

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 3, 2006

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct a new one-story retail building containing 8,000 square feet of floor area on the site of an existing shopping center which currently contains 48,000 square feet of floor area located at 1701 Thierer Road.
2. Applicable Regulations: Section 28.09(3)(d)24 requires that new construction or additions to existing buildings which result in the total square footage of all buildings on a zoning lot exceeding 40,000 square feet in gross floor area where the primary use is intended for retail use must obtain a conditional use permit. This section also requires that the applicant provide an analysis of the proposed development's impacts on the transportation system to the Office of the Traffic Engineer, and that the Urban Design Commission shall review the design and appearance of the proposed development.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Robert Brigham, 4726 East Towne Boulevard, Suite 220, Madison, WI 53704; 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 construction of the proposed development as soon as all land use approvals have been obtained. The applicant hopes to have this development completed and ready for occupancy by November 2006.
4. Parcel Location: Northeast corner of the intersection of Thierer Road with Lien Road, southeast of East Towne Boulevard, Aldermanic District 17, Madison Metropolitan School District.
5. Parcel Size: This parcel contains 238,365 square feet (5.47 acres).
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Retail shopping center containing 48,000 square feet of floor area.
8. Proposed Use: Construction of a new retail building on this site which will contain 8,000 square feet of floor area for a total retail development of 56,000 square feet. The proposed structure will necessitate the removal of 52 existing surface parking stalls.

9. Surrounding Land Use and Zoning: The subject property is located within the East Towne Mall Regional Shopping District zoned C3L. Additional retail, manufacturing and distribution uses are located south of the Lien Road corridor zoned C3L, M1 and C3.
10. Adopted Land Use Plan: This area is recommended as RMU-Regional Mixed-Use District in the recently adopted Comprehensive Plan. In addition, the subject property is located within the boundaries of the East Towne-Burke Heights Neighborhood Development Plan. This neighborhood plan recommends the subject property for shopper's retail and shopper's service 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 conditional use standards. This application also comes under the jurisdiction of development review requirements for large retail developments. As an existing development, in large part, development proposals must comply with the large retail development standards to the extent possible, given the constraints of existing sites and structures.

ANALYSIS, EVALUATION AND CONCLUSION:

The existing retail shopping center located at 1701 Thierer Road consists of two 1-story structures originally constructed in 1994-1995. At this time, the applicant wishes to construct a new 1-story retail building on this site which will contain an additional 8,000 square feet of floor area. The existing and proposed uses of these structures are permitted uses in the C3L zoning district. The proposed development will result in a total of 56,000 square feet of retail space on this 5.47 acre site.

The Zoning Code requires that retail developments in excess of 40,000 square feet of floor area must obtain a conditional use permit. The Zoning Code also requires that these developments provide an analysis in accordance with the guidelines established by the Office of the Traffic Engineer of the proposed development's impact on the transportation system. The applicant has been in contact with the Traffic Engineering office and the report of the Traffic Engineer will discuss these impacts.

The Zoning Code also requires that the Urban Design Commission review the design and appearance of retail establishments in excess of 40,000 square feet. The Urban Design Commission, at their April 19, 2006 meeting, reviewed the proposed development and has recommended initial approval for this proposal (see attached report). In addition to Urban Design Commission review, City ordinance requires compliance with design requirements for large

retail establishments. This ordinance does give consideration to alterations to and expansion of existing retail developments and recognizes the constraints of existing sites and structures.

This development proposal does comply with many of the requirements of the large retail establishment design ordinance. These include placing of new buildings in close proximity to an adjacent street frontage, reducing off-street parking provisions to closer to minimum requirements where practical, providing the maximum practical amount of greenspace and landscaping materials, increasing pervious areas, and installing additional tree islands in existing parking facilities. This development proposal includes a new retail building which will be located approximately 6-feet from the Thierer Road right-of-way, which will result in the removal of 52 existing off-street parking stalls. In addition, the applicant is providing increased lawn and other pervious areas replacing a portion of the former parking facility near the proposed building, including additional landscape materials. This proposal will also remove 15 other off-street parking stalls which will be replaced with additional tree islands. The off-street parking provision on this site will be reduced from an initial amount of 316 stalls to a total of 245 stalls to support this expanded retail development. Planning Unit staff feel that this proposal has substantially met the requirements of the large retail design provisions and should be able to meet the conditional use standards.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve an additional 8,000 square foot retail building located on a site of an existing 48,000 square foot retail development at 1701 Thierer Road, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall secure final approval from the Urban Design Commission prior to requesting staff sign-off on the final development plans.



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

May 4, 2006

TO: Plan Commission

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

SUBJECT: **1701 Thierer Road –Conditional Use – Construct New 8000 Sq. Ft. Retail**

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. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. 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'.
3. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches 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.
4. The applicant should show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
5. 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: jjbienot@tjkdesignbuild.com

DCD:DJM:dm

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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: May 1, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1701 Thierer Road 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. Address for the new building is 1651 Thierer Road.

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: 1701 Thierer Road 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 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 sign-off.

- 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 izenchenko@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 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.

- 4.15 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 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. 8
- 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.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 5, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1701 Thierer Rd

Present Zoning District: C3L

Proposed Use: Construct a new 8,000 sq. ft. retail building

Conditional Use: 28.04(24) A Planned Commercial Site is a conditional use.
28.09(3)(d)24. Retail centers, where the total square footage of buildings on the lot exceed 40,000 sq. ft., are 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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. 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.
 - b. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Show the existing three 10' x 50' loading areas on the site as well as the proposed loading for the new building. See zoning for location on approved site plan dated 8/8/94.
3. Provide **24** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan disbursed among the retail center. **A minimum of four of the stalls shall be conveniently located at the proposed 8,000 sq. ft. bldg.** 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.**

4. 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.

5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	238,365 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	5'
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	187 (total center 56,000 s.f.) of the 187 stalls, 27 are req. for new retail bldg.	244
Accessible stalls	7 min.	8 existing <u>1 proposed</u> 9 total (1)
Loading	1 (10' x 35') area at new bldg. 3 (10' x 50') existing bldgs.	(2)
Number bike parking stalls	24	(3)
Landscaping	as shown	adequate (4)
Lighting	No	(5)

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.

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AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 19, 2006

TITLE: 1701 Thierer Road – New Construction,
Retail Exceeding 50,000 Square Feet. 17th
Ald. Dist. (03206)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 19, 2006

ID NUMBER:

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

SUMMARY:

At its meeting of April 19, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of new retail construction exceeding 50,000 square feet located at 1701 Thierer Road. Appearing on behalf of the project were John Bieno and John Brigham. Bieno provided a detailed overview on a more fully developed building's elevations and plan details for the infill, multiple-tenant retail building. Following the presentation the Commission expressed concerns on the following:

- Need a landscape worksheet for the whole site as well as to provide for additional details for address the previously stated requirement to bring all surface parking areas up to code in regards to accessibility, landscaping and lighting for the entire site development plan.
- The need to provide more specific details on each of the building's elevations especially the canopy elements.
- Need color elevations and color photos of the existing retail center.
- Need to enhance entry treatment to the building especially the parking lot side in addition to providing bike rack details and locations.

Following discussion, the Commission noted that it appreciated the original windows on all sides of the structure as well as a door to the street and an accessible walkway.

ACTION:

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (9-0). The motion required address of 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 6, 6, 6.5, 6.5, 6.5, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1701 Thierer Road

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

General Comments:

- Nice infill creating an architectural corner statement where once there was none – nice!
- It's exciting that the parking lot is getting partially filled in, and with a decent building to boot.
- Moving in right direction.
- Good project in strip mall context. Rain gardens.
- We need to see colored elevations. Concerned that building may look disjointed when color is applied to building elements.
- Need worksheet for the entire lot with the landscape inventoried and updated to meet code. Great ped access and window placement. Add trees in more of the parking lot islands.
- Revise south end entries to provide more inviting entrance – too stark as presented – canopies over doorways would be good.



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: 5/5/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1701 Thierer Rd.

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.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Madison Metro Transit System

1101 East Washington Avenue
Madison, Wisconsin, 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778



May 8, 2006

TO: Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: 1701 Thierer Road – East Pointe Plaza

Metro Transit 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.)

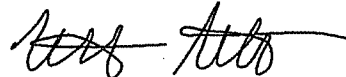
1. The applicant shall install a concrete passenger boarding pad on the north side of Lien Road, approximately eight feet east of bus stop sign pole #9537. This bus stop is located about 180 feet west of the parcel's Lien Road driveway access, and 200 feet east of the Lien Road intersection with Thierer Road. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The developer shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. Metro Transit operates bus service seven days a week along Lien and Thierer roads.
4. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 261-4289
or by email at <tsobota@cityodmadison.com>
if you have questions regarding the above items.

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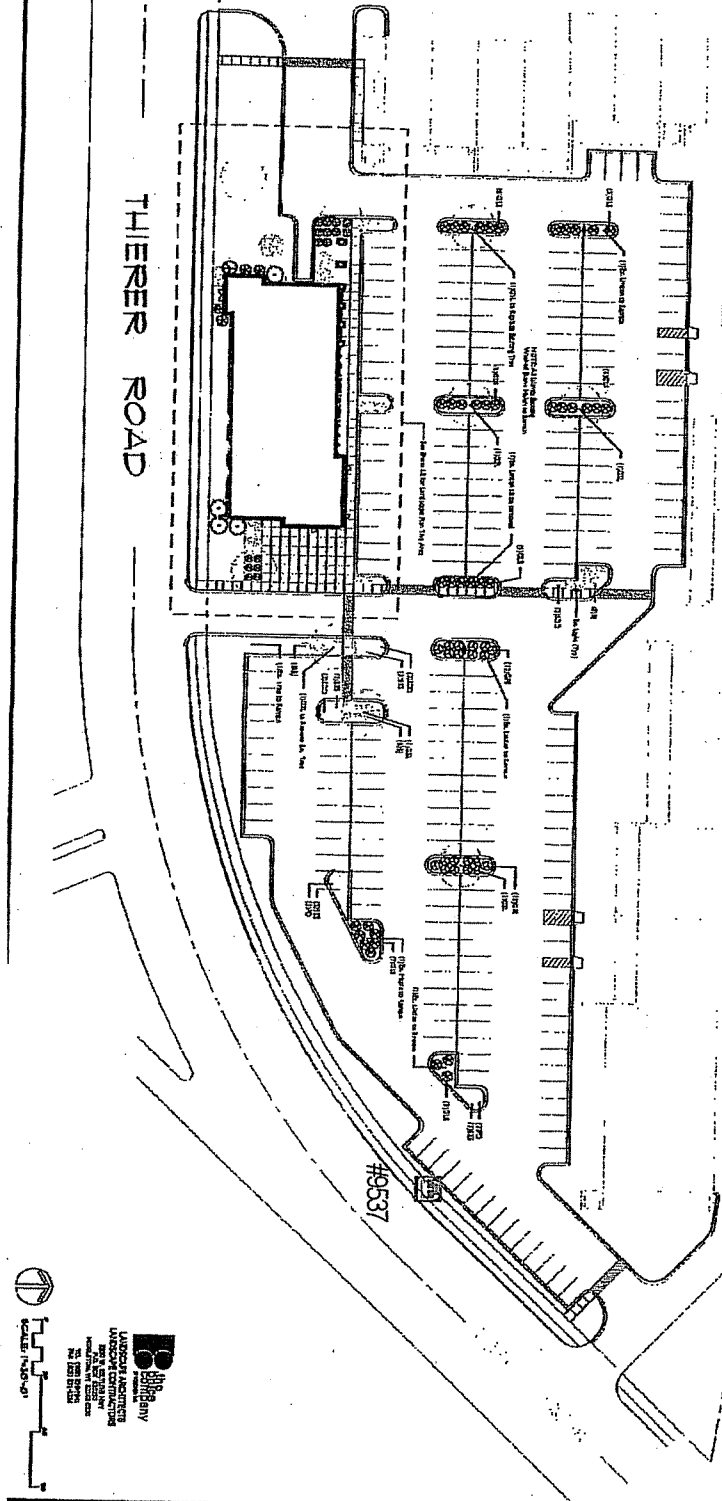
Digitally signed
by Tim Sobota
Date: 2006.05.08
07:45:22 -06'00'

CC: Project contact person, John Bieno: jjbien0@tjkdesignbuild.com (email)
Atch. Exhibit page "L1 Landscape Plan" [4/5/2006], notated with approximate amenity location



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THIERER ROAD



GENERAL NOTES
 1. All work shall be in accordance with the specifications and drawings.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all existing utilities.
 4. The contractor shall be responsible for the removal and disposal of all debris.
 5. The contractor shall be responsible for the protection of all existing structures and utilities.
 6. The contractor shall be responsible for the installation and maintenance of all landscaping.

Plant/Species	Quantity	Notes
1. Oak	10	Plant in 10' x 10' pits
2. Maple	10	Plant in 10' x 10' pits
3. Birch	10	Plant in 10' x 10' pits
4. Redwood	10	Plant in 10' x 10' pits
5. Dogwood	10	Plant in 10' x 10' pits
6. Magnolia	10	Plant in 10' x 10' pits
7. Hydrangea	10	Plant in 10' x 10' pits
8. Camellia	10	Plant in 10' x 10' pits
9. Azalea	10	Plant in 10' x 10' pits
10. Lilac	10	Plant in 10' x 10' pits
11. Forsythia	10	Plant in 10' x 10' pits
12. Juniper	10	Plant in 10' x 10' pits
13. Yew	10	Plant in 10' x 10' pits
14. Cedar	10	Plant in 10' x 10' pits
15. Red Pine	10	Plant in 10' x 10' pits
16. White Pine	10	Plant in 10' x 10' pits
17. Spruce	10	Plant in 10' x 10' pits
18. Fir	10	Plant in 10' x 10' pits
19. Hemlock	10	Plant in 10' x 10' pits
20. Larch	10	Plant in 10' x 10' pits
21. Cypress	10	Plant in 10' x 10' pits
22. Juniper	10	Plant in 10' x 10' pits
23. Yew	10	Plant in 10' x 10' pits
24. Cedar	10	Plant in 10' x 10' pits
25. Red Pine	10	Plant in 10' x 10' pits
26. White Pine	10	Plant in 10' x 10' pits
27. Spruce	10	Plant in 10' x 10' pits
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98. Fir	10	Plant in 10' x 10' pits
99. Hemlock	10	Plant in 10' x 10' pits
100. Larch	10	Plant in 10' x 10' pits

LANDSCAPE ARCHITECTURE
 1234 MAIN STREET
 MADISON, WISCONSIN 53703
 TEL: 608-251-1030
 FAX: 608-251-1032

4-B-06

PROPOSED FACILITY FOR
EAST POINTE PLAZA
RETAIL
 MADISON, WISCONSIN

ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.
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634 West Main Street
 Madison, WI 53703
 608-251-1030
 FAX 608-251-1032



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