



PLANNING DIVISION STAFF REPORT-ADDENDUM

December 12, 2016

PREPARED FOR THE PLAN COMMISSION

Project Address: 8102 Watts Rd. (District 9 – Ald. Skidmore)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [44733](#) and [43729](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

The applicant requests approval of a PD-GDP amendment and a new PD-SIP for the construction of a four-story, hotel building on a vacant lot in the Ganser Heights Planned Development.

At its November 21, 2016, at the request of the applicant, the Plan Commission referred the subject application request to its December 12, 2016 meeting. As part of the applicant's request for referral, the applicant has revised the plans to address the design-related key issues that were identified by staff, and the Urban Design Commission at their November 9, 2016 meeting, including:

- The lack of building orientation and relationship to the primary street frontage, Watts Road;
- The building design, specifically the use of EIFS at the ground level on the east façade, and integration of the HVAC louvers and grates into the building design; and
- The site landscaping, including relocating of the trash enclosure and maintaining consistency with the existing streetscape along Watts Road.

Since the November 21, 2016, Plan Commission meeting, the applicant has worked diligently to address the key issues identified by staff and the Urban Design Commission. The design changes that have been made to date are reflected in the attached plans and are summarized in the applicant's letter dated November 30, 2016, which is attached to this report, and for which a brief summary is provided below. In summary, the applicant has revised the development proposal as follows:

- Additional glazing and an awning feature have been incorporated on the south elevation to emphasize the entry and the flagpoles have been relocated to the Watts Road frontage.
- The overall amount of EIFS has been reduced on the south and east elevations with additional brick, and the HVAC louvers and grates have been better integrated into the building design by utilizing the same paint colors.
- The existing streetscape along Watts Road has been maintained along the subject property frontage, including tree plantings and fencing, and the trash enclosure has been relocated away from Watts Road to a location that is more internal to the project site.

Analysis and Conclusion

This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO. A summary of the Planned Development Standards is provided below. Please refer to the Staff Report dated November 21, 2016 for a detailed analysis of the Zoning Map Amendment standards and other information related to this request.

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Section 28.098(1), MGO for further information.

The specific approval standards for Planned Developments are provided in Section 28.098(2), MGO. This includes Standard (e), which requires the PD District plan coordinate architectural styles and building forms to achieve greater compatibility with the existing or intended character of the area.

Planning Division staff believes that the development proposal, as revised and incorporating the below Planning conditions of approval into the building design, will meet the Planned Development Approval Standards. Planning Division staff recognizes that while a number of modifications to the Watts Road building façade have been incorporated into the building design to better orient the building to the street frontage, staff believes that the following three conditions of approval will further enhance the street orientation and emphasize the building entry along Watts Road as well as improve the overall building design, including:

- Wrap the glazing and awning, or similar treatment (i.e. green wall, brick detailing, or alternative window treatment), around the building corner from the Watts Road (south) façade to the front (west) façade to create a more pronounced building corner and entry as well as minimize the blank wall expanse currently in this location;
- Add a window, or similar treatment, at the first floor on the south elevation to continue the fenestration pattern; and
- Expand the brick course along the east elevation to the entire first floor to create uniformity in the building materials application.

Incorporating the above-mentioned design changes into the overall building design, Planning Division staff believes that the Planned Development Approval Standards can be met.

The Applicant is required to return to UDC for final approval.

Recommendation

Planning Division Recommendation

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00252, rezoning 8102 Watts Rd. from PD-GDP (Planned Unit Development Plan-General Development Plan) to amended PD-GDP and PD-SIP (Planned Development – General Development Plan and Specific Implementation Plan) creating Section 28.022-00253 to Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. The Applicant shall provide an amended Zoning Text to reflect an increase in the total number of hotel rooms permitted within the Ganser Heights PD from 300 to 356.
 2. Wrap the glazing and awning, or similar treatment (i.e. green wall, brick detailing, or alternative window treatment), around the building corner from the Watts Road (south) façade to the front (west) façade to create a more pronounced building corner and entry as well as minimize the blank wall expanse currently in this location.
 3. Add a window, or similar treatment, at the first floor on the south elevation to continue the fenestration pattern.
 4. Expand the brick course along the east elevation to the entire first floor to create uniformity in the building materials application.
 5. The Applicant shall submit revised plans that reconcile the differences between the proposed elevations and perspective drawings. All elevations and perspective drawings shall be submitted to the Planning Division for final review and approval.
6. A note shall be placed on the building plans and in the Zoning Text stating that the proposed hotel use will be designed so that traffic-induced interior noise levels will not exceed 52 decibels.
 7. The Applicant shall revise the lighting plan to include the property line. Light levels shall be in conformance with the standards pursuant to Section 10.085, MGO. If up-lighting will be utilized, please note that a lighting plan that indicates the light levels on the building façade will be required.
 8. The Applicant shall revise the floor plans to include dimensions.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. Plans do not show existing sanitary sewer correctly. Private manhole being connected to is not shown on plans to be connected to City sewer.
 2. The Applicant shall complete Oil and Grease control measures in the parking area and sign/record a maintenance agreement for said controls.
 3. The Applicant appears to be addressing stormwater treatment requirements on the adjacent parcel. Calculations and a recorded agreement showing that the treatment system can accept this water and meet codes and that the parties have agreed to the maintenance responsibilities for the shared storm sewer system shall be provided.
4. All outstanding 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 sign-off (16.23(9)(d)(4), MGO).

5. 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).
6. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

7. The Applicant shall 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). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and Section 37.09(2), MGO). PDF submittals shall contain the following information:
 - 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 or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

8. The Applicant shall 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. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
9. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO 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.
10. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. 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).
11. 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 (POLICY).
12. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37, MGO.
13. 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, MGO.
14. 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).
15. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
16. All damage to the pavement on Watts Road, 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).

Traffic Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4899)

1. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
2. 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.
3. 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.
4. All parking facility design shall conform to Section 10.08(6), MGO.
5. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
6. The Applicant shall ensure the ten foot vision triangle are maintained vertical clearance between 30 inches and ten feet at all entrances.

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

1. Bicycle parking shall comply with the requirements pursuant to Sections 28.141(4)(g) and 28.141(11), MGO. The Applicant shall revise the plans to provide a minimum of one (1) bicycle stall per ten (10) bedrooms (11 bicycle stalls total) located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. The Applicant shall revise the plans to include a detail of the proposed bike rack.
2. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), "*Landscape Plan and Design Standards*," MGO, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. The Applicant shall revise the plans to provide adequate interior parking lot landscaping per Section 28.142(6), MGO. A minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break.
4. The Applicant shall revise the plans to include details of the proposed retaining walls, decorative fencing, and patios.
5. The Applicant shall work with Planning and Zoning staff to finalize the GDP and SIP Zoning text.

6. Per Section 28.186(4)(b), MGO, 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.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, “*Sign Control Ordinance*” and Chapter 33, “*Boards, Commissions, and Committees,*” MGO. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

1. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
2. Provide fire apparatus access as required by IFC 503 2015 edition, Section 34.503, MGO.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

1. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Water Utility (Contact Adam Weiderhoeft, (608) 266-9121)

1. The proposed water service connection to the existing 6-inch water lateral requires settlement of an outstanding collect upon connection charge, payable to Madison Water Utility. Contact Adam Wiederhoeft at (608) 266-9121 or awiederhoeft@madisonwater.org to determine the final connection fee.
2. Prior to connecting to the existing water system, a Water Service Application Form and full payment of all outstanding fees, including the collect upon connection fee, must be submitted to Madison Water Utility. Provide at least 48-hour notice between the application submittal and the requested connection and/or inspection appointment. Application materials are available on the Water Utility’s Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), 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. If you have questions regarding water service applications, please contact Madison Water Utility Engineering Section at (608) 266-4646.
3. The Applicant's utility contractor shall obtain an excavation permit prior to commencing the water main or service construction in the public right-of-way. This permit application is available on the City Engineering Division website (<http://www.cityofmadison.com/engineering/permits.cfm>).

Metro Transit (Contact Tim Sobota, 261-4289)

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

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

1. A retaining wall with a railing is proposed along the southeasterly property line of this site. Considering the magnitude of this wall, the Applicant shall provide a recorded copy of an agreement with the adjacent property that addresses conditions and restrictions for the construction and maintenance of the wall.
 2. A lot line adjustment has been noted on the proposed plans at 8102 Watts Rd., affecting this site. This adjustment requires a Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
3. The site plan shall label all of the easements shown on the site plan with the type of easement and the recording document number. The site plan shall also reference the Declaration of Private Storm and Sanitary Sewer Easement per Document No. 4248057 and the Declaration of Stormwater Management Measures per Document No. 4248056.
 4. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.