development Plan identifies the Grandview Commons neighborhood mixed-use center properties located on both sides of North Star Drive for mixed-use development, including the B Block.

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

The applicant is requesting approval of an Amended General Development Plan and Specific Implementation Plan for the "B Block" at Grandview Commons Town Center to allow construction of 5 mostly one-story commercial buildings surrounding a mid-block surface parking lot. The B Block is a 2.7-acre parcel bounded by Cottage Grove Road on the south, Gemini Drive on the east, Sharpsburg Drive on the north, and North Star Drive on the west, and is situated between the 58,000 square-foot Metro Market grocery store to the east and Great Dane Brewpub to the west. The block is undeveloped and is characterized by approximately 10 feet of grade change from the northeastern corner of the parcel towards the Cottage Grove Road frontage. Additionally, the subject site is characterized by the presence of subsurface bedrock located near grade, particularly on the southern third of the block, and by a large diameter legacy oak tree located near the southern property line.

Beginning at the northwestern corner of the site at the corner of North Star and Sharpsburg drives, the applicant proposes a one-story 4,065 to 4,400 square-foot commercial building that will parallel the North Star Drive frontage (Building B-1). The floorplans indicate that a mezzanine level with up to 1,260 square feet of additional floor area may be constructed as part of the build-out of this building, which will stand up to 29 feet tall along the north wall and include upper level/ clerestory windows above the first floor on all four elevations. Moving east along Sharpsburg Drive, Building B-2 will be a one-story, 4,000 square-foot building that will parallel the street and stand approximately 19 feet tall. No mezzanine is proposed for this building.

Continuing clockwise around the block, the applicant proposes a two-level, 10,300 square-foot building to occupy the corner of Sharpsburg and Gemini drives. The 2 levels that will comprise Building B-3 will essentially include two 5,150 square-foot floorplates stacked atop one another, with no interior vertical circulation between floors. The upper level of the building will face Sharpsburg Drive and be elevated approximately 4 feet above the adjacent sidewalk, with a raised terrace proposed to extend along the entire northern façade. Accessibility for the upper level tenant spaces will be provided from Gemini Drive by a ramp system that will extend along the easterly wall. The lower level of Building B-3 will face south towards the mid-block parking lot, with up to 3 tenant spaces accessed from entries from a sidewalk within the parking area. A large outdoor plaza will be provided adjacent to the westerly wall of the upper level, with a smaller outdoor space proposed below a retaining wall adjacent to the westerly wall of the lower level.

Most of the Gemini Drive frontage of the B Block will be devoted to the proposed parking area and through-block pedestrian spine that will connect to the pedestrian spine that extends from the Metro Market through

the C Block parking area to Gemini. Access to the parking area, which will provide parking for 109 autos, will be provided from a driveway off Sharpsburg Drive to be located between Buildings B-1 and B-2, and from two driveways from Gemini Drive.

South of the B Block parking lot, the B-5 building is proposed to include 9,500 square feet of commercial space in a one-story structure that will face to the north and the parking lot. No entrances Building B-5 are proposed from Cottage Grove Road or Gemini Drive due to the topographic elevation at that corner of the site. Moving west along the Cottage Grove Road frontage of the block west of the large-diameter oak, the plans call for construction of an L-shaped, 5,700 square-foot building at the corner of North Star Drive and Cottage Grove (Building B-4). The floorplans submitted for this building indicate that an 800 square-foot mezzanine may be constructed above a portion of the first floor space. The building will appear as a two-story mass along North Star Drive, with upper level/ clerestory windows on the western portion of the building similar to those shown to the north on Building B-1.

The exteriors of the 5 buildings will feature a combination of tan or brown brick and contrasting dark composite panels with metal accents. The architectural style of the B Block is intended to complement the appearance of the buildings built or under development to the east on the C Block and the more established one- and two-story buildings to the west on the A Block.

In addition to the east-west pedestrian spine through the B Block and the outdoor spaces adjacent to Building B-3, the amended plans call for a plaza at the western end of the pedestrian spine between Buildings B-1 and B-4, and a seating element surrounding the legacy oak tree. The pedestrian spine will feature seating opportunities and an arbor similar in design to features included on the C Block to create a sense of cohesion east to west through the town center.

Analysis and Conclusion

The applicant is seeking approval to amend the General Development Plan approved in 2012 to guide future development of the B Block of Grandview Commons Town Center, as well as Specific Implementation Plan approval to proceed with construction of the 5 buildings detailed in the proceeding section. Per Section 28.098 of the Zoning Code, the Plan Commission shall recommend to the Common Council that a General Development Plan or any major alteration to an approved General Development Plan meets the standards for approval of a zoning map amendment to the Planned Development (PD) District following a recommendation by the Urban Design Commission regarding the design objectives listed in Subsections 28.098(1) and (2).

The PD district was established to provide a voluntary regulatory framework “to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials.” Development in a PD district is intended to also achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.*
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.*

- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.*
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.*
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.*
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.*

Because substantial flexibility is permitted in the base zoning districts, the PD option should be used for situations where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting.

The current General Development Plan for Grandview Commons Town Center approved in 2012 calls for second floor uses in 2 of the 4 future buildings approved for the B Block, with 50 percent of the gross floor area to be developed on the block located above grade and the potential for residential uses. However, the amended plans propose a series of one-story buildings to be constructed along 3 of the 4 streets that form the 2.7-acre block (one of the buildings, Building B-3, is effectively two one-story buildings stacked atop one another), with no full stories above grade or residential uses, and a mid-block surface parking lot for approximately 110 autos. The amended plan reflects a more horizontal approach to mixed-use for the block than previously approved plans. However, the development team indicates that the earlier plans for the block were under parked compared to market demand, and that the ability to provide structured parking to serve higher density development of the block would be economically infeasible due to the subsurface bedrock near grade.

The standards for approval for a rezoning to the PD district or any major amendment to an approved General Development Plan require that the applicant demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments are not to be allowed for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of the PD district statement of purpose. Conditions under which PD zoning may be appropriate include the presence of site conditions such as steep topography or other unusual physical features, or an infill site that could not be reasonably developed under base zoning district requirements. Planned developments shall, among many things, facilitate the development goals of the Comprehensive Plan and of adopted neighborhood plans, and shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for PD zoning.

The B Block is recommended for Neighborhood Mixed-Use (NMU) development in the Comprehensive Plan. Development in NMU districts should provide a pedestrian-oriented “urban” environment generally characterized by well-designed buildings placed close to the sidewalk and street that are more than one story in height that include a mix of neighborhood-serving commercial buildings and uses as well as housing up to 40 units an acre and residential support uses. Mixed-use buildings are recommended. The NMU district includes a specific recommendation that buildings should be between two and four stories in height; one-story buildings may be appropriate in limited circumstances but are not encouraged. Similar design recommendations are

included in the Sprecher Neighborhood Development Plan for the “Southwest Neighborhood Commercial Center,” which encompasses the Grandview Commons Town Center area. Approval of the current General Development Plan in 2012 coincided with approval of requests to amend the Comprehensive Plan and the Sprecher Neighborhood Development Plan to support introduction of Metro Market grocery store into the proposed town center. The Town Center area was recommended for Neighborhood Mixed-Use (NMU) development west of Gemini Drive and Community Mixed-Use (CMU) development to the east (the maximum size of a grocery store in the NMU district is 25,000 square feet). The amendment to the plans to accommodate the grocery store was predicated on it being part of an integrated, comprehensively-planned mixed-use center that utilizes shared parking, provides good pedestrian connectivity and amenity, and features unique architectural treatments, durable, high-quality building materials, and extensive landscaping.

Despite the reduced scale of proposed development on the B Block and reduction of open space on the block in favor of additional surface parking, the Planning Division believes that the amended General Development Plan can meet the standards for approval when the whole of Grandview Commons master planned development and its walkable mix of low- and medium-density residential uses, neighborhood-serving commercial uses and integrated public and private open spaces are considered. Further, the presence of bedrock on most of the block represents an unusual physical feature that merits greater flexibility in the application of the PD district standards and strict adherence to the mixed-use plan recommendations that apply to the site. While the current approved plan for the B Block more extensively met these objectives, the amended General Development Plan and Specific Implementation Plan propose a series of well designed buildings that achieve the design objectives identified in 2012 when the grocery store was introduced and provides the degree of connectivity through the town center envisioned.

However, due to the reduced scale of development and the departure from vertical mixed-use, Planning staff believes that the project does not fully achieve one or more of the PD district purpose statements. The open spaces provided, preservation of environmental features, and pedestrian and bike amenities provided are consistent with what we would expect of a similar proposal in a base zoning district. Preservation of historic resources is not applicable at Grandview Commons, and the applicant has demonstrated realistic obstacles to functionally integrated mixed-use development within the B Block. This leaves green building as the sole purpose statement that the project could achieve to meet the PD threshold. The Planning Division recommends that the applicant revise their proposal to meet the Leadership in Energy and Environmental Design (LEED) Gold or Platinum standards or another threshold such as the Architecture 2030 Challenge. Staff feels that a green building approach will fulfill the higher bar of the PD district for the proposed amendment and ensure that the sustainable design objectives of the Comprehensive Plan are achieved.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00187 and 28.022–00188, approving an Amended Planned Development–General Development Plan and Specific Implementation Plan to allow construction of 5 buildings on the “B” Block at 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. In order to find the Amended General Development Plan and Specific Implementation Plan fully consistent with the statement of purpose and standards for approval for the Planned Development District, the applicant shall revise their plans to meet the Leadership in Energy and Environmental Design (LEED) Gold or Platinum standard or another threshold such as the Architecture 2030 Challenge as approved by the Director of the Planning Division prior to final approval and recording and issuance of building permits.
2. Revise the Amended General Development Plan and Specific Implementation Plan prior to final approval and recording and issuance of building permits as follows:
 - a. Correct the building data for Building B-1 to provide the correct first floor area/ building footprint and show graphically the general location of the 1,260 square-foot mezzanine space proposed;
 - b. Correct the building data for Building B-4 to provide the correct first floor area/ building footprint and show graphically the general location of the 800 square-foot optional mezzanine space proposed;
 - c. Rectify the floorplans and elevations for Building B-3 regarding the placement of entrances (the upper level shows south-facing entrances from the upper level, which are not supported by the elevations);
3. The entrances into the tenant spaces facing Gemini Drive and North Star Drive shall be unlocked and operable during business hours. Operable doors into those spaces from the mid-block parking area are also encouraged.
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. Plan indicates sanitary sewer serving Building B5 is to be public. The applicant shall dedicate a 20-foot wide sanitary sewer easement centered over the sanitary sewer as a condition of plan approval.
6. The developer shall construct public sanitary sewer as necessary to serve Building B5. Building B5 is located at the northwest corner of Gemini Drive and Cottage Grove Road.
7. The stormwater system is shared across two ownership parcel a cross lot maintenance agreement shall be recorded between these parcels to address ownership and maintenance of these facilities.
8. 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

9. 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.
10. All work in the public right of way shall be performed by a City licensed contractor.
11. All damage to the pavement on Gemini Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
12. 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.
13. 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.
14. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151; however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.
15. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: provide infiltration in accordance with Chapter 37 of MGO; provide oil and 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 MGO. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
16. 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.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction
18. 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.
19. 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.

20. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). 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) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
21. 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.

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

22. The proposed new building B2 will cross an underlying platted lot line per CSM 13817. Current code enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit. [Author's Note: A subdivision plat of the subject block has been submitted for review.]
23. If the required CSM contains more than one lot within this site, applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance.
24. Submit a PDF floor plan for each building to Lori Zenchenko (lzenchenko@cityofmadison.com) so that a preliminary tenant space addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The address plan is subject to the review and approval of the Fire Marshal.

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

25. The southern entrance on Gemini Drive is directly in conflict with existing driveway located on east side of Gemini Drive. As currently constructed, left turns out from both driveways will not properly function and will likely result in crashes. The applicant shall realign driveway to match existing driveway on east side of the right of way.
26. Items in the right of way are not approvable through the site plan approval process. Remove all parking in the right of way from the site plan and work with Traffic Engineering and City Engineering to design a suitable plan. The applicant shall enter into a signed developers agreement through City Engineering prior to sign off. It is unlikely that right of way as designed and shown in the plans will be approved, especially the current design of the parking located within the right of way.
27. The applicant shall enter into a maintenance agreement to install and maintain markings for the angled parking as designed per the above comment. If/when metered parking is installed by the City of Madison Parking Utility, the Parking Utility will take over maintenance of the markings.
28. The applicant currently proposes a mid block crossing of Gemini Drive. This is not approvable through the site plan approval process. This mid block crossing will primarily serve two private developments. The applicant will need to seek approval of the Board of Public Works for approval of this crossing. If approval is obtained, the applicant shall install pedestrian actuated flashers to be designed by the Traffic Engineering Division prior to completion of the building. The applicant shall also enter into a maintenance agreement to maintain the pedestrian actuated flashers and crosswalk markings. The applicant shall also install warning signage at the exits of the driveway to alert turning drivers of the mid-block crossing.
29. The applicant shall prepare a Parking Management Plan for site and building operations to be reviewed and approved by the City Traffic Engineer.
30. Provide an ADA pedestrian connection to the right of way on Cottage Grove Road.
31. 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.
32. 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.
33. 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.
34. All parking facility design shall conform to the standards in MGO Section 10.08(6).

35. All sidewalks adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.
36. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks shall have a 5-foot backup space.
37. 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)

38. 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.
39. Bicycle parking shall comply with MGO Sections 28.141(4)(g) and 28.141(11). Bicycle parking for this project shall be provided in the required number as uses are established for the various tenant spaces in the development. Clearly label and show the dimensions of the various bike parking areas. Provide a detail of the proposed bike rack.
40. Parking and loading shall comply with MGO Section 28.141(13): Provide two (2) 10' x 35' loading areas with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Uses for which off-street facilities are otherwise required but which are located in structures of less than 20,000 square feet may use drive aisles or other suitable areas on the same lot for loading purposes.
41. 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.
42. Work with Planning and Zoning staff to finalize the zoning text.
43. 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)

44. Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant.
45. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.

Water Utility (Contact Dennis Cawley, 261-9243)

46. Each lot of record shall have a separate water service lateral connection to a public water main.

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)

47. The rezoning application for PD(GDP) to Amended PD(GDP-SIP) eliminates residential units from the original zoning. If residential units are incorporated into the development in the future, park impact fees will be due. Please reference ID # 14136 when contacting Parks Division staff.

48. Approval of plans for this project does not include any approval to prune trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.