



PREPARED FOR THE PLAN COMMISSION

Project Address: 2702 Agriculture Drive
Application Type: Conditional Use
Legistar File ID # [69564](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: John Bieno, TJK Design Build, Inc.; 612 W Main Street; Madison.

Property Owner: Olympic Building Wisconsin, LLC; 5419 N Sheridan Road; Chicago, Illinois.

Requested Action: Consideration of a conditional use in the Suburban Employment (SE) District for an auto repair business at 2702 Agriculture Drive.

Proposal Summary: The applicant is requesting approval of a conditional use to allow portion of an existing one-story office building to be converted into an auto repair business specializing in the calibration of automobile electronics following body repairs (it is not an actual body shop). The remainder of the building will continue as offices. Conversion of the tenant space into the auto repair business will include the addition of overhead doors and the creation of vehicle repair bays on the western side of the building; an enclosed area will also be created outside the building for vehicle storage. Conversion of the building to accommodate the auto repair use will commence as soon as all regulatory approvals have been granted, with completion and occupancy of the space anticipated in fall 2022.

Applicable Regulations & Standards: Table 28F-1 in Section 28.082(1) of the Zoning Code identifies auto repair stations/businesses as a conditional use in the SE (Suburban Employment) zoning district subject to supplemental requirements in Section 28.151. An ‘Auto Repair Station (Business)’ is defined in Section 28.211 of the Zoning Code as a “shop or business where the following services may occur: general motor vehicle repair; engine rebuilding or reconditioning of motor vehicles; and minor collision service.” 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 for an auto repair business at 2702 Agriculture 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: An approximately 2.5-acre parcel located at the southwesterly corner of Agriculture Drive and Dairy Drive; Aldermanic District 16 (Currie); Madison Metropolitan School District.

Existing Conditions and Land Use: A one-story, approximately 19,050 square-foot office building, zoned SE (Suburban Employment District). Parking for the subject site is located south of the building, which is accessed by driveways from Agriculture Drive and Dairy Drive.

Surrounding Land Uses and Zoning:

North: Laforce (building specialties, doors, etc.), zoned SE (Suburban Employment District).

South: One-story multi-tenant flex commercial buildings, zoned SE;

West: One-story multi-tenant flex commercial buildings, Second Harvest food bank and offices, and SCS Engineers, zoned SE;

East: State of Wisconsin Laboratory of Hygiene and Department of Trade, Agriculture and Consumer Protection, zoned SE.

Adopted Land Use Plan: The 2018 Comprehensive Plan recommends the subject site and surrounding properties for Employment (E). Properties nearby to the north and west are recommended for Industrial (I).

Zoning Summary: The site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	108,596
Lot Width	65'	320'
Front Yard	5'	Existing front yard
Side Yards	5'	Existing side yard
Rear Yard	30'	Existing rear yard
Maximum Lot Coverage	75%	56.5%
Minimum Building Height	22'	Existing; no change proposed
Maximum Building Height	5 stories/ 68'	Existing; no change proposed
Auto Parking	None	63; existing
Accessible Parking	3	3
Bike Parking	2	8
Loading	None	1 (10 X 35')
Building Forms	Free-standing Commercial Building	Existing; no change proposed
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Urban Design, Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, Barrier Free, Landmarks	
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit, which operates seven-day service along Agriculture Drive, with stops at the Dairy Drive intersection.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for Automobile Repair Stations/Businesses in the SE district:

- (a) All automobile servicing and repair activities shall be carried on within an enclosed building.

- (b) No automobile servicing and repair activities may take place between the hours of 7:00 p.m. and 7:00 a.m. unless all of the building's windows and doors are closed.
- (d) The following activities and equipment are allowed outside if located within the rear yard and building envelope, and at least 50 feet from a residential zoning district:
 - 1. Storage of vehicle parts and refuse.
 - 2. Temporary storage of vehicles during repair and pending delivery to the customer.
 - 3. Vacuuming and cleaning.
- (e) Outside storage or parking of any disabled, wrecked, or partially dismantled vehicle is not allowed for a period exceeding ten days during any thirty-day period.
- (f) No building, structure, canopy, gasoline pump, or storage tank shall be located within twenty-five (25) feet of a residential zoning district.

Project Description, Analysis and Conclusion

The applicant is seeking approval of a conditional use to allow approximately half of a one-story, 19,050 square-foot office building located at 2702 Agriculture Drive at the southwesterly corner of Dairy Drive to be converted into an auto repair business.

According to the applicant and representations made by the project team, Precision Diagnostics, the proposed auto repair business will specialize in the calibration of automobile electronics (cameras, sensors, etc.) following collision repairs. No body work will occur on-site; body repair will occur off-site by third parties, who will contract with the applicant for the electronics work. Plans submitted with the request call for the westerly half of the building interior to be redesigned to include an open vehicle repair area with six vehicle lifts and other specialty repair equipment. Access to the repair bays will be provided by the addition of three overhead garage doors along the western wall of the building. In addition to the repair bay, other parts of the building will be reconfigured into office and support spaces for the business, with the remaining easterly half of the building to be left as leasable office space. The letter of intent notes that the hours of operation for the business will be 6:00 a.m. to 10:00 p.m.

Outside the building, the plans call for a portion of the existing parking lot south of the building to be enclosed adjacent to Dairy Drive to create a secure vehicle storage area for vehicles awaiting service and finished vehicles. Additionally, the area west of the building will be paved to create access to the new repair bay. A total of 63 automobile parking spaces will serve the site following creation of the enclosed storage area, with eight bike parking spaces proposed adjacent to the main building entrance along the south façade.

The Planning Division does not believe that the request to convert a portion of the existing one-story building into an auto repair business will negatively impact the uses, values, or enjoyment or the normal and orderly development and improvement of surrounding properties and believes that the Plan Commission may find that the conditional use standards and supplemental regulations met subject to the conditions in the 'Recommendation' section that follows. The specialized auto repair business proposed should complement the various employment, light industrial and commercial services located on surrounding properties, which are recommended for a mix of Employment and Industrial uses per the 2018 Comprehensive Plan. However, while the applicant states that the proposed user is a "clean" auto repair business by virtue of the technical aspects of the repair services provided, the establishment of an auto repair business at this location could transition to

a more conventional one without additional approvals by the Plan Commission. Staff will note, however, that major body/collision work would not be permitted on this site, as that use is not allowed in the SE district.

No alder, public, or neighborhood association comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the auto repair conditional use request as submitted.

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 for an auto repair business at 2702 Agriculture Drive subject to input at the public hearing and the following conditions:

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. This site appears to disturb less than one acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC), or Department of Safety and Professional Services (DSPS) is required, as the City of Madison Building Inspection Department is an approved agent for DSPS.
2. The proposed manhole S-5 over the City sewer will be a City of Madison sanitary manhole. Connection to City sewer main will require a right of way permit approval of the sewer main connection. City sewer being connected to is 8-inch diameter according to City records and not 6-inch diameter as shown on the plans.
3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
4. An Erosion Control Permit is required for this project.
5. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
6. Revise the site plan 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.
7. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
8. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE)

computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

9. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

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 submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering.

Reduce peak discharge from the site by 15% during a 10-year storm event compared to existing conditions.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.

Provide volume control limiting the post construction volumetric discharge to 95% of the peak existing discharge volume during a 10 year event.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

11. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

12. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division—Mapping Section (Contact Jeff Quamme, (608) 266-4097)

13. There is a substantial amount of landscaping proposed within the public drainage ways. The placement of any landscaping within the easement shall require the approval of City of Madison Storm Water Engineering Staff prior to final sign off.

14. The proposed hydrant is in the middle of the public drainage easement. The hydrant shall be moved to very near the limits of the drainage easement or entirely outside of the easement.

15. Show and label the 15-foot Wide public utility easement adjacent to the right of way of Agriculture and Dairy Drives. The majority of the perimeter landscaping would be within the Utility Easement. The major deciduous trees shall be removed from the utility easement. A Digger's Hotline locate of the utilities shall be completed and the location of the utilities shown on the site plan to identify conflicts.
16. The address of the Precision Diagnostics is 2702 Agriculture Drive Suite 100. The remaining white box area will have suite addresses determined when build out plans are submitted for review. 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.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

17. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
18. 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.
19. 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.
20. All parking facility design shall conform to the standards in MGO Section 10.08(6).
21. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
22. All pedestrian walkways adjacent parking stalls shall be seven feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
23. The applicant shall provide a clearly defined five-foot walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
24. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4450)

25. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. The entire site must be brought up to compliance with Sec. 28.142 Landscaping and Screening Requirements, including interior parking lot landscaping and development frontage landscaping.
26. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. A chain link fence is not permitted.
27. Outdoor storage areas shall be screened from abutting residential uses with a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than eight (8) feet. A chain link fence is not permitted.
28. Compliance with all supplemental regulations in Section 28.151 for auto repair stations is required.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

29. An existing inventory of street trees located within the right of way shall be included on the site, demo, and landscape plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
30. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and landscape plan sets.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

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| <ol style="list-style-type: none">31. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop on the west side of Agriculture Drive, south of Dairy Drive (#7458). The applicant shall include the location of these facilities on the final documents filed with their permit application so that Metro Transit may review and effectively plan for City transit access to this property. |
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Fire Department (Contact Bill Sullivan, (608) 261-9658)

This agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

This agency reviewed this request and has recommended no conditions of approval.