



PREPARED FOR THE PLAN COMMISSION

Project Address: 7065 Manufacturers Drive
Application Type: Conditional Use
Legistar File ID # [34908](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Ron Klaas, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: Don Stenbrotten, 7210 Timberwood Drive; Madison.

Requested Action: Approval of a conditional use to allow construction of personal storage facility at 7065 Manufacturers Drive.

Proposal Summary: The applicant and property owner are requesting approval to construct 2 personal storage warehouse buildings containing 15 units overall. The applicant wishes to commence construction of the facility as soon as all regulatory approvals have been granted, with completion anticipated in 2 phases over the next 12 months.

Applicable Regulations & Standards: Table 28-F1 in Section 28.082(1) of the Zoning Code identifies storage facilities and personal indoor storage as conditional uses in the IL (Industrial-Limited District) subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of personal storage facility at 7065 Manufacturers Drive subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 0.78-acre parcel located on the east side of Manufacturers Drive, approximately 900 feet north of Hoepker Road; Aldermanic District 17 (Clausius); DeForest Area School District.

Existing Conditions and Land Use: The subject site is undeveloped, zoned IL (Industrial-Limited District).

Surrounding Land Use and Zoning:

North: Light industrial and warehouse/ distribution uses, zoned IL (Industrial-Limited District);

South: Undeveloped lots in the Interstate Commerce Park subdivision, zoned IL;

East: City of Madison stormwater management tract, zoned CN (Conservancy District); Interstates 39-90-94; commercial shop and office buildings fronting onto Hoepker Road, zoned A (Agriculture District);

West: Undeveloped lots in the Interstate Commerce Park subdivision, zoned IL.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and surrounding properties located on both sides of Marsh Road generally north of Voges Road for Industrial uses.

The Hanson Road Neighborhood Development Plan (2000) identifies the subject site and surrounding properties for light industrial uses.

Zoning Summary: The site is zoned IL (Industrial-Limited District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	34,156 sq. ft. (Existing)
Lot Width	75'	128'
Front Yard	0'	25'
Side Yards	15' or 20% of building height	15' on north and south
Rear Yard	30'	30'
Maximum Lot Coverage	Maximum 75%	See Planning conditions
Floor Area Ratio	N/A	---
Maximum Building Height	N/A	---
Auto Parking	No minimum; maximum 1 per employee	2
Bike Parking	1 per 10 employees	2
Loading	N/A	0
Building Forms	N/A for storage warehouses	---
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Floodplain, Urban Design, Wellhead Protection, Landmarks, Waterfront Development	
<i>Prepared by: Tim Parks, Planning Division</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map F3). The adjacent City-owned stormwater management facility is shown as public land on the corridor map.

Public Utilities and Services: The property is served by a full range of urban services with the exception of Metro Transit, which currently does not provide service north of Dane County Regional Airport and Portage Road or west of the American Center.

Previous Approval

On February 7, 2005, the Common Council approved the rezoning of approximately 65 acres of land located on the north side of Hoepker Road west of Interstates 39-90-94 from Temp. A (Agricultural District) to M1 (Limited Manufacturing District) [1966 Zoning Code] and the preliminary and final plats of Interstate Commerce Park, creating 32 lots for industrial development and 1 outlot for public stormwater management. The final plat was recorded on November 29, 2005 and is subject to covenants, conditions and restrictions recorded the following day, which restrict the development of certain retail and service land uses in the plat that were allowed in the former M1 zoning district. The covenants, which were executed by the City of Madison as one of the co-developers of the subdivision, also subject the industrial lots to specific design requirements enforced by a private design review board.

Project Description

The applicant is requesting approval of a conditional use to allow construction of 2 personal storage warehouse buildings containing 15 units overall on a 128-foot wide, 266.84-foot deep lot in the Interstate Commerce Park industrial subdivision. The first storage building to be constructed will be a 112-foot wide, 50-foot deep building containing 8 storage units to be located closest to Manufacturers Drive. The remaining 7 units will be housed in a 98-foot wide, 50-foot deep building at the rear of the property adjacent to the City-owned stormwater management outlot that abuts the site on the east. Access to the buildings will be provided by a single 30-foot wide driveway from the public street, with 2 automobile parking stalls shown. The 2 buildings will primarily be clad in standing seam metal siding, with the exception of the western wall of the western building, which will have an EIFS and stone façade facing Manufacturers Drive, and the western wall of eastern, rear building, which will parallel Manufacturers Drive and have a masonry façade.

Analysis and Conclusion

Storage facilities and personal indoor storage facilities are conditional uses in the IL (Industrial-Limited) district subject to supplemental regulations that no commercial transactions shall be permitted other than the rental of storage units, and that the plans for onsite circulation and driveway locations be reviewed as part of the conditional use review process to ensure that the site design accommodates a logical and safe vehicle and pedestrian circulation pattern.

The Planning Division believes that the development of 2 proposed storage buildings on the subject site can meet the conditional use standards and supplemental regulations. The statement of purpose for the IL district generally recommends that a mix of light manufacturing, office, flex-space, and storage and warehousing uses be developed on parcels with relatively direct access to the regional highway system in a manner consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood plans, which in this case is the 2000 Hanson Road Neighborhood Development Plan. The neighborhood development plan recommends that light manufacturing and assembly uses and warehousing/distribution uses be developed in this portion of the planning area.

The Hanson Road Neighborhood Development Plan also provides general development guidelines for this area. Due to its proximity to Interstates 39-90-94 and US Highway 51, the planning 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 [Specific Manufacturing] 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”.

Staff believes that the proposed storage buildings generally achieve the design goals and objectives in the Hanson Road Neighborhood Development Plan. As noted in the Previous Approval section of this report, the Interstate Commerce Park plat was subjected to covenants, conditions and restrictions that, among other things, included specific design requirements created in part to implement the “gateway” design recommendations of the neighborhood development plan. The design review board for the subdivision granted approval of the project as noted in the attached correspondence dated May 13, 2014.

In addition to finding that the proposed conditional use is generally consistent with land use and design recommendations for the area, staff does not believe that the project will have a negative impact on the uses, values and enjoyment or normal and orderly development of the surrounding properties. The character of the proposed personal storage facility appears to be consistent with the character of other new buildings that have been developed so far in the Interstate Commerce Park subdivision, as well as in the Center of Industry and Commerce subdivision located further to the south across Hoepker Road.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of personal storage facility at 7065 Manufacturers Drive subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

1. The site plan shall be revised prior to issuance of permits to include the lot coverage for the project per the definition for lot coverage in Section 28.211 of the Zoning Code.
2. The building plans shall be revised prior to issuance of permits to clearly identify all of the materials to be used on both buildings.
3. That the landscaping plan be revised prior to issuance of permits to include the planting of at least one over-story deciduous tree at the rear of Building 2 to enhance the appearance of the site from Interstates 39-90-94 as generally recommended by the adopted neighborhood development plan.

The following conditions of approval have been submitted by reviewing agencies:

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

4. Obtain a permit for private storm sewer work within the adjacent public storm pond parcel.
5. The applicant shall provide a plan for sanitary sewer lateral if the office is to have a bathroom.
6. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.

7. All damage to the pavement on Manufacturers Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
8. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
9. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than 1 acre and contains a commercial building, the City is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
10. Prior to final approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
11. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
12. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
13. 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.

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

14. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
15. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

16. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

17. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

18. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.