PLANNING DIVISION STAFF REPORT

October 7, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address: **6910 Seybold Road**

Application Type: Conditional Use

Legistar File ID # 84828

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Meagan Tuttle, AICP, Planning Division Director

Summary

Applicant: Thomas B. Sanford; Sanford Enterprises, Inc.; 437 S. Yellowstone Drive, Suite 203; Madison, WI 53719

Property Owner: Royal Partners, LLC; 4406 Woods End; Madison, WI 53711

Requested Actions: Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a two-story, mixed-use building with roughly 3,000 square-feet of commercial space and two apartments at 6910 Seybold Road.

Proposal Summary: The applicant proposes to construct a two-story, mixed-use building which will house an Indian and Pakistani grocery store on the ground floor and two residential units on the second.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28D-2 in MGO Section 28.061(1) notes that *Dwelling Units in a Mixed-Use Building* are conditional uses in the Suburban Employment (SE) District. The Supplemental Regulations [MGO §28.151] contain further regulations for the use. The property is located in Urban Design District #2. MGO Section 33.24 provides the Urban Design review process and standards for UDD #2.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards are met and **approve** the conditional use for dwelling units in a mixed-use building to allow construction of a two-story mixed-use building with roughly 3,000 square-feet of commercial space and two apartments at 6910 Seybold Road, subject to the input at the public hearing, the approval of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 7 of this report.

Background Information

Parcel Location: The 20,651-square-foot (roughly 0.47-acre) parcel is located along the north side of Seybold Road, just to the east of the intersection with S Gammon Road. It is also located within Alder District 19 (Guequierre); Urban Design District 2; and the Middleton-Cross Plains School District.

Existing Conditions and Zoning: The subject site is currently undeveloped and is zoned CC (Commercial Center District).

Surrounding Land Uses and Zoning:

North: Beltline Highway;

South: BRE Chiropractic and Wendy's along east side of S. Gammon Road, zoned CC (Commercial Center District) in the City of Madison; retail buildings on the south side of Seybold Road in the Town of Middleton;

West: A Verizon store, zoned CC, beyond which is S Gammon Road; and

East: A Quality Inn hotel in the Town of Middleton.

Adopted Land Use Plans: The subject parcel and other nearby commercial properties are recommended for General Commercial (GC) uses by the 2023 Comprehensive Plan. While the parcel is also located within the boundaries of the 2008 Southwest Neighborhood Plan, the plan however includes no specific land use or zoning recommendations for the property.

Zoning Summary: The project is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard Setback	0' or 5'	75.7'
Max. Front Yard Setback	85'	75.7'
Side Yard Setback: Other cases	One-story: 5' Two-story or higher: 6'	10' east side
Rear Yard Setback	The lesser of 20% of lot depth or 20'	68'
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (640 sq. ft.)	Adequate
Maximum Lot Coverage	85%	68.8%
Maximum Building Height	5 stories/78'	2 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	16
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Yes	1
Loading	Not required	None
Number Bike Parking Stalls	Food and related goods sales: 1 per 2,000 sq. ft. floor area (2) Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom; (3) 1 guest space per 10 units (0) (5 total)	4 surface 4 bike room (8 total)
Landscaping and Screening	Yes	Yes (*See Comments #34 & #36*)
Lighting	Yes	Yes
Building Form and Design	Yes	Flex building (*See Comments #33 & #35*)

Other Critical Zoning Items	
Yes:	Urban Design (UDD #2), Utility Easements; Barrier Free (ILHR 69)
No:	Historic District; Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, TOD Overlay

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates daily all-day transit service along Gammon Road near this property - with trips at least every 30 minutes. Metro Transit operates additional daily all-day transit service along Watts Road near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

Project Description

The applicant is requesting approval of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a two-story mixed-use building with roughly 3,000 square-feet of commercial space and two apartments at 6910 Seybold Road. The 0.47-acre parcel is located along the north side of Seybold Road, just to the east of the intersection with S Gammon Road.

The proposed building has a roughly 3,000-square-foot grocery store on the ground floor, which, according to submitted materials, will sell Indian and Pakastani food. The main entrance is located on the south façade, near the southwest corner of the building. The store occupies the southern roughly two-thirds of the footprint with a storage room and walk-in cooler occupying the northern third. At the northeast corner of the ground floor are the two entrances to the two upstairs residential units, which each have three bedrooms and two bathrooms. Also located at this corner of the ground floor is a small bike room containing four long-term bicycle stalls (to be used by the residential tenants).

The site will take access from Seybold Road via a curb cut located at the southeast corner of the adjacent site to the west. The subject site will share cross-access with this neighboring site to use this one curb cut. As for surface parking, to the south of the building are 12 surface stalls (including one accessible) for commercial patrons. Another four stalls are located to the north of the building for the occupants and guests of the two residential units.

As for exterior materials, the building will be clad primarily with a combination of olive-colored fiber cement paneling and lap siding. Beige-color engineered wood paneling will be used as an accent material to call out the commercial component. Regarding the floor-to-ceiling commercial storefront units, particularly the glazing along the south façade, Zoning Staff will require the applicant to reduce the amount of spandrel glass to a maximum of 20 percent of the required area of the window and door openings in order to satisfy MGO Section 28.060(2)(d)1.

A retaining wall with roughly five feet of exposure will run parallel to the east property line, from near the southeast corner of the site to the southeast corner of the building. Another wall will run from the northeast corner of the building and wrap around the residential parking stalls located to the north of the building before continuing south and terminating flush with grade. The applicant has identified the elevated area above this wall to the north and east of the building and parking areas which will satisfy the usable open space requirement.

Analysis & Conclusion

This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28D-2 in MGO Section 28.061(1) notes that *Dwelling Units in a Mixed-Use Building* are conditional uses in the Suburban Employment (SE) District. The Supplemental Regulations [MGO §28.151] contain further regulations for the use. The property is located in Urban Design District #2. MGO Section 33.24 provides the Urban Design review process and standards for UDD #2.

Conformance with Adopted Plans

The subject parcel and other nearby commercial properties are recommended for General Commercial (GC) uses by the 2023 Comprehensive Plan while the 2008 Southwest Neighborhood Plan includes no specific land use or zoning recommendations for the property. Importantly, on Page 24, the Comprehensive Plan provides the following note regarding residential uses in GC area (emphasis added):

> *"General Commercial (GC) areas provide the city's population with a wide range of retail goods and services, including certain business and professional offices. GC districts are not generally recommended for residential uses, especially those that are adjacent to highways due to noise impacts, though such uses may be considered as part of a conditional use under relevant zoning districts when there is adequate access to parks, transit, and a walkable street network. GC includes automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities."*

Regarding transit access, Metro Transit operates daily all-day transit service along Gammon Road near this property - with trips at least every 30 minutes. Metro Transit operates additional daily, all-day transit service along Watts Road (the nearest stop is located on the west side of the intersection with S Gammon Road roughly 550 feet south of the property), with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays). Staff note that there are sidewalks between the subject site and both sets of bus stops.

Regarding a walkable street network, while there are sidewalks leading both north and south along S Gammon Road, there are none heading east on Seybold Road. Sidewalks heading east and west however, are located one block to the south, along Watts Road. As for other notable destinations nearby, there are sidewalks from the subject site to the Walmart located roughly 0.5 miles to the west, the West Towne Mall located 0.4-miles to the northwest, and Woodman's supermarket approximately one block to the south at the intersection of S Gammon Road and Watts Road.

Finally, regarding the access to parks, the closest park, High Point Park, is located 0.7 miles to the west, along Watts Road. Staff note that there are existing sidewalks along the entire walk to the park.

While the proposed building overlooks the Beltline and is surrounded by commercial development, given the access to parks, transit, and walkable street network described above, Staff believes it possible to find that the location can provide access to these elements. Therefore, in giving 'due consideration' of the plan recommendation, Staff believe that on balance the Plan Commission can find the proposal compatible with the Plan's recommendation of General Commercial.

Conditional Use Standards

The Conditional Use approval standards state that the Plan Commission shall give due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

On balance, staff believes the Plan Commission can find the conditional use standards of approval are met. While the proposed building overlooks the Beltline and is surrounded by commercial development, the site does have half hour, all-day transit service nearby, a park 0.7 miles to the west, and a sidewalk network providing access to

commercial establishments supportive of residential uses within up to 0.5 miles to the west, northwest and south. Other residential development nearby is located just 0.15 miles to the southwest, on Watts Road. Staff does not believe that construction of a mixed-use development at this location would impede the normal and orderly development of the surrounding properties. At the time of report writing, staff is also not aware of any evidence that the use will be detrimental to or endanger the public health, safety, or general welfare or would impair or diminish the uses, values and enjoyment of the surrounding properties.

The site is located within Urban Design District #2 (UDD #2). As new buildings in UDD #2 require approval by the Urban Design Commission (UDC), the UDC is therefore an approving body for this request. At their meeting on September 25, 2024, the Urban Design Commission **granted the proposal INITIAL APPROVAL** (Legistar File 83657). (A copy of the report of the UDC has been included at the end of this staff report and the Staff Report to the Urban Design Commission is linked here as a reference). The motion, which passed with a unanimous vote, included the following conditions:

- The parapet wall shall be reduced in height and a mechanical screen used to screen the remote terminal units (RTUs).
- The landscape plan shall be revised to:
    - Show shredded bark mulch,
    - Relocate the canopy tree that is centrally located along the street side of the building that conflicts with the light pole, and
    - Incorporate plantings along the west property line as shown in the photometric plan.
- The applicant shall provide additional details (i.e. material cutsheet) for the proposed retaining walls.
- Adjust the window units to be located in the same module and to use the same proportions across windows.
- The location of light fixtures mounted over solid canopies shall be relocated to a location that does not conflict with the canopy and the light fixture shall be more appropriate for the use and UDD.
- The Commission would like to see a storefront elevation that is revised to meet the Zoning Code.

With initial approval from UDC, the proposal would be expected to return to UDC to obtain final approval with a design that addresses the conditions listed above. For more information, please see the plans, memos, and reports available with Legislative Item 83657.

On balance, staff believes that the Conditional Use Standards can be found met subject to input at the public hearing and comments from reviewing agencies.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for Dwelling Units in Mixed-Use Buildings:

(a) In the LMX, NMX, TSS and CC-T Districts, at least fifty percent (50%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential. Less non-residential frontage requires conditional use approval.

(b) Residential use shall be limited on the ground floor of buildings on King Street; South Pinckney Street; State Street; the 10 through 500 blocks of East Wilson Street; the 100 blocks of West and East Mifflin Streets; the 100 blocks of West and East Main Streets; and on the Capitol Square, which is formed by the 10 blocks of East

and West Mifflin, the 10 blocks of North and South Pinckney, the 10 blocks of East and West Main, and the 10 blocks of North and South Carroll Streets. Residential use is prohibited within the following areas:

1. The area of the lot abutting street frontages in Sub. (f) above, the lesser of a depth of forty feet (40') or forty percent (40%) of the depth of the lot as measured along these frontages.

(c) In residential districts, allowed uses are those specifically included and identified as permitted and conditional uses in the district use tables. The bulk requirements for the multi-family use in the district apply. (Cr. by ORD-22-00106, 10-21-22)

As the subject site is zoned CC (Commercial Center), Staff note that none of the above three supplemental regulations apply to the proposed development. Staff therefore note that the proposal meets the supplemental regulations.

Public Input

At time of writing, no public comments have been received regarding this proposal.

Conclusion

The applicant is requesting approval of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a two-story, mixed-use building with roughly 3,000 square-feet of commercial space and two apartments at 6910 Seybold Road.

On balance, staff believes the Plan Commission can find the conditional use standards of approval are met. While the proposed building overlooks the Beltline and is surrounded by commercial development, the site does have half hour, all-day transit service nearby, a park 0.7 miles to the west, and a sidewalk network providing access to commercial establishments supportive of residential uses within up to 0.5 miles to the west, northwest and south. Other residential development nearby is located just 0.15 miles to the southwest, on Watts Road. Staff does not believe that construction of a mixed-use development at this location would impede the normal and orderly development of the surrounding properties. These recommendations are subject to input at the public hearing and comments from reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards are met and **approve** the conditional use for dwelling units in a mixed-use building to allow construction of a two-story mixed-use building with roughly 3,000 square-feet of commercial space and two apartments at 6910 Seybold Road, subject to the input at the public hearing, the approval of the Urban Design Commission, and the following conditions from reviewing agencies:

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

City Engineering Division (Contact Tim Troester, 267-1995)

1. Direct connection to the storm system is required. Storm shall either be extended up Seybold Road from Gammon at the Developer's expense or the existing private storm serving the corner lot shall be extended to serve this lot and a cross lot drainage easement and maintenance agreement shall be presented to City Engineering and recorded at the Dane Co register of Deeds against the parcels.

2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

3. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

4. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

5. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

6. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, 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.

7. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)

8. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)

9. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))

10. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" 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. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html

    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. 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 Stormwater Management Permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.

    The Storm Water Management Plan & Report shall include compliance with the following:

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

    Electronic Data Files: 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. (POLICY and MGO 37.09(2))

    Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

    Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

    TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

    TSS Redevelopment not TMDL: Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.

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

    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.

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, 266-4097)

13. Add text referring to Doc. No. 5502695 to the Private Sanitary Sewer Easement and the Private Water Easement labels. Also add Doc. No. 5502695 to the Access Easement label.

14. Add a note to the plans that the site is subject to a Declaration of Storm Water Easement per Document No. 5502693.

15. Remove the reference to the 15' Wide Highway Slope Easement. The cited Doc No 1194091 is not an easement, the actual easement is per Award of Damages per Document No. 1161075 and expired when the Beltline and Gammon Road interchange was completed in the later 1960's.

16. A pylon sign is proposed within the ATC easement per Doc 4839248. Per the terms of the easement any structure or improvement within the easement requires written consent from ATC. Provide proof of the consent for the sign pylon within the easement area.

17. Clarify the Highway Setback note origins. This area was never platted that would have required a setback.

18. Street tree planting plan sheet A0.0 is using a prior proposed building. Update the site plan to show the current proposed building.

19. The address of the proposed grocery store is 6910 Seybold Rd, the first upper apartment (northerly apt) is 6912 Seybold Rd and the second upper apartment (southerly apt) is 6914 Seybold Rd. 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 Review (Contact Luke Peters, (608) 266-6543)

20. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.

21. 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.

22. 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.

23. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

24. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

25. All pedestrian walkways adjacent parking stalls shall be 7 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.

26. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

27. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

28. The applicant shall provide a clearly defined 5' walkway, from the front door to the public sidewalk, 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.

29. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

30. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

31. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, occurring after Plan Commission and Common Council approval of the project. TDM Plan review fees will be required as part of final site plan review sign off.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

32. It appears an existing abandoned ground sign is located at the northeast corner of the property. The abandoned sign must be removed prior to issuance of permits.

33. Reduce the amount of spandrel glass shown at the ground floor of the primary street façade (south elevation) to a maximum of 20% of the required area of the window and door openings. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass that mimics the appearance of windows may be used for up to twenty percent (20%) of the required area of the openings.

34. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

35. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

36. Submit a detail of the proposed rooftop mechanical screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

37. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

38. 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.

Fire Review (Contact Matt Hamilton, (608) 266-4457)

39. A fire alarm system and an automatic fire suppression system is required. Ensure contractors submit applications for work permits along with construction documents for all fire protection and/or life safety systems as specified in MGO 34.02, to the Madison Fire Department for approval prior to installation.

Parks Review (Contact Ann Freiwald, (608) 243-2848)

40. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24051 when contacting Parks about this project.

Forestry Review (Contact Bradley Hofmann, (608) 267-4908)

41. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/business/pw/specs.cfm) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

42. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained

from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Review (Contact Timothy Sobota, (608) 261-4289)

43. Metro Transit operates daily all-day transit service along Gammon Road near this property - with trips at least every 30 minutes. Metro Transit operates additional daily all-day transit service along Watts Road near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

44. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 67 Weekday & 51 Weekend. Please contact Metro Transit if additional analysis would be of interest.

URBAN DESIGN COMMISSION MEETING REPORT September 25, 2024

Agenda Item #: **2**

Project Title: 6910 Seybold Road - New Mixed-Use Building in Urban Design District (UDD) 2. (District 19)

Legistar File ID #: 83657

Members Present: Cliff Goodhart, Chair; Marsha Rummel, Shane Bernau, Wendy von Below, Rafeeq Asad, Jessica Klehr, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 25, 2024, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a new mixed-use building located at 6910 Seybold Road in UDD 2. Registered and speaking in support was Carl Miller.

Summary of Commission Discussion and Questions:

The Commission inquired about the plan discrepancies related to the retaining walls, landscaping, and signage shown on the plans as noted in the staff memo.

The Commission inquired about the modular retaining wall material. The applicant replied that it will be a concrete design block. The Commission noted they would like to see those details.

The Commission asked about the size of the fiber cement panels and whether the fasteners will be concealed. The applicant noted that they are going with a larger panel with a concealed fastener with painted reveals. The Commission confirmed that the horizontal reveals in the panels shown in the renderings on the east elevation would continue around the corner to the north elevation.

The Commission inquired about the parapet wall height and how that will relate to the screening of RTUs, noting that a mechanical screen may be required in addition to the parapet wall to effectively screen the RTUs, and if so, it may be beneficial to consider a screen material instead of a parapet wall. The applicant agreed that a mechanical screen could be used instead of a parapet wall, and they would be amenable to that change.

The Commission inquired about what trees are being removed, and whether there has been consideration to maintaining those proposed for removal. The applicant clarified that an existing cottonwood tree is proposed to be removed.

The Commission inquired about whether consideration was given to incorporating changes in plane where the two different fiber cement panels meet. The applicant noted that it is fairly coplanar, and that they could explore incorporating additional relief in this area.

The Commission noted that consideration should be given to maintaining the same datum lines with all canopies.

The Commission noted that overall, this is a nice composition for a small project, but the residential is a concern given the context, especially with regard to useable open space, and thinking about quality of life.

With regard to landscape, the lighting plan was the one plan that showed planting along that west edge, and there should be something there. The overall plant palette is good. The large deciduous tree in the front center of the street side of the site directly conflicts with a light pole and is located in a narrow space. The location should be changed. The planting beds should receive shredded bark mulch.

The Commission discussed the windows in the residential portion of the building, mullion depths, operability, and their lack of consistency across all elevations. The Secretary noted that the Zoning Administrator will ultimately make the call on whether or not the spandrel glass along the first-floor elevation meets the Zoning Code requirement for the maximum amount of spandrel; if it does not meet those requirements, it will need to be reduced.

The Commission noted that the light fixtures are utilitarian, and their locations could use another review as they conflict with solid canopies.

Action

On a motion by von Below, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the following conditions:

- The parapet wall shall be reduced in height and a mechanical screen used to screen RTUs.
- The landscape plan shall be revised to:
    - Show shredded bark mulch,
    - Relocate the canopy tree that is centrally located along the street side of the building that conflicts with the light pole, and
    - Incorporate plantings along the west property line as shown in the photometric plan.
- The applicant shall provide additional details (i.e. material cutsheet) for the proposed retaining walls.
- Adjust the window units to be located in the same module and to use the same proportions across windows.
- The location of light fixtures mounted over solid canopies shall be relocated to a location that does not conflict with the canopy and the light fixture shall be more appropriate for the use and UDD.
- The Commission would like to see a storefront elevation that is revised to meet the Zoning Code.

The motion was passed on a unanimous vote of (6-0).