



Report to the Plan Commission

June 4, 2012

Legistar I.D. #26310
6550 Schroeder Road
Rezoning

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Rezoning of property from PCD-GDP-SIP (Planned Community Development – General Development Plan – Specific Implementation Plan) to Amended PCD-GDP-SIP for the construction of a 30-unit assisted living facility on an undeveloped property.

Applicable Regulations & Standards: Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (4) of the Zoning Ordinance provides the requirements and framework for Planned Community Development Districts.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for approval of zoning map amendments and planned unit developments can be met and forward the request to the June 19 meeting of the Common Council with a recommendation for **approval** to rezone 6550 Schroeder Road from PCD-GDP-SIP to Amended PCD-GDP-SIP, subject to input at the public hearing and conditions from reviewing agencies.

Background Information

Applicant: Jayson Pearl; BrightStar Group Holdings; 1125 Tri-State Pky, Ste. 700; Gurnee, IL, 60031

Project Contact: Glenn Decker; Lantz-Boggio Architects, PC; 5650 DTC Pky, Ste 200; Greenwood Village, CO 80111

Property Owner: LaurenMike, LLC; 448 West Washington Ave.; Madison, WI 53703

Proposal: The applicant proposes a rezoning from PCD-GDP-SIP (Planned Commercial Development-General Development Plan-Specific Implementation Plan) to Amended PCD-GDP-SIP (Planned Unit Development- General Development Plan-Specific Implementation Plan) for the construction of a 30-unit assisted living facility on a site formerly approved for a multi-tenant retail building. When all land use approvals have been granted, work on the site would begin in August 2012 for completion in May 2013.

Parcel Location: The 41,000 square foot property is located on the northeast corner of Schroeder Road and Struck Street; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions: The property is currently vacant, with access to a driveway on an adjacent property which links Struck Street to Schroeder Road, diagonally, just northeast of the property line.

Surrounding Land Use and Zoning:

North/East: Immediately adjacent to the north and east is the Prairie Park independent living facility for seniors in the PCD-GDP-SIP District. This facility is unaffiliated with the proposed assisted living facility, but would share access from both Schroeder Road and Struck Street.

South: Across Schroeder Road to the south, the rear yards of a series of two-family homes in the R3 (Single- and Two-family Residence) District.

West: Across Struck Street to the west, an undeveloped city-owned stormwater utility parcel, and a 104-unit apartment complex in the PUD-GDP-SIP District.

Adopted Land Use Plans: The Comprehensive Plan (2006) recommends Medium-Density Residential uses for this property. The Southwest Neighborhood Plan (2008) does not have a more specific recommendation.

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

Public Utilities and Services: The area is served by a wide range of urban services, including Metro Transit Route 50, with service to the West Transfer Point, and Route 58, with service to Downtown.

Zoning Summary:

Bulk Requirements*	Required	Proposed
Lot Area	700 sq. ft. per efficiency (17) 1,000 sq. ft. per 1 BR (7) <u>1,300 sq. ft. per 2BR (6)</u> Total: 26,700 sq. ft.	40,997 sq. ft.
Lot width	50'	adequate
Usable Open Space	<u>160 sq. ft. per BR (36)</u> Total: 5,760 sq. ft.	As shown on plans
Front yard	20'	As shown on plans
Side yards	Min. 12.125', total 29.995'	As shown on plans
Rear yard	30' or 55% of building height	As shown on plans
Floor area ratio	N/A	N/A
Building height	3 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	30	16
Accessible stalls	1	2
Loading	1 (10' x 35') area	None shown
Number Bike Parking stalls	2	2
Landscaping	No	Yes
Lighting	Yes	Yes

Other Critical Zoning Items	
Urban Design	Yes (PUD-SIP)
Floodplain	No
Utility Easements	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes

**Since this project is being rezoned to the PCD district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R5 district, because of the surrounding land uses
Compiled by Pat Anderson, Assistant Zoning Administrator*

Project Description and Evaluation

Existing Conditions

The 41,000 square foot (0.9-acre) property is currently vacant, with access to a driveway on an adjacent property which links Struck Street to Schroeder Road, diagonally, just northeast of the property line.

Proposed Land Use

The applicant proposes a 30-unit assisted living and memory care facility in a two-story, 21,373 square foot building (25,768 square feet including the basement) on a vacant property which was approved as a PCD-SIP for a multi-tenant retail building in 2002. The building contains a mix of studio, one-bedroom, and two-bedroom units, common living, dining, and activity areas, and small office spaces for employees. 16 surface parking stalls are proposed to serve the building.

Staff believes that the proposed use is consistent with the Comprehensive Plan recommendation for medium density residential uses. While not the multi-tenant retail building approved for the site in 2002,

this use should fit in very well adjacent the independent living facility for seniors to the northeast and with the low density residential neighborhood to the south, across Schroeder Road.

Site and Building Design

As proposed, the two-story building is approximately 28 feet tall with gabled roof elements. It is placed 19 feet from Schroeder Road and 15 feet from Struck Street. The main entrance is located on the northeast side of the building under a portico, and additional entrances are provided on the northern, eastern, southern, and southwestern sides of the building, providing pedestrian connections to the public streets as well as the small surface parking areas.

Vehicle access to the site would be provided from both Struck Street and Schroeder Road through a driveway shared with and located on the property to the northeast which houses a nursing home facility. 16 surface parking stalls are provided in three separate areas around the exterior of the building, and bicycle parking area is just east of the main entrance, near the porte cochere.

An area within a three-foot stone retaining wall, landscaped heavily with trees, shrubs, and other perennials frames the southwest corner of the building. Pedestrian pathways lead from public sidewalks along both Struck Street and Schroeder Road through this area, to a secondary entrance on the southwest corner of the building under a covered porch. Low plantings are proposed in front of the wall on the corner, where a sign will be located. Additional landscaping is included along the building foundation and within the small surface parking areas.

Exterior materials include a cultured stone base, hardcoat stucco on upper levels, and asphalt shingles on the gabled roof. Usable open space is provided within a covered porch in the southwest corner of the building with a small grassy area and raised planter for resident use just outside of it. A second floor balcony provides additional open space just atop the covered porch.

The site and building are well-designed to suit its residents, and as very few of them will have vehicles, the small amount of surface parking behind the building should adequately serve the needs of employees and visitors.

Public Input

Staff is not aware of any public input on the proposal at this time.

Related Approvals

This proposal has been reviewed by the Urban Design Commission (UDC) as a Planned Unit Development. On May 2, 2012, the UDC granted **final approval** for the design of the project with a few very minor suggested revisions. A report from this meeting is provided in the Plan Commission packet.

Conclusion

While formerly approved for a multi-tenant commercial center in 2002, staff believes that the requested rezoning for an assisted living facility is consistent with the Comprehensive Plan (2006), which recommends medium density residential uses for this area. The proposed facility is well-designed to serve its residents and employees, and should complement the existing nursing home immediately to the northeast, with which it shares access from Struck Street and Schroeder Road.

The Planning Division recommends that the Plan Commission find that standards for rezoning and planned community developments can be met, and forward this request to the June 19 meeting of the Common Council with a recommendation for **approval**.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation

The Planning Division recommends that the Plan Commission find that standards for rezoning and planned unit developments can be met, and forward this request to the June 19 meeting of the Common Council with a recommendation for **approval**, subject to input at the public hearing and the conditions from reviewing agencies below:

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall reflect recommendations made by the Urban Design Commission as follows:
 - a) Replace the Black Hill Spruce in the island with an Austrian Pine or another species that would not limit visibility as much.
 - b) Add another tree at the end island along the Schroeder Road driveway. The chosen tree species should not have branches close to the ground.

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. Include under signage in the zoning text: Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes, 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.
3. Parking and loading shall comply with MGO Section 28.11(4). Provide one (1) 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a plan showing at least .5 foot candle on any surface. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line.
5. Bike parking shall comply with MGO Section 28.11. Show two (2) bicycle parking stalls, and show bike rack detail on the final plan, designed to accommodate U-shaped locking devices.

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

6. The proposed 36" stone wall for the building signage is located within the existing sanitary sewer easement, which will not be permitted. Relocate the proposed wall outside the easement.
7. Label the existing sanitary sewer easement as 10' public sanitary sewer easement per Doc. 1360915 (CSM 1113).
8. Make reference on the site plan to the existing private access easement as created by Doc. No. 3545089 (CSM 10528) and the expanded easement rights created by separate Easement Agreement Doc. No. 3548671.

9. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. 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.
10. This development is subject to impact fees for the Upper Badger Mill Creek Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Ch 20).
11. 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).
12. 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).
13. All damage to the pavement on Struck Street and Schroeder 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).
14. 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.
15. Prior to approval, this project shall comply with MGO Chapter 37 stormwater management. Specifically, this development is required to:
 - a) Detain the 2, 10, & 100-year storm events
 - b) Control 80% TSS (5 micron particle) off of new paved surfaces
 - c) Provide infiltration in accordance with MGO Chapter 37
 - d) Provide substantial thermal control.
 - e) 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 MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
16. 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 Misc. 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

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

NOTE: Email file transmissions preferred izenchenko@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)).

17. 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).

18. 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))

19. 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>.

20. 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 Bryan Walker, 267-8754)

21. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

22. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
23. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Water Utility (Contact Dennis Cawley, 261-9243)

24. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 266-4420)

25. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
26. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.

Metro Transit (Contact Tim Sobota, 261-4289)

27. The applicant shall install and maintain a bench or other seating amenity on the east side of Struck Street, north of Schroeder Road, adjacent the existing concrete bus stop boarding pad location.
28. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant review the potential of placing the amenities outlined above on private property. Placement of privately installed and maintained property on a public right-of-way will require the review and approval of additional City agencies, including City Real Estate and City Engineering, prior to Metro Transit giving final approval to the plans.
29. The applicant shall include the location and specification of this amenity on the final documents filed with their permit application so that Metro Transit may review and approve the design.
30. Metro Transit operates daily transit service along Struck Street north of the Schroeder Road intersection. Bus stop ID #8181 is currently located adjacent the project site, and has a concrete boarding surface in the terrace between the curb and sidewalk.
31. The original zoning approval for the entire parcel of land northeast of this intersection, issued in June 2002 for 6530 Schroeder Road, had an adopted requirement for the eventual installation and maintenance of a passenger waiting shelter – upon construction of the planned commercial building on the corner. Due to the transition from commercial usage to expanded residential on this corner of the original parcel, Metro Transit would revise the amenity request to just the bench seating item.

Parks Division (Contact Kay Rutledge, 266-4714)

32. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.