

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of August 20, 2007**

RE: I.D. # 07042 Conditional Use Application – 7149 Manufactures Drive

1. Requested Action: Approval of a conditional use to allow the sale and repair of boats, motorcycles, and various power sports equipment, in a property zoned M1. The applicant will also require conditional use approval of a parking reduction.
2. Applicable Regulations: Section 28.10(4) (d) (32) identifies boat, motor, trailer and marine equipment sales and service as a conditional use in the M1 district. Section 28.10(4) (d) (20) identifies motorcycle sales as a conditional use in the M1 district. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner and other Planning Division staff.

GENERAL INFORMATION

1. Applicant: George Vetesnik, Mad City Power Sports, Inc.; 5110 High Crossing Blvd; Madison, WI 53718

Property Contact: Sara J. Withrow, P.E., MSA Professional Services, Inc. 2901 International Lane, Suite 300.
2. Development Schedule: The applicant wishes to proceed in September 2007, with completion in January 2008.
3. Location: An approximately 4.16 acre parcel located in the Interstate Commerce Park. The rear of the lot is adjacent to Interstate Highway 39/90/94. The project is in Aldermanic District 17; Madison Metropolitan School District.
4. Existing Conditions: The property is currently undeveloped.
5. Existing Zoning: The property is zoned M1 (Limited Manufacturing District):
6. Proposed Land Use: The applicant wishes to build two new structures to house a dealership and storage building for the sale and repair of various power sports equipment.
7. Surrounding Land Use and Zoning:

North: (7173 Manufactures Drive) Vacant Land, owned by the City of Madison, zoned M1

South: (7101 Manufactures Drive) Vacant land, zoned M1

East: Interstate Highway 39/90/94

West: (7150 Manufactures Drive) Vacant land owned by the City of Madison, zoned M1

8. Adopted Land Use Plan: The Comprehensive Plan and Hanson Road Neighborhood Development Plan recommend the subject site for I-Industrial uses.
9. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
10. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION & CONCLUSION

The applicant requests conditional use approval to construct a dealership building and a storage building for the sale and repair of various power sports equipment. The property is zoned M1 (Limited Manufacturing District). A recent amendment to the City's zoning code added boat, motor, trailer, and marine equipment sales and service as a conditional use in the M1 zoning district. Motorcycle repair is also a conditional use in this zoning district.

Upon completion the development would employ 28 people in retail sales, office, and repair capacities. The proposed facility would operate during "typical" business hours Monday through Saturday. The operation would close no later than 7 pm and would not be open on Sunday.

The subject property is currently vacant and part of the Interstate Commerce Park development. The site is covered in tall grasses and there are no structures or trees on the site. The property is bordered on the east by Interstate Highway 39/90/94 and the north/south by vacant lots within the industrial park. Storm water currently drains to the east side of the site towards an existing detention basin.

Two buildings are proposed on the subject property. The larger, dealership building is located at the rear of the site, with its primary orientation towards the Interstate. A smaller storage building is located on the front of the site near Manufacturers Drive. Parking surrounds both buildings and a one-way, 24-foot drive aisle loops around the developable portion of the site. The submitted site plans indicate future building and parking expansion areas.

The dealership building has a footprint of 23,593 square feet. The building is primarily one story with a partial upper-level mezzanine that includes office space. The interstate-facing facade has a masonry base and body and includes EIFS on the upper most portions of the building. One service bay is included on this frontage with an unidentified building material. Several windows

are located along this facade including a glassed, two-floor entry feature. The submitted plans include an unlabeled side elevation, presumably for the building's southeast side. This side's facade treatments are similar to the front, Interstate-facing side. Angled parking and a raised sidewalk of varying widths surround these two sides of the dealership building.

Other side elevations on the primary structure appear to be service-oriented and include multiple service bays. Although not labeled, planning staff believe these to be the southern and western elevations. Materials are again, not indicated on these elevations. No landscaping is proposed along this building or sidewalk area.

The second building is the proposed 8,478 square foot, one-story surplus storage building. This building fronts on Manufactures Drive, although it is oriented at an angle to the street. At its closest point, the building is roughly 80 feet from the right-of-way edge. Although elevations are not labeled, two elevations include brick, masonry, and EIFS clad facades similar to the dealership building. The presumed Manufactures Drive elevation is complementary in character to the Interstate-facing elevation of the dealership building. However, there are no building entrances along this side of the building. The front of this building includes an infiltration area and the site's most intense landscaping consisting of a mix of perennials and ornamental trees.

The applicant proposes 36 parking stalls, including two ADA compliant stalls. An application for a parking reduction has been submitted. Under conventional zoning, 79 parking stalls would be required. Off-street parking reduction requirements in Sec. 28.11(2)(c) of the zoning code state that parking reductions of more than 20 stalls reducing the parking supply in excess of 25% are a conditional use, requiring Plan Commission approval.

The applicant indicates that significant building square footage is required for large displays (boats, ATV's etc) and as a result, a larger building is necessary than for other types of retail businesses. Further, the applicant does not anticipate a high rate of demand by the general public. In considering the request, Planning Division staff believe that this reduction should be approved considering the specific characteristics of the proposed use. As the Plan Commission maintains continuing jurisdiction of conditional uses, staff further believe that if a need for increased parking does arise, this parking reduction can be reevaluated.

The Hanson Road Neighborhood Development Plan provides general development guidelines for this area. Due to its proximity to Interstates 39/90/94 and USH 51, this area is recognized as a "gateway" to the City. The Plan states that:

"Interstate Highway 90-94 and U.S. Highway 51 serve as gateways to the Madison urban area from the north. It is recommended that lands adjacent to these roadways be development in a manner which enhances the attractiveness of these important entry points into the community. The recommended approach is to require that development adjacent to these roadways maintain the highest standards of urban design, through zoning as an SM District, adoption of restrictive covenants, codifying design standards,

or creation of an Urban Design District. These standards may encompass such factors as building architecture, signs and graphics, site landscaping, and treatment of parking and storage areas.

A 30-foot setback is required along Interstate 90-94. This area should be augmented with landscaping and berming along the edge of the industrial lands to substantially screen the view from the Interstate”.

The Plan also states that “building siting and design create a pedestrian-friendly, street-oriented neighborhood character. Proposed subdivisions, therefore may be required to provide information showing how the lots may be developed with building designs that maintain the desired street character.”

While the proposed development begins to incorporate some of these guidelines, staff offer several recommendations that it believes will further bring the development in compliance with the adopted neighborhood development plan.

Staff’s primary concern with the submitted plans, as proposed, is that the development turns its “back” on Manufacturers Drive and does not meet the aforementioned recommendations pertaining to street orientation. Planning Staff discussed this issue with the project architect a couple of months prior to submittal of this proposal. Staff is concerned about setting a precedent that places storage and accessory buildings along the Manufactures Drive frontage while placing the front of buildings along the interstate. The applicant has begun to address frontage concerns through the inclusion of several desirable design treatments on the storage building and has enhanced the site design with complementary landscaping in this one location. However, additional site plan changes will be needed.

Staff recommend that the applicant provide some modification on the arrangement of materials along the primary facades. Staff believe that adding an additional course of masonry is desirable. This would allow the masonry to frame the windows entirely. Further, staff recommends that EIFS not be used below the proposed “EIFS band”. Areas below this band should consist of the masonry, as shown elsewhere on the body of the building. Finally, staff note that several building materials have not been identified and will need to be prior to final approval.

Staff also recommend that additional landscaping be provided along the proposed dealership building and further recommend that the excessive amount of pavement on the site be reduced. This includes possible elimination of the looped driveway and that pervious surface materials be incorporated into the paved areas.

In addition to building design, pedestrian and bicycle considerations need to be addressed. The plans, as proposed, do not provide direct pedestrian access to the primary dealership building and this issue will need to be addressed whether the primary structure is at the front or rear of the site. The site plans should be revised to note the location of a recorded bicycle/pedestrian easement at

the rear of the property. Engineering issues related to this concern are more fully addressed in the comments prepared by the Traffic Engineering Division.

In conclusion, The Planning Division supports the establishment of the proposed sale and repair business and believes that this use can meet the standards for conditional uses. Staff believe that this can be a desirable development and note the applicants' efforts to create attractive frontages at both the Interstate and Manufactures Drive. Planning staff also supports the proposed parking reduction. The primary concerns with the project relate to the site design, which locate accessory and storage structures at the Manufactures Drive frontage and orient the development towards the Interstate Highway rather than the street serving the development. Staff is concerned that an undesirable precedent not be set by allowing a development with a site plan and orientation not consistent with the recommendations in an adopted City Plan. Staff believe site plans will need to be modified to fully meet conditional use standard 28.12(11)(g) 4 stating "That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district". Further, staff believe certain conditions will be necessary to bring the development into full compliance with the adopted neighborhood development plan.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the conditional use standards can be met and **approve** the applicant's request for a parking reduction and to allow the construction of a dealership and storage building for the sale and repair of boats, motorcycles, and power sports equipment, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That all elevations and building materials are clearly identified and labeled.
3. That the site plan and building elevations be revised to:
 - a. orient the primary building towards Manufacturers Drive,
 - b. reduce the amount of impervious paving on the site,
 - c. add landscape materials adjacent to the buildings and along the interstate frontage,
 - d. enhance the architectural design of the buildings to address issues raised in this report,
 - e. identify all outdoor display areas, and
 - f. that the revised plans be approved by Planning Division staff, or in the alternate, by the Urban Design Commission.
4. That direct pedestrian access between the public sidewalk and the proposed dealership building is provided, subject to the requirements of the City Traffic Engineering Division.

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5. That the plans show the recorded pedestrian and bicycle easement per the requirements of the City Traffic Engineering Division.
6. That additional detail on proposed signage be provided and that the Zoning Administrator approve all proposed business signage.



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
1 866 704 2315 Textnet

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


Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: August 8, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer 
SUBJECT: 7149 Manufacturers Drive Conditional Use

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. Proposed plan includes two platted lots currently under two different ownerships. Upon Mad-City Power Sports Inc. purchasing Lots 25 and 26, Interstate Commerce Park, it is suggested that at a minimum the owner ask the City Assessor's Office combine these two assessment parcels into one assessment parcel. A more desirable alternative would be to combine these properties into one lot by a new Certified Survey Map, although legally this is not required.
2. The Interstate Commerce Park plat created a twelve (12) feet wide non-exclusive easement for drainage purposes centered on the common line between Lots 25 and 26, which this plan proposes to build over. If a title company is involved, they may require the applicant to request the City of Madison release this easement prior to insuring title for this site representing a building over a recorded public easement. Contact Eric Pederson at 266-4056 or epederson@cityofmadison.com to initiate a easement release project with the City of Madison Real Estate Department, which requires a \$500 administrative fee.
3. Revise the site plan to identify the existing fifty (50) feet wide public Pedestrian-Bicycle Trail Easement per Document No. 4136691, which is located within the fifty (50) feet wide highway setback line.
4. City Engineering Division has approved the use of addresses 7149 Manufacturers Drive for the dealership and 7173 Manufacturers Drive for the storage portion of this planned development.
5. All landscaping and drainage shall be coordinated with the City's landscaping and proposed future bike path plans for the 50ft Ped Bike and Landscaping Easement. The Applicant shall work with the City's Planning, Engineering and Traffic Engineering Department to show the location of the proposed future bike path and landscaping. If it is preferable to drain to the rear of the lots, the Developer shall provide grading details for the ditch. The City shall require a 30 ft Drainage Easement across the rear of Lots 23-26. The easement shall be adjacent to the existing Ped Bike and Landscaping Easement. Please submit a legal description, sketch and applicable administrative fees to Eric Pederson of City Engineering. If it is not preferential to provide a ditch and easement, then the City shall require that the site connect to the public storm sewer located on Manufacturer's Drive.
6. The Applicant shall note that the public infrastructure (street, sewer and water) ends at the north lot line of Lot 25 (7149 Manufacturers Drive). The Applicant shall be responsible for the installation of the infrastructure improvements necessary for Manufacturers Drive fronting this development.

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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: 7149 Manufacturers Drive Conditional Use

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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. **(Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. **(Optional:** with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. **(Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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 sign-off.

- 4.10 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.
- 4.11 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.
- 4.12 The Applicant shall submit, prior to plan sign-off, 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 the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas

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- 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.

- 4.13 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 dedicated 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.

- 4.14 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).

- 4.15 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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 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 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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, invert elevation, and alignment of the proposed service.

The 50 ft setback noted on the plans shall be changed to read "50ft Ped Bike and Landscaping Easement, Doc # 4136691".

All landscaping and drainage shall be coordinated with the City's landscaping and proposed future bike path plans for the 50ft Ped Bike and Landscaping Easement. The Applicant shall work with the City's Planning, Engineering and Traffic Engineering Department to show the location of the proposed future bike path and landscaping. If it is preferable to drain to the rear of the lots, the Developer shall provide grading details for the ditch. The City shall require a 30 ft Drainage Easement across the rear of Lots 23-26. The easement shall be adjacent to the existing Ped Bike and Landscaping Easement. Please submit a legal description, sketch and \$500 administrative fee to Eric Pederson of City Engineering. If it is not preferential to provide a ditch and easement, then the City shall require that the site connect to the public storm sewer located on Manufacturer's Drive.

The Applicant shall note that the public infrastructure (street, sewer and water) ends at the north lot line of Lot 25 (7149 Manufacturers Drive).



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 9, 2007
Rev: August 16, 2007

TO: Plan Commission

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

SUBJECT: **7149 Manufacturers Drive – Conditional Use – Boat Sales**

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 applicant requested a 54% parking reduction from 79 parking spaces to 36 parking spaces. The applicant shall be required to facility all semi truck deliveries and customer service on site as follows: The applicant shall demonstrate and dimension the following service drop off, parking spaces for 10 vehicles with boat/trailers and storage areas for boats to be serviced or for sale outside. In addition, the applicant shall show semi trailer delivery or loading area for boats on site.
2. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
3. The applicant shall demonstrate and dimension the drive aisle and fire access around the building.
4. In order to comply with Planning M.G.O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions--and before a building permit shall be issued, the applicant shall submit plans to the Planning Dept which include plans and specifications (e.g., manufacture's specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: "Structure meets the interior sound level criteria (52dBA or Less) as set forth in M.G.O. Sec. 16.23(3)(d)-- Highway Noise Land Use Provisions.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

5. The applicant shall show the "Public Ped / Bike Easement" record in Doc. Number 4136691 noted on the face of the Plat. Traffic Engineering staff has concerns with grading and drainage as shown will need to be modified to accommodate site drainage of the site, future landscape and bike / pedestrian path in the 50 ft building setback. The applicant will need to provide grading and drainage plans accommodating all facilities to be approved by City Engineering and Traffic Engineering.
6. To provide for adequate pedestrian pathways/linkage from the public sidewalk to the building entrances, the applicant shall modify the main drive aisle providing a five (5) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the curb or roadway. The applicant shall provide pavement markings and ramps for all pedestrian crossings in the parking lot.

GENERAL OR STANDARD REVIEW COMMENTS

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

7. 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 two (2) feet overhang, and a scaled drawing at 1" = 20'.
8. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approach shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. 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: Sara J. Withrow

Fax: 242-5664

Email:

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9, 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 7149 Manufacturers Drive

Present Zoning District: C3L

Proposed Use: Motorcycle/ATV/Boat sales establishment

Conditional Use: 28.10(4)(d) 20. & 32. Motorcycle (including ATV) and boat sales is identified as a Conditional Use in the M1 Zoning District.

28.11(2)(c) 3. Parking reduction in excess of 20 stalls and 25% of required parking 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a minimum of 8 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
2. A ped-bike trail and landscape easement exists along the highway frontage portion of the site. The required landscape plan shall be developed in consideration of the future bicycle path. Submit a landscape plan that shows effective landscaping and a path within this easement area. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. Note: for parking lot plans with greater than twenty (20) stalls, a registered landscape architect must stamp landscape plans.
3. Provide two (2) 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of required drive aisle and maneuvering space.
4. There shall be no outside display or storage on areas other than the designated paved areas on the site plan. Parking or display on the grass is prohibited.
5. The submitted site plan shows a location for a seasonal tent. Be advised, temporary tent permits for no more than 180 days in a calendar year, approved by separate permit.

6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of seven accessible stalls striped per State requirements. A minimum of one of the stalls in both the garage and surface lot shall be van accessible stalls, 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps/curbs/wheel stops where required.

7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

8. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	181,209 sq. ft.
Lot width	50'	243'
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	0' (plus easement)	Adequate (2)
Floor area ratio	2.0	Less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	79	36 (request 55% reduction)
Accessible stalls	2	2 (6)
Loading	2 (10' x 50') area	Not shown on plan (3)
Number bike parking stalls	8 minimum	10 (1)
Landscaping & Screening	Yes	(2)
Lighting	Yes	(8)

Other Critical Zoning Items	
ICP ped-bike trail and landscape easement	Yes (2)
Utility easements	None shown
Barrier free (ILHR 69)	Yes (6)

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



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **7149 Manufacturers Dr.**

The City of Madison Fire Department (MFD) 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.)

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

None on conditional use.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan