

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 28, 2006

DEMOLITION PERMIT AND CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to demolish a vacant former tire sales and installation garage to allow for the construction of a new retail commercial building containing approximately 30,800 square feet of floor area located on property at 1713/1717 Eagan Road, which is part of a Planned Commercial Site (East Towne Mall).
2. Applicable Regulations: Section 28.04(22) provides the regulations for the approval of the demolition or removal of existing buildings. Section 28.04(24) provides the guidelines for approval of Planned Commercial Sites and alterations thereto. Section 28.09(6)(c) allows a wide range of retail commercial and office uses as permitted uses in the C3L Commercial Service and Distribution District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Jim and Ruth Metz, Animart, Inc., 900 Green Valley Road, Beaver Dam, WI 53916; and John Bieno, TJK Design Build, 634 West Main Street, Madison, WI 53703.
2. Status of Applicants: Property owner and architect.
3. Development Schedule: The applicant wishes to commence removal of the existing building and construction of the proposed structure in May 2006. The applicant hopes to have occupancy of the completed building by the end of October 2006.
4. Parcel Location: East side of Eagan Road, north of Lien Road and south of the East Towne Mall ring road, Aldermanic District 17, Madison Metropolitan School District.
5. Parcel Size: This property consists of two subdivided lots totaling 2.964 acres.
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Lot 1 is currently vacant. Lot 2 is occupied by a tire sales and installation establishment (currently vacant).
8. Proposed Use: Demolish existing tire store and construct a new retail commercial building containing a total of approximately 30,800 square feet on these two lots.
9. Surrounding Land Use and Zoning: This property is located in the center of a large retail and service commercial district, which includes a regional mall (East Towne Mall), vacant lands and limited manufacturing uses zoned C3L, M1, C3 and A (Agriculture).

10. Adopted Land Use Plan: The recently adopted Comprehensive Plan recommends this property as RMU, Regional Mixed-Use District. The adopted East Towne-Burke Heights Neighborhood Development Plan recommends the subject property for commercial uses.
11. 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.

STANDARDS FOR REVIEW:

This application is subject to the demolition and conditional use (Planned Commercial Site) standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant wishes to acquire two platted lots along Eagan and Lien Roads, south of the East Towne Mall site. Lot 1 abuts the Eagan Road right-of-way and is currently vacant. Lot 2 abuts the Lien Road right-of-way and is occupied by a 1-story commercial structure originally built as a tire sales and installation facility, which is currently vacant. These lots are adjacent to the south side of the East Towne Mall site and access for both lots is limited to the East Towne Mall ring road. The proposed development will result in the combination of the two underlying lots into one development site.

The subject property is relatively level and consists primarily of the former tire store and its off-street parking facility. This building is 1-story in height, predominantly of concrete block construction with a flat roof and was originally constructed in 1988. The building consists of a small sales area and waiting room and a larger tire storage and installation garage with vehicle drive-through. This building contains approximately 8,800 square feet of floor area. The former tire store closed a few years ago and this building has remained vacant since that time. The applicant proposes to demolish the existing structure and remove the existing pavement from this site.

The proposed development will consist of a new retail building built in two parts. The total floor area will be approximately 30,800 square feet. This building initially will be two store units; however, the building design will allow for interior partitions to enable multiple store units to be created as leasing demands indicate. The proposed structure will be 1-story in height, however, architectural details will result in this building having the appearance of multiple buildings and store units with varying windows, siding, architectural details, and parapet heights (see attached building elevations). This proposed retail structure is a permitted use in the C3L Commercial Service and Distribution District.

Access to the underlying property is only from the East Towne Mall ring road, adjacent to the north of this property. By definition, the subject property is part of a Planned Commercial Site,

requiring Plan Commission approval and Urban Design Commission review. The Urban Design Commission, at their March 22, 2006 meeting granted final approval for the site plan, grading and landscaping only. The Urban Design Commission requested that the applicant return at a future date for final approval of building details and exterior treatment. Planning Unit and Urban Design Commission staff have no objection to the Plan Commission granting approval for the proposed development subject to the Urban Design Commission granting final approval of the exterior details prior to construction of the proposed building.

The demolition standards require that the Plan Commission consider the usefulness of an existing structure, uses allowed by the underlying zoning district and the compatibility of the proposed use with the City's adopted plans and the zoning classification. The existing structure is a 1-story concrete block building specifically constructed to accommodate a tire sales, storage and installation facility. This building is located along the Lien Road right-of-way, however, the "front" of this structure is oriented to the north where the off-street parking facility is located and access to this property is provided. While staff assumes some adaptive reuse of this building could be accomplished, combining the two underlying parcels with a new single structure is more useful and economically viable than attempting to incorporate the existing building into a new development.

The subject property is located in a large retail commercial district and is zoned to accommodate retail commercial uses. The proposed building and its off-street parking facility will be a more efficient use of this property and provide flexible retail commercial tenant space which will be adjunct to the East Towne Mall property. The new structure will also provide a more architecturally appropriate and visually appealing building than the existing structure.

Land use restrictions limit access solely to the East Towne Mall ring road, adjacent on the north. As such the subject property is considered part of a Planned Commercial Site, requiring Plan Commission approval. The existing tire store already had its sole access limited to the East Towne Mall ring road. While the proposed retail commercial development may increase traffic volume to some degree, traffic patterns and vehicle access will remain unchanged by this proposal.

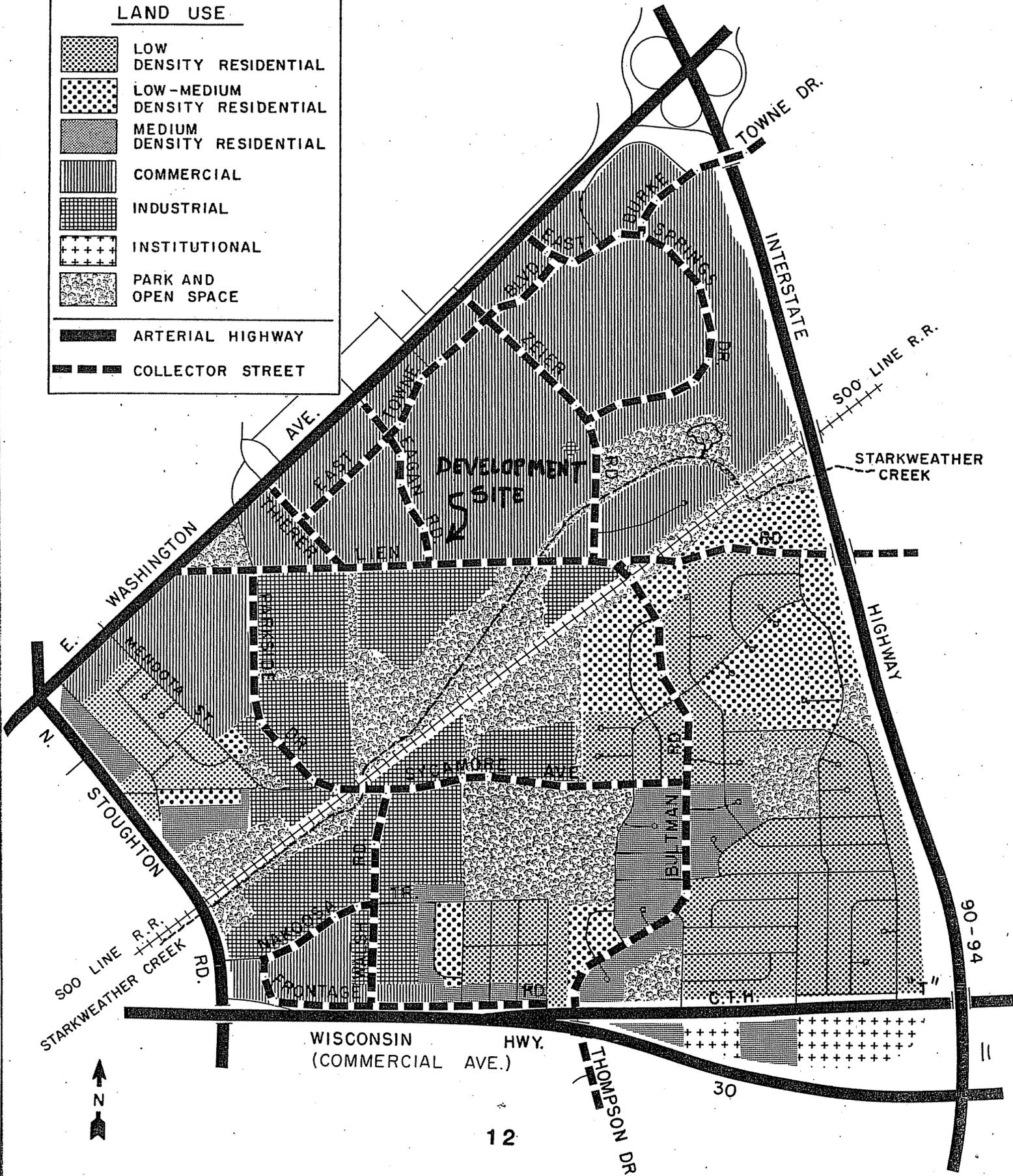
RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the demolition, Planned Commercial Site and conditional use standards are met and approve the demolition of an existing vacant former tire sales and installation facility to allow for the construction of a new 30,800 square foot retail commercial building located on a combined site at 1713/1717 Eagan Road, subject to the following conditions:

1. Reviewing agency comments.
2. The applicant shall obtain final Urban Design Commission approval of the proposed building prior to obtaining new construction permits for the proposed structure.

EAST TOWNE - BURKE HEIGHTS DEVELOPMENT PLAN

LAND USE	
	LOW DENSITY RESIDENTIAL
	LOW-MEDIUM DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	PARK AND OPEN SPACE
	ARTERIAL HIGHWAY
	COLLECTOR STREET





Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: March 15, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1713-1717 Eagan Road (4303 East Towne Way) Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Site address is 4303 East Towne Way. The applicant shall modify all future materials to reflect this address.
2. The applicant shall dedicate a 5-foot wide permanent limited easement for sidewalk along Lien Road. The installation of sidewalk is not required on Lien Road at this time because wetlands to the east make the installation of sidewalk further to the east difficult.
3. The applicant shall dedicate an easement for sanitary sewer along Lien Road as required by the City Engineer.
4. The applicant shall revise the internal sidewalk system to better connect to existing sidewalk in the Eagan Road right-of-way.
5. Each lot/building shall be served with a separate sanitary lateral. Alternatively, a recorded condominium agreement shall be in place for ownership of a shared sanitary lateral if only one lateral is to be installed for this development.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 1713-1717 Eagan Road (4303 East Towne Way) Demolition

General

- 1.1 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.

- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.

- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 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.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 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 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is

necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- 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
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 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.

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.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the

storm sewer construction.

- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

March 23, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1713 to 1717 Eagan Road – Demolish – Build 2 New Buildings on Planned Commercial Site - Animart**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The development shall waive notice and hearing on their proportionate share of traffic signal assessments in the East Towne area for the locations noted below. The development shall further agree in writing to not oppose their proportionate share of the traffic signal assessments as part of the City's Special Assessment districts for traffic signals at East Springs and High Crossing, East Springs and East Towne Boulevard, East Springs and Zeier Road, and possibly Lien Road and Zeier Road and Thompson Drive.
2. The attached Traffic Signal declaration of conditions and covenants shall be executed and returned with site plans.
3. To provide for adequate pedestrian pathways/linkage from the public sidewalk to the building entrances, the applicant shall modify the proposed private sidewalk to connect to the Eagan Rd. public sidewalk with a five (5) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the curb. In addition, the applicant shall make the sidewalk in front of the building 8 – 10 ft. wide to accommodate the vehicle 2 ft. overhang and bike traffic.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. 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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

5. The applicant shall provide scaled drawing at 1" = 50' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches. Contact City Traffic Engineering if you have questions. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. The applicant shall submit a signage and pavement marking (cross walks, lane lines, center lines, stop bars etc.) plan of the contiguous East Town site. The applicant shall note on the plan pavement markings and signage to be maintained by the property owners.
6. The applicant shall submit 1"=20' detail drawing with signs (Stop, Keep Right, etc.) and pavement markings (Stop Bars, Cross Walks, etc.) for each driveway from the ring road to the Eagan Rd., Zeier Rd., and East Towne Blvd. to be maintained by the property owners and approved by the City Traffic Engineer.
7. All directional/regulatory signage (e.g., Bus Stops, Stops, Keep Rights, & Yields) and pavement markings (e.g., Crosswalks, Stop Bars, & Lane Lines) on the site shall be shown and noted on the plan.
8. The applicant shall show East Town Mall existing conditions, curbs, pavement markings, and signs. The applicant shall install a skip yellow centerline and stop bar with a STOP sign at the driveway intersection to the ring road.
9. The Developer 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.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: John Bieno
Fax: 257-1092
Email: jjbien@tjkdesignbuild.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 24, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1713-1717 Eagan Rd.

Present Zoning District: C3L

Proposed Use: Demolition of a retail structure, build a new building. Annamart and additional retail space. (30,830 sq. ft. gross floor area)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(24) & 28.09(3)(d)24. A Planned Commercial Site is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

1. The lots shall be combined. The property line shall not go through the building.

GENERAL OR STANDARD REVIEW COMMENTS

2. Provide floor plans in the final submittal.
3. Provide **two** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Provide **eleven** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. **NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.**

5. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.

6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.

7. Show addresses of tenant spaces of the building on the final site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	116,517 sq. ft. (2.67 acres)
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	43'
Floor area ratio	3.0	less than 1.0
Building height	----	2 stories

Site Design	Required	Proposed
Number parking stalls	103 - 30,830 sq. ft. gross retail	109
Accessible stalls	5	6
Loading	2 (10' x 50') stalls	(3)
Number bike parking stalls	11	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

1713-1717 Eagan Rd.

March 24, 2006

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Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION**PRESENTED:** March 22, 2006**TITLE:** 1713/1717 Eagan Road – Planned
Commercial Site (Retail Development).
17th Ald. Dist.**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** March 22, 2006**ID NUMBER:**

Members present were: Paul Wagner, Chair; Lisa Geer, Lou Host-Jablonski, Cathleen Feland, Jack Williams, Robert March and Ald. Noel Radomski.

SUMMARY:

At its meeting of March 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of the final site plan only for a Planned Commercial Development (retail development) located at 1713/1717 Eagan Road. Appearing on behalf of the project were John Bieno and Jim Metz. The modified plans as presented featured the following in response to the Commission's previous comments:

- In response to concerns relevant to the single plain look of a portion of the façade on the east elevation concrete masonry block has been extended above a proposed projecting canopy, along with the incorporation of a horizontal band above upper clearstory windows and vertically oriented EIFS columns were added to resolve the issue and concerns about potentially large oversized signable areas.
- A request to consider alternative access through the adjacent quick lube site could not be provided due to the property owner's unwillingness.
- Previously proposed use of spandrel glass on portions of the east elevation were eliminated in favor of the use of vision glass.
- The Animart portion of the east façade has been redone to incorporate concrete masonry block on portions of the lower elevation, with portions of the upper elevation treated with a concrete masonry block and small clearstory windows to eliminate the potential for dual signable areas on that portion of the façade.
- Additional landscaping and trees have been provided around the detention area adjacent to Lien Road, as well as along the property's Lien Road frontage.

Following the presentation, the Commission expressed concerns on the following:

- The "Animart" portion of the building of the east elevation is still a problem; doesn't carry over the elements and architectural treatment of the various other façade treatments.
- The punched small window openings on the upper portion of the "Animart" façade are not quite balanced with the remainder of the east elevation's façade treatment.

- The “Animart” entry treatment and overall façade does not provide for the repetition of the roofline treatment and similar palette use of colors and materials as the remainder of the east elevation including the roofline treatment.
- The proportions of how the east elevation is put together in regards to the “Animart” portion of the building appear off. “Animart’s” stucco element and architecture’s extreme simplicity an issue when compared with the rest of the building.

ACTION:

On a motion by Geer, seconded by Williams, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2) with March and Host-Jablonski voting no. The motion provided for final approval of the site plan only with the building elevations and façade of the “Animart” portion of the building to return for further consideration to resolve the above stated concerns.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1713/1717 Eagan Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	7	6	-	6	6	6
	6	6	7	6	-	6	6	6
	6	5	6	6	-	-	5	6
	6	5	-	-	-	-	-	5
	6	5	6	5	-	5	5	5
	5	6	7	7	-	6	6	-
	6	7	8	8	-	7	7	7

General Comments:

- Animart center sections needs to be redesigned to relate to adjacent building sections.
- Animart entrance contrasts too much with the remainder of the building. Rework that façade area to unify the façade.
- Entry is not visible or welcoming mostly due to the somewhat unresolved architecture in this part of the building.
- Needs resolution of Animart entrance.
- Needs more work.

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 22, 2006

TITLE: 1713/1717 Eagan Road – Planned
Commercial Site (Retail Development).
17th Ald. Dist. (02901)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 22, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Robert March.

SUMMARY:

At its meeting of February 22, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Commercial Site (retail development) located at 1713/1717 Eagan Road. Appearing on behalf of the project was John Bieno. Bieno provided a review of revised site and elevation plan in address to the Commission's previous comments, in addition to providing details on the palette of materials and colors to be used on the various components of the retail center. Following the presentation, the Commission expressed concerns on the following:

- Concern with single plain look of façade without depth (western storefront), specifically the east elevation.
- East elevation architectural elements need to pull brick up to resolve blank façade and eliminate potential as a big billboard or sign.
- Provide alternative access through the adjacent Quick Lube site; investigate this alternative.
- Use of spandrel versus vision glass on east elevation issue.
- The upper elevation above the Animart tenant space entry presents an issue with signage; need to reduce potential for a large scale signage.
- Need more landscaping and trees around detention area to include more canopy trees along the street side (Lien Road).

ACTION:

On a motion by Geer, seconded by Ald. Radomski, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-2-0) with Barnett and Host-Jablonski voting no. The motion required that the plan be modified to provide more definition of the architecture of the façade as stated in the above comments and resolve site landscaping issues.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 5, 5, 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1713/1717 Eagan Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	5	5	5	-	-	5	5	5	
	6	6	6	4	-	5	5	5	
	-	6	-	6.5	-	5	4	5	
	6	5	7	8	-	6	6	6	
	5	5	-	-	-	5	5.5	5	
	6	5	7	6	-	6	5	6	
	6	6	5	-	-	-	-	6	
	5	6	6	6	-	5	6	6	

General Comments:

- More trees in south area of lot.
- Would like to see shared access to rear loading dock.
- Too much paving. Too much potential signage.
- Façade articulation needs some development (no “western” store fronts!).
- Landscape has been improved dramatically. The bioretention pond will work nicely. The sediment bays will add to the function and longevity of the bioretention area. Appreciate the upper daylighting proposed.
- Improvement over existing conditions. Avoid western storefront façade parapets.

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 8, 2006

TITLE: 1713/1717 Eagan Road – Planned
Commercial Site (Retail Development).
17th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 8, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Jack Williams, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of February 8, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a Planned Commercial Site (retail development) located at 1713/1717 Eagan Road. Appearing on behalf of the project was John Bieno, architect. The project provides for the demolition of the former NTB Tire building, along with the development of currently vacant unimproved lands within the greater East Towne, Planned Commercial Site area. Access to the site is provided off of East Towne's southwesterly perimeter off of Eagan Road through the private interior East Towne Mall road. It is proposed to develop a two-component building featuring 18,320 square feet at one level and 12,510 square feet in size. Although the site has frontage on Lien Road, there is no access due to plat and Traffic Engineering restrictions. A view of the site from both Lien and Eagan Roads is obstructed by an existing automobile service facility located on the intersection's northeasterly corner. The building as designed features a variation of one and two story components on its various elevations. Following the presentation, the Commission expressed concerns on the following:

- The building as located presents the bulk of its rear building face toward Lien Road; need to have rear elevation that relates to the view from the street right-of-way.
- Examine the addition of the light sources from inside of the building.
- Provide contextual information as to the relationship of the development site with existing adjacent development within the overall area. Provide more detail as to both on-site and off-site pedestrian linkages.
- Provide additional landscape screening along the southerly perimeter of the property adjacent to proposed surface parking.
- Attempt to incorporate unused surface parking owned by CBL/East Towne adjacent to the northerly perimeter of the site.
- Look at reoriented building to relate more to Lien Road.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4.5, 5, 5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1713/1717 Eagan Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	-	-	-	-	-	-	5
	5	6	-	-	-	4	6	5
	4	5	-	-	-	5	4	4.5
	-	-	-	-	-	-	-	7
	7	7	-	-	-	7	7	7

General Comments:

- Need more info.
- Need to work out agreement with East Towne to either use existing parking for this project or get rid of the existing parking area – this project should not proceed otherwise.
- Screen building with landscaping from the two roads.
- Will need much more site and landscape development. More attention is needed as it orients to Lien Road.