



Report to the Plan Commission

March 5, 2012

Legistar I.D. #25257
6634 Watts Road
Zoning Map Amendment

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a request to rezone 6634 Watts Road from Temp. A (Agriculture District) to C3 (Highway Commercial District) to assign City zoning to a recently attached commercial property with an existing building.

Applicable Regulations & Standards: Section 28.12(10) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of Zoning Map Amendment ID 3585, rezoning 6634 Watts Road from Temp. A to C3, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Applicant & Property Owner: Gunaming Shi, J & P International; 7201 New Washburn Way; Madison.

Agent: Jenny Dechant, Shulfer Architects, LLC; 1918 Parmenter Street, Suite 2; Middleton.

Proposal: The applicant wishes to renovate the existing building into a grocery store and restaurant. Renovation of the building will commence in spring 2012, with completion anticipated in September 2012.

Existing Conditions: A two-story commercial building, zoned Temp. A (Agriculture District).

Parcel Location: The subject site is an approximately 0.7-acre parcel located 400 feet west of Struck Street on the north side of Watts Road; Aldermanic District 19 (Clear); Middleton-Cross Plains School District.

Surrounding Land Use and Zoning: The subject property is generally surrounded by a variety of mostly one-story commercial and light industrial buildings located in the City of Madison and Town of Middleton in an area roughly bounded by S. Gammon Road on the west, the Beltline (US Highway 12 & 14) on the north, Rayovac Drive on the east and a line located 800 feet south of Watts Road on the south. The nearby properties in Madison are zoned C3 (Highway Commercial District), C3L (Commercial Service & Distribution District), and PCD-SIP (Planned Community Development-Specific Implementation Plan).

Adopted Land Use Plan: The Comprehensive Plan recommends that the subject site and surrounding properties be developed with General Commercial uses.

The property is also located within the boundaries of the 2008 Southwest Neighborhood Plan, which does not make any specific land use recommendations for this portion of the planning area.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Proposed C3 (Highway Commercial District).

Requirements		Required	Proposed
Lot Area		6,000 sq. ft.	30,614 sq. ft. existing
Lot Width		50'	Existing, adequate
Front Yard		0'	Adequate
Side Yards		0'	Adequate
Rear Yard		10' (1-story); 30' (2-story)	50'
Building Height		3.0 FAR	1.0 or less
No. Auto Parking Stalls		Restaurant: 30% of capacity (14) Grocery: 1 per 300 sq. ft. (32)	27 (requesting 19 stall reduction)
No. Bike Parking Stalls		3	5
Other Critical Zoning Items			
Yes:	Utility Easements, Barrier Free		
No:	Landmark, Urban Design, Adjacent to Park, Wellhead Protection, Floodplain, Waterfront Dev.		
Prepared by: Planning and Zoning staff			

Project Review, Analysis & Conclusion

The subject property is a 0.7-acre parcel located on the north side of Watts Road, approximately 400 feet west of Struck Street, which was attached to the City of Madison from the Town of Middleton on February 7, 2012 according to the provisions of the 2003 City-Town cooperative plan. The property was assigned Temp. A (Agriculture District) zoning upon attachment. The owner is requesting that the property, which is developed with an existing two-story commercial building and surface parking, be rezoned to C3 (Highway Commercial District) zoning so that it can be renovated into a specialty foods store and restaurant. The building was previously used as a building supplies business. The property owner indicates that the impetus for attaching the property to the City was to allow the building to connect to City water and sewer service located in Watts Road adjacent to the property. The site is currently served by private well and sewer dating back to its development in the Town of Middleton.

Staff believes that the requested C3 commercial zoning is appropriate given the predominant use and zoning of surrounding properties in the City and Town. The surrounding area generally east of S. Gammon Road extending from the Beltline to south of Watts Road is developed with a variety of mostly one-story commercial or light industrial buildings that include self-storage facilities, contractor shops, an auto parts store, Woodman's West grocery store, and a host of multi-tenant commercial buildings. The C3 zoning is also consistent with the General Commercial uses recommended for the site and surrounding properties by the Comprehensive Plan.

Following approval of the proposed zoning map amendment to provide permanent zoning for the property, the owner will need to have their building and site plans reviewed by the City for compliance with City ordinances prior to the building renovation commencing.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of Zoning Map Amendment ID 3585, rezoning 6634 Watts Road from Temp. A (Agriculture District) to C3 (Highway Commercial District), subject to input at the public hearing and the conditions from reviewing agencies:

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

1. Prepare and record with the Dane County Register of Deeds a private shared ingress-egress-loading-parking agreement/ easement. Reference the recorded document on the final site plans. This agreement is required to assure that off-street loading and delivery vehicle movements can be accomplished on-site rather than within the adjacent public right of ways as required by the City Engineering and Traffic Engineering divisions.
2. It is understood that the approval is for rezoning from Temp A to C3 only. Any site modifications shall require a subsequent review by City Engineering prior to the issuance of any building permits.
3. 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).

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

4. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
5. A "Stop" sign shall be installed at a height of 7 feet at the all driveway approaches. 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.
6. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, including labor, engineering and materials for both temporary and permanent installations.

7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of one accessible stall 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.
 - c.) Show the accessible path from the stalls to the building.
 - d.) Show curbs, wheel stops, or ramps where required.
9. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Move to rear of building/site.
10. Provide 4 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide a detail of the bike rack to be installed.
11. For parking lot plans with greater than 20 stalls, 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs. Note: Sec. 28.04(12)(b) requires screening or landscaping where a parking facility abuts a street.
12. Lighting is required and shall be provided in accordance with Section 10.085 of the Madison General Ordinances.
13. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code, and MGO Section 33.24, Urban Design Commission ordinance. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development. Note: If the existing sign is to be used, it must be modified to comply with MGO 31, and a new permit will be required.
14. Capacity for the restaurant will be set at the time of permit issuance. The maximum capacity allowed for the restaurant will be 46 persons.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

15. 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 submit comments for this request.

Police Department (Contact Frank Chandler, 266-4238)

This agency did not submit comments for this request.