



Report to the Plan Commission

August 17, 2009

Legistar I.D. #15387

6322 Town Center Drive (Lots 1 & 2 MetroTech)

Alteration to Approved & Recorded PUD-GDP

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval of an alteration to an approved and recorded Planned Unit Development-General Development Plan (PUD-GDP) to allow for the future accommodation of a fire station for Lots 1 & 2 of the MetroTech development.

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. Section 28.07 (6) (g) 4d provides guidelines for approval of alteration to PUDs.

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 3443 rezoning Lots 1 & 2 of MetroTech (6322 Town Center Drive) from Planned Unit Development – General Development Plan (PUD-GDP) to Amended Planned Unit Development-General Development Plan (PUD-GDP) with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Applicant: Fred Campbell, Metro-Tech LLC; 120 East Lakeside Street; Madison, WI 53715

Agent / Contact: Angie Black; Michael, Best & Friedrich; 1 S. Pinckney St. Ste 700, Madison, WI 53703

Property Owner: Same as the applicant.

Proposal: The applicant proposes text and map amendments to the approved GDP to establish a municipal fire station as a permitted use on Lot 2 of Metro Tech. The proposal also includes some technical changes to make the text consistent with a pending CSM that divides the two subject properties into four lots. This CSM is not before the Plan Commission.

Parcel Location: This 1.5 acre parcel is within the MetroTech Plat and Planned Unit Development. The subject site is located on the north side of Town Center Drive near its intersection with Metro Terrace; Aldermanic District 3; 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). No specific development plans are provided to further evaluate zoning compliance with this request.

Project Review, Analysis, and Conclusion

The applicant requests approval of an amended PUD-GDP (Planned Unit Development – General Development Plan) to allow for the future construction of a City Fire Station on Lot 2 of the MetroTech development. This request is an amendment to the existing PUD-GDP zoning and does not include a design component.

In terms of background, the City has made an offer to purchase this property for the purposes of building a new far-east side fire station. That offer is contingent on the approved PUD-GDP being amended to allow a fire station to be a permitted use. If the amended GDP is approved, the City would develop detailed site and building plans that would be part of a future PUD-SIP submittal, requiring Urban Design Commission and Plan Commission review and Common Council approval.

The MetroTech GDP provides very specific lot-by-lot standards for permitted uses and development. Currently, this zoning does not identify “fire station” as a permitted use for the subject properties, though fire stations are listed as permitted uses on Lots 6, 7, 8, and 9. Thus, the primary request is to add “fire station” to this list of permitted uses for a proposed new lot, created from the existing Lot 2.

A Certified Survey Map (CSM) has been submitted to divide the two subject properties (Lots 1 and 2) into four properties. The proposed properties are referred to as Lots 1a, 1b, 2a, and 2b in the revised GDP materials. The fire station site is Lot 2a, a 1.4-acre property fronting onto Town Center Drive. Staff note that shared access agreements will be necessary to provide access to future development on Lot 2b. The CSM is a separate submittal and is not before the Plan Commission. However, approval of this amendment should be conditioned upon final approval and recording of that CSM.

With the pending creation of two additional lots, the applicant has also requested other text and map amendments necessary to update the detailed GDP. Staff believe these are technical adjustments and don't believe that these updates would result in any significant policy changes. Therefore, staff do not have objections to these.

As noted above, the approved GDP contains development standards for each of the lots. The applicant has not recommended any changes to the development standards for the subject properties. Unlike many of the other properties within MetroTech, the subject sites were subject to fewer design regulations. For example, these lots did not include minimum building heights or street build-to lines as required for other properties. This will not change with this proposal.

Staff note that the applicant has not submitted updated figures for the “Land Use Tabulations” chart in the approved GDP. This table is a summary table identifying lot sizes and estimated lot coverage. It is

recommended that the applicant work with Planning and Zoning staff to update this table to reflect the proposed amendments.

A neighborhood meeting was held in April to discuss the possibility of locating new fire station at that this site. Questions primarily related to potential noise and traffic impacts. Fire Department officials discussed the need for a fire station in this general area in order reduce average response times for both fire and ambulance calls. Fire Department staff estimated that this facility could average between 3-5 calls per day, with roughly half of those estimated to be at night. While some in attendance at the meeting had ongoing concerns, a large number of attendees voiced support. Staff has not received formal objections to this proposal at the time of report writing.

The Planning Division does not object to this proposal and believes the applicable review standards can be met. Staff requests that if approved, the applicant submits and records a new complete General Development document that incorporates the approved changes.

Recommendations

Major/Non-Standard Conditions are Shaded
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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 3443 rezoning Lots 1 & 2 of MetroTech (6322 Town Center Drive) from Planned Unit Development – General Development Plan (PUD-GDP) to Amended Planned Unit Development- General Development Plan (PUD-GDP) with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by reviewing agencies.

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| <ol style="list-style-type: none">1. That final approval and recording of this GDP amendment not occur until the referenced CSM for the subject properties be approved and recorded. |
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2. That the applicant works with Planning and Zoning staff to update the “Land Use Tabulations” chart table to reflect the approved alterations.
 3. That the applicant provides a revised copy of the entire MetroTech GDP, incorporating the approved alterations.

The following conditions have been submitted by reviewing agencies:

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

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| <ol style="list-style-type: none">4. The City sanitary sewer is currently configured for 2 lots and the proposed redevelopment of 4 lots will require additional laterals. Proposed Lot #2B will require a main/lateral across Lot #2A or a sewer extension within the stormwater management easement. Both will require sanitary sewer easements. |
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5. If this rezone application is approved and granted, the owner/applicant shall submit a Certified Survey Map or Subdivision Plat to dissolve the underlying platted lot lines and public drainage easements and create the new lots in accordance with this approved Amended GDP plan.
6. Proposed Lot 2B does not have frontage on a public street and appears to be landlocked. If this rezone is approved and granted, the Subdivision Plat or Certified Survey Map submittal to follow, shall create or identify cross access easement rights by separate recorded document as required in accordance with Chapter 16 Madison General Ordinances.

7. This development is subject to impact fees for the Door Creek Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be placed on the face of the plans:

LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. Meet all applicable State accessible requirements, City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of all accessible stalls.
 - b. Show the accessible path from the stalls to the building.
 - c. The accessible ramps shall not be within the striped out loading areas.
9. Parking lot plans with greater than twenty (20) stalls, shall comply with City of Madison General Ordinances Section 28.04 (12). landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
10. 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.
11. 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.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a report with no recommended conditions of approval.

Water Utility (Contact Dennis Cawley, 261-9243)

12. Each proposed lot shall have a separate water lateral connected to a public water main. At this time proposed Lots 2 & 3 does not have separate water laterals.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.