



PREPARED FOR THE PLAN COMMISSION

Project Address: 9801 Silicon Prairie Parkway
Application Type: Conditional Use
Legistar File ID # [62762](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Paul Molinaro, Silicon Prairie Storage, LLC; 702 N Blackhawk Avenue, Suite 109; Madison.

Contact Person: Jessica Vaughn, JSD Professional Services, Inc.; 161 Horizon Drive, Suite 100; Verona.

Property Owner: Welton Properties, LLC; 702 N Blackhawk Avenue, Suite 109; Madison.

Requested Actions: Approval of a conditional use in the Industrial–Limited (IL) District for a personal indoor storage facility at 9801 Silicon Prairie Parkway.

Proposal Summary: The applicant is seeking approval to construct a three-story, approximately 124,000 gross square-foot climate controlled indoor self-storage facility on an undeveloped parcel located at the southwestern corner of Silicon Prairie Parkway and Yard Drive in the Silicon Prairie Business Park development. The applicant wishes to begin construction of the facility in April 2021, with completion anticipated by May 2022.

Applicable Regulations & Standards Table 28F-1 in Section 28.082(1) of the Zoning Code identifies “personal indoor storage facility” as a conditional use in the IL district subject to the supplementary requirements in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a personal indoor storage facility at 9801 Silicon Prairie Parkway, 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 2.75-acre project site located at the southwestern corner of Silicon Prairie Parkway and Yard Drive; Aldermanic District 9 (Skidmore); Middleton-Cross Plains Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned IL (Industrial–Limited District).

Surrounding Land Uses and Zoning: The properties to the north, west, and east are generally developed with a variety of light industrial, office, and supportive uses (including two daycare centers) in the Silicon Prairie Business Park development in IL (Industrial–Limited District) zoning. The City’s Far West Side Public Works (yard waste, cold and warm storage) and a stormwater management facility are located south of the site at the end of Yard Drive.

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site and surrounding properties in the Silicon Prairie Business Park development for Employment uses.

The site and surrounding area are also located within the boundaries of the 2018 Pioneer Neighborhood Development Plan, which recommends that the subject site and surrounding properties in Silicon Prairie Business Park for light industrial uses.

Zoning Summary: The site is zoned IL (Industrial–Limited District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	119,161 sq. ft.
Lot Width	75'	Adequate
Front Yard	None	58.8' (Yard Drive)
Side Yards	None if adjacent to a parcel in IL or IG zoning districts	15.0' northwest (Silicon Prairie Pkwy) 94.0' southeast
Rear Yard	30'	56.2'
Maximum Lot Coverage	75%	63%
Building Height	None	2 stories
Auto Parking	No minimum	13
Bike Parking	1 per 10 employees (2 minimum)	2
Loading	None	4
Building Forms	Industrial Building	(See Zoning Conditions)
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Landmarks, Waterfront Development, Adjacent to Park, Wellhead Protection	
<i>Prepared by: Jenny Kirchgatter, 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, with the exception of Metro Transit, which does not provide service west of Junction Road.

Project Description

The applicant is requesting approval of a conditional use to construct a personal indoor storage facility on an undeveloped 2.75-acre parcel on the south side of Silicon Prairie Parkway at Yard Drive in the Silicon Prairie Business Park development. The proposed facility will occupy Lot 12 and a portion of Lot 13 of the Silicon Prairie plat. Separately, the property owner plans to submit a Certified Survey Map (CSM) to the City for approval to re-divide Lots 12, 13, and nearby Lot 14 into two lots, including one for the proposed facility. That CSM will be reviewed separately and recorded prior to issuance of permits for the storage facility.

The proposed facility will have an approximately 43,300 square-foot footprint and contain roughly 124,400 square feet of space on three levels, including one level partially located below the grade of Silicon Prairie Parkway. The public entrance to the proposed facility will be located on the second level adjacent to the intersection of Silicon Prairie Parkway and Yard Drive adjacent to a drive-in loading bay for patrons. A second loading bay is proposed at

the southwestern corner of the lower level of the building. A 13-stall parking lot is proposed between the building and Yard Drive. The building storage facility will appear as a two-story mass, with an exterior composed of multi-toned metal panels above a masonry base.

Supplemental Regulations

Per Section 28.151 of the Zoning Code, the following supplemental regulations apply to personal indoor storage facilities, defined as “a facility consisting of individual self-contained storage units or spaces leased to individuals, organizations, or businesses for storage of personal or business property”:

- a) No commercial transactions shall be permitted other than the rental of storage units.
- b) Plans for onsite circulation and driveway locations shall be reviewed as part of the conditional use review process. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern.
- c) The use shall take place in a building that is a minimum of two stories.

Analysis and Conclusion

Following Common Council approval of an amendment to the Zoning Code on October 16, 2018, personal indoor storage facilities are only allowed as conditional uses in the IL (Industrial–Limited) and IG (Industrial–General) zoning districts. Prior to the text amendment, those uses were also allowed in the TE (Traditional Employment) and SE (Suburban Employment) zoning districts. Ordinance 18-00100 (ID [52858](#)) also amended the supplemental regulations for personal indoor storage facilities in Section 28.151 of the Zoning Code to require that any new personal indoor storage facilities be a minimum of two stories.

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

The 2018 Comprehensive Plan recommends the subject site and surrounding properties in the Silicon Prairie Business Park development for Employment uses. The site and surrounding area are also located within the boundaries of the 2018 Pioneer Neighborhood Development Plan, which recommends that the subject site and surrounding properties in the Silicon Prairie Business Park be developed with light industrial uses. The neighborhood development plan notes that the light industrial district was established to accommodate “clean” light-industrial uses focused on production, assemblage, and light processing, with all activities, except loading, recommended to take place within enclosed buildings.

The Planning Division believes that the Plan Commission may find the conditional use standards and supplemental regulations met to allow construction of the proposed personal indoor storage facility. Staff feels that the proposed facility is generally consistent with the industrial uses recommended for the site and surrounding properties in the Pioneer Neighborhood Development Plan and with the statement of purpose for the IL zoning district, which states that the district “...provides for a mix of light manufacturing uses, offices, warehousing,

flex-space, limited storage and warehousing, and limited retail and service uses that primarily serve the industrial uses, designed with adequate landscaping and screening, to ensure compatibility with adjoining uses..." Staff feels that the proposed multi-level facility is well designed and embodies the more efficient development pattern encouraged by the 2018 zoning text amendment, which requires that new personal indoor storage facilities be a minimum of two stories.

No alder or public comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the 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 to construct a personal indoor storage facility at 9801 Silicon Prairie Parkway subject to input at the public hearing and the conditions from reviewing agencies that follow.

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

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

1. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. As a condition of the permit, a deposit to cover estimated City expenses will be required.
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 (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
3. Obtain a permit to Excavate in the Right-of-Way and within the public storm sewer easement for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit.
4. An Erosion Control Permit is required for this project.
5. A Storm Water Management Report and Storm Water Management Permit is required for this project.
6. A Storm Water Maintenance Agreement (SWMA) is required for this project.
7. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

8. 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.
9. This project will disturb 20,000 square feet 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.
10. 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.
11. 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.
12. Prior to approval, this project shall comply with Chapter 37 of 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. 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 PE 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.
 - Detain the 2-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.
13. 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.
14. 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)

15. The proposed new building crosses an underlying platted lot line and also proposes a lot line adjustment. Submit a Certified Survey Map (CSM) to the Planning Division to dissolve underlying lot lines to comply with fire codes, City ordinances, and City policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new tax parcel information available prior to issuance of a building permit or an early start permit.
16. The address of the proposed building is 304 Yard Drive. 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, 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 (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.
23. The applicant shall provide a clearly defined five-foot walkway 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. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
25. Per MGO Section 10.08 (4)(a)3., a Class III has a maximum permitted entrance width of 30 feet. The applicant shall alter their Yard Drive driveway to 30 feet in width.

26. One-way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the exit.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

27. 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.

28. Provide details demonstrating compliance with bird-safe glass requirements MGO Section 28.129.

29. 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.

30. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency has reviewed the project and did not submit any conditional of approval.

Water Utility (Contact Jeff Belshaw, 261-9835)

31. 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 Avenue. 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 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency has reviewed the project and did not submit any conditional of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

This agency has reviewed the project and did not submit any conditional of approval.

Forestry Section (Contact Wayne Buckley, 266-4892)

This agency has reviewed the project and did not submit any conditional of approval.