



Report to the Plan Commission

June 6, 2011

Legistar I.D. #22648
515 S. Gammon Road
Demolition Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of the demolition of a commercial building in the C3L (Commercial Service and Distribution) District.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and regulations for the approval of demolitions.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds that the demolition standards can be met and **approve** the request for the demolition of a commercial building and construction of a new commercial building.

Background Information

Applicant and Project Contact: Steve Harms; Tri-North Builders; 2625 Research Park Dr.; Fitchburg, WI

Property Owner: S & J 515 Gammon, LLC; 402500 Milton Ave. #110; Janesville, WI

Proposal: The applicant proposes to demolish the existing restaurant building and construct a new one-story, 13,000 square foot multi-tenant commercial building with 55 parking stalls.

Parcel Location: The property is located on the east side of South Gammon Road and the west side of West Platte Drive, between Odana Road and the West Beltline Highway; Aldermanic District19 (Clear); Madison Metropolitan School District.

Existing Conditions: A one-story, 5,400 square foot restaurant building sits in the middle of this one-acre parcel, surrounded by an asphalt surface parking lot. Photographs of the building, constructed in 1973, are included for review. Access is provided from West Platte Drive from the west via a driveway shared with the property immediately to the north.

Surrounding Land Use and Zoning:

North: Jewelry stores in the C3L (Commercial Service and Distribution) District.

East: Across West Platte Drive to the east, Burlington Coat Factory, in the C3L District.

South: U-Haul storage and truck rental in the M1 (Limited Manufacturing) District.

West: Across South Gammon Road to the west, West Towne Mall, in the C3L District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends General Commercial for this property. The Southwest Neighborhood Plan (2008) has no specific recommendation for this area.

Environmental Corridor Status: This property does not lie within a mapped environmental corridor.

Public Utilities and Services: The property is served by a range of urban services, including Metro Transit Route 73.

Zoning Summary: The property is in the C3L (Commercial Service and Distribution) District.

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	54,600 sq. ft.
Lot width	50'	Adequate
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	10'	N/A
Floor area ratio	3.0	Less than 1.0

Site Design

No. Parking stalls	TBD (no uses proposed at this time)	55 (see Condition No. 11, p. 4)
Accessible stalls	3	None shown (see Condition No. 8, p. 4)
Loading	2 – 10' x 35'	None shown (see Condition No. 11, p. 4)
No. Bike Parking stalls	6	None shown (see Condition No. 4, p. 4)
Landscaping	Yes	Yes (see Condition No. 5, p. 4)
Lighting	Yes	TBD

Other Critical Zoning Items

Urban Design	No
Floodplain	No
Utility Easements	Yes
Wellhead Protection	No
Barrier free (ILHR 69)	Yes

Prepared by: Pat Anderson, Assistant Zoning Administrator

Project Description

Existing Conditions

The one-acre parcel has a one-story, 5,400 square foot restaurant building surrounded by an asphalt surface parking lot with approximately 81 stalls. The one-story building was constructed in 1973 and is currently vacant. Direct access to the property is provided West Platte Drive from the east via a driveway shared with the property immediately to the north (the Diamond Center jewelry store). Indirect access is provided from South Gammon Road via a driveway and cross-access easement with the two properties to the north.

Demolition

The concrete block building proposed for full demolition and removal is in fair condition, but has few redeeming qualities. Photographs submitted by the applicant show tables, chairs, lighting, and other items within the building that can hopefully be reused. As is typical, a reuse and recycling will need to be submitted by the applicant for review by the City's Recycling Coordinator as a condition of approval for the demolition.

Site and Building Plans

The proposed new multi-tenant commercial building is a single story with 12,700 square feet of retail space for up to 6 tenants. The building sits roughly in the middle of the property, with a 150-foot span along S. Gammon Road and an 88-foot depth. The existing shared access driveway from West Platte Drive would remain in place. Two rows of parking stalls are proposed on the west side of the building facing S. Gammon Road, and a single row of parking stalls is proposed on the east side of the building along W. Platte Drive, for a total of 55 stalls.

The entire building has a stone veneer base, brick banding in the middle of the building, and hardy plank siding on the upper half. The front facade along S. Gammon Road has storefront windows covering most of the lower half, with four modules of clerestory windows placed above awnings. Storefront windows continue around the corners of the building to the north and south elevations, but the remainder of the building has no transparent openings. The east elevation facing West Platte Drive includes a series of service doors to the tenant spaces. A "tower" element provides a faux two-story

presence near the southwest corner of the building, with a gabled standing seam metal roof. Two gabled parapet features further north on the roofline echo the tower element.

Public Input

One citizen expressed concerns to the Alder about additional traffic anticipated because of the proposed multi-tenant building, but no further public input has been received to date. There are no known concerns with the proposed demolition, which is the focus of the Plan Commission review.

Evaluation and Conclusion

Demolition and Proposed Use

The building proposed for demolition will not be missed, and the multi-tenant commercial building proposed to replace it is consistent with the Comprehensive Plan recommendation for General Commercial land uses, as well as the current C3L zoning district.

Site and Building Plans

The building placement meets requirements of the C3L District. As per Zoning conditions, the parking lot layout will need to be revised to reflect ordinance requirements for accessible stalls, bicycle parking, loading zones, and landscaping, which will likely result in fewer parking stalls.

The building design, while similar to many other multi-tenant commercial buildings, is a significant improvement over the existing building, featuring more durable building materials and a high proportion of window openings along South Gammon Road (it is assumed that the windows are transparent, but this detail should be clarified on final elevation drawings). While the entire building is a single story, the roofline varies from approximately 20 feet to approximately 40 feet, and clerestory windows provide for a two-story feel for portions of the building. The 40-foot "tower" element on the southern portion of the front facade provides variety in the roofline, echoed by two lower gabled parapet features to the north. These two gables would be much improved if they were given more depth, which would add interest to the north elevation as well.

For pedestrians utilizing the sidewalk along South Gammon Road, there is currently no direct linkage to the private property. Staff is recommending as a condition of approval the addition of an accessible pedestrian path from the public sidewalk to the main entrance area of the building, which will include a new sidewalk approximately 40' long and a marked crosswalk through the parking area.

Planning Division staff recommends that the Plan Commission finds that the demolition standards can be met, and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request subject to input at the public hearing and the following conditions:

Planning Division (Contact Heather Stouder, 266-5874)

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| <ol style="list-style-type: none">1. Final site plans submitted for staff review and approval shall include an accessible pedestrian path from the public sidewalk along South Gammon Road to the building entrances. |
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2. In final site plans submitted for staff review and approval, the applicant is encouraged to provide greater depth to the two gabled parapet features, using a standing seam metal roof to match the proposed tower element.
3. Final site plans shall include dimensioned elevations with all materials labeled. Storefront windows shall be transparent glass.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. Bike parking shall comply with MGO Section 28.11. Provide 6 bike parking stalls in a safe and convenient location on an impervious surface near the building to be shown on the final plan. 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.
5. Parking lot plans with greater than twenty (20) stalls shall comply with MGO 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. All plant materials in islands shall be protected from vehicles by concrete curbs
6. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
7. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
8. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a) Provide a minimum of three (3) 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 signage at the head of the stalls. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.
 - c) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
9. Signage approvals are not granted by the Plan Commission. 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.
10. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 ft from the adjacent lot line (see City of Madison lighting ordinance).
11. Parking & Loading shall comply with MGO Section 28.11(4). Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the final plan submitted for sign-off. The loading area shall be exclusive of drive aisle and maneuvering space.

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

12. Informational only: There is an existing storm sewer system on site. Indicate if this system will remain in place or modified in any way.
13. The new parking area must be provide for a 40% TSS removal as compared to having no controls.
14. Private shared cross access rights exist on Lots 1 & 2, CSM 1075 now merged in single ownership and title for the 505 S. Gammon Rd. property to the north. These resultant recorded private cross access rights exist per Doc 3336874. There does not appear to be private cross access easement rights in place for both the 509 and 515 S. Gammon Rd. properties. Provide copies of recorded shared private access rights and identify these on the final plan.
15. The applicant shall install public sidewalk along W. Platte Drive. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
16. 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.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces, and 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.
18. The applicant shall submit, prior to plan signoff, 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: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
19. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
20. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
21. Prior to approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

22. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
23. 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.

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

24. A sidewalk connection may be added from the S. Gammon Road sidewalk to the site if ADA standards can be maintained throughout the length of the connection.
25. The sidewalk along W. Platte Drive shall be extended to the southerly property line of 515 S. Gammon Road in accordance with specifications from City of Madison Engineering Division.
26. When site plans are submitted for approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project.
27. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'.
28. A "Stop" sign shall be installed at a height of 7 feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
29. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
30. 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 hand holes, including labor, engineering and materials for both temporary and permanent installations.

Fire Department (Contact Bill Sullivan, 261-9658)

31. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503

Water Utility (Contact Dennis Cawley, 261-9243)

32. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
33. 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.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this proposal.