



Report to the Plan Commission

November 5, 2012

Legistar ID #27782

6350 Town Center Drive

Zoning Map Amendment – Planned Unit Development

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: The applicant requests approval to rezone 6350 Town Center Drive from PUD-GDP (Planned Unit Development – General Development Plan) to PUD-GDP-SIP (Planned Unit Development Plan-General Development Plan and Specific Implementation Plan) for the purpose of constructing a new fire station (#13) for the Madison Fire Department.

Applicable Regulations & Standards: This project is subject to the standards for zoning map amendments and planned unit developments. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for planned unit developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments are met and forward Zoning Map Amendment 3631, rezoning 6350 Town Center Drive from the PUD-GDP District (Planned Unit Development – General Development Plan) to the PUD-GDP-SIP District (Planned Unit Development Plan-General Development Plan and Specific Implementation Plan) with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Applicant: Jack Blume; Zimmerman Architectural Studios; 2122 West Mount Vernon Avenue; Milwaukee, WI 53233

Contact / Owner: Jim Whitney, City of Madison, 210 Martin Luther King Drive #115; Madison, WI 53703

Proposal: The City proposes to construct a new fire station on an undeveloped 1.4 acre (60,028 square foot) parcel within the “Metrotech” development.

Parcel Location: This 1.4 acre parcel is within the Metrotech Plat and Planned Unit Development. The subject site is located on the north side of Town Center Drive at its intersection with Metro Terrace. The site is within Aldermanic District 3 and within the boundaries of the Madison Metropolitan School District.

Existing Conditions: The site is currently undeveloped.

Surrounding Land Use and Zoning: The site and surrounding area is within the Metrotech development. Much of this plat is undeveloped, though an 111-unit condominium development is located immediately south of the project site and zoned PUD-SIP. South of the Metrotech development is a large-lot single-family home and some developing small multi-unit residences zoned PUD-SIP on the opposite side of Milwaukee Street within Nelson’s Addition to Rustic Acres.

Adopted Land Use Plan: The Comprehensive Plan recommends employment uses for this site. The Sprecher Neighborhood Development Plan recommends commercial – office uses for this property.

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

Public Utilities and Services: This property is served by a full range of urban services, though City transit is not available at this location.

Zoning Summary: The property is an approved and recorded PUD-GDP (Planned Unit Development – General Development Plan). Zoning has reviewed the project based on the bulk standards established in the approved General Development Plan.

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	60,028 sq. ft. +
Lot width	50	164' +
Front yard	20'	56'
Side yards	40' west side (access easement) 20' east side.	45' west side 21 east side
Rear yard	10'	88'
Floor area ratio	0.8	0.24
Building height	5 Story Maximum	-
Number parking stalls	1 per two employees 1 per 4 seats community room	12
Accessible stalls	1	1
Loading	No	No
Number bike parking stalls	2	To be shown on final plans
Landscaping	No	Yes
Lighting	Yes	No
Other Critical Zoning Items	Urban Design (PUD), Utility Easement, and Barrier Free (ILHR 69)	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Review, Analysis, and Conclusion

The applicant requests approval to rezone the subject property from PUD-GDP (Planned Unit Development – General Development Plan) to PUD-GDP-SIP (Planned Unit Development Plan-General Development Plan and Specific Implementation Plan) for the purpose of constructing a new fire station (#13) for the Madison Fire Department.

The underlying General Development Plan for the Metrotech development was approved in 2002. In 2009, an amendment to the GDP zoning text was approved allowing “municipal fire stations” as a permitted use on the subject property. A CSM creating the current lot configuration was also approved at that time. The City of Madison purchased this property in 2009 with the intent of developing station #13.

The proposed fire station building has a first floor area of approximately 12,600 square feet with a 2,037 penthouse above a portion of the first floor. The letter of intent states that the building will provide a living area with eight (8) sleep spaces for fire department staff and EMT personnel. The building also includes office, storage, and apparatus bay space. Also included in the design is a community room, located in the front of the building that has a capacity of 38 occupants.

The proposal is consistent with the General Development Plan’s underlying bulk standards. The building is set back 56 feet from Town Center Drive. A direct sidewalk connection and a public patio area are proposed at the front of the building, surrounded by landscaping and low stone walls.

Vehicular access to the site is provided through a driveway along the western side of the building that leads to a 12-stall employee surface parking area and the apparatus bays. This driveway will also provide future access to the undeveloped lot immediately to the north, as specified within an existing access easement. The applicant notes that the public will be directed to utilize on-street parking on Town Center Drive.

The Urban Design Commission granted final approval of this application at their September 19 meeting and those minutes are attached. The building includes a durable material pallet featuring a stone veneer base, with face brick above. A standing seam steel roof is proposed. A tower element marks the center of the building, housing the aforementioned penthouse. The apparatus bay doors, located on the east side of the tower include large translucent doors. The tower and overhead doors and mark the visual terminus looking north from Metro Terrace Drive.

The project team participated in a neighborhood meeting and staff understands that there were no objections to this request. Please see the attached comments from Ald. Cnare.

Staff believes the applicable standards can be met and recommends approval.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments are met and forward Zoning Map Amendment 3631, rezoning 6350 Town Center Drive from the PUD-GDP District (Planned Unit Development – General Development Plan) to the PUD-GDP-SIP District (Planned Unit Development Plan-General Development Plan and Specific Implementation Plan) with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

1. Changes to the storm system shall be made in accordance with the guidance given at the meeting with City staff on September 10, 2012.
2. This development is subject to impact fees for the Door Creek North, Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued. (MGO Ch 20)
3. 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. (POLICY)
4. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)

5. All damage to the pavement on Town Center Drive, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
6. 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. POLICY AND MGO 10.29
7. 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.
8. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)

9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) Control 80% TSS (5 micron particle) off of new paved surfaces; b) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; c) Provide oil & grease control from the first 1/2" of runoff from parking areas; and d) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
10. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building,

sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

11. 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. (POLICY and MGO 37.09(2)) 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).
12. 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. (POLICY and MGO 37.09(2))
13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
14. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

Traffic Engineering Division (Contact Dan McCormick, 267-1969)

Comments were not received in time to be included in this report.

Fire Department (Contact Bill Sullivan, 261-9658)

15. Coordinate fire hydrant location with landscaping and transformer enclosure. Provide a minimum of 5 ft of clearance.
16. The site plans shall clearly identify the location of all fire lanes.

Zoning Administrator (Contact Pat Anderson, 266-5978)

17. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show the accessible path from the stalls to the building.
 - c. The accessible ramps shall not be within the striped out loading areas.
18. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.
19. Dimension building setbacks on final site plan.

20. Bike parking shall comply with City of Madison General Ordinances Section 28.11.
Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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.
21. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Water Utility (Contact Dennis Cawley, 261-9243)

22. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response to these requests.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to these requests.