

## PLANNING DIVISION STAFF REPORT

February 10, 2014



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2405 Vondron Road  
**Application Type:** Zoning Map Amendment  
**Legistar File ID #** [32801](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Michael Waidelich, Principal Planner

### Summary

**Applicant & Property Owner:** Scott Zimmerman, Terra Engineering & Construction; 2201 Vondron Road; Madison.

**Agent:** Kory Anderson, General Engineering Co.; 916 Silver Lake Drive; PO Box 340; Portage.

**Requested Action:** Approval of a request to rezone 2405 Vondron Road from Temporary A (Agricultural District) to IL (Industrial-Limited District) to provide permanent zoning for a recently attached property that will be developed with an office building.

**Proposal Summary:** The applicant wishes to construct an 11,400 square-foot office building on the property, which was attached to the City of Madison from the Town of Blooming Grove on December 3, 2013. The applicant wishes to begin construction of the new building as soon as all regulatory approvals have been granted, with completion anticipated November 2014.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments.

**Review Required By:** Plan Commission and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00100, rezoning 2405 Vondron Road from Temporary A to IL, to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

### Background Information

**Parcel Location:** The subject site is an approximately 3.95-acre parcel with 28.5 feet of frontage along Vondron Road; Aldermanic District 16 (DeMarb); Monona Grove School District.

**Existing Conditions and Land Use:** The subject site is developed with a 2,400 square-foot storage building. A single-family residence previously located on the subject site was demolished prior to the property being attached to the City. The property was assigned Temporary A (Agricultural District) zoning upon attachment.

#### Surrounding Land Use and Zoning:

**North:** Terra Engineering & Construction yard located in the Town of Blooming Grove, zoned Dane County A-1EX (Exclusive Agricultural District); Union Pacific Railroad;

**South:** Truck and auto repair and salvage in the Town, zoned Dane County C-2 (Commercial District 2); State of Wisconsin Department of Agriculture, Trade and Consumer Protection office building in the City of Madison, zoned SE (Suburban Employment District);

**East:** Terra Engineering & Construction yard located in the Town;

**West:** Cattell Construction on the east side of Vondron Road in the Town of Blooming Grove, zoned Dane County A-1EX and C-2; multi-tenant commercial and industrial buildings across Vondron Road in the City, zoned IL (Industrial–Limited District).

**Adopted Land Use Plan:** The subject site and surrounding properties to the north, south and east are recommended in the Comprehensive Plan for General Commercial uses. The properties generally to the west of Vondron Road are recommended for Industrial uses. Lands further to the south of the subject site in the World Dairy Center and BioAg Gateway/ World Dairy Campus subdivision are recommended in the Comprehensive Plan for Employment uses. The property is not located within the boundaries of an adopted neighborhood-level plan.

**Zoning Summary:** The property will be zoned IL (Industrial–Limited District):

Requirements (Single-family attached)		Required	Proposed
Lot Area		20,000 sq. ft	Adequate (172,007 sq. ft. parcel)
Lot Width		75'	Adequate, existing
Front Yard		0'	Adequate
Side Yards		Greater of 15' or 20% of bldg. height	Adequate
Rear Yard		30'	82'
Maximum lot coverage		75%	(See conditions)
Maximum Building Height		N/A	1 story
No. of Parking Stalls		No minimum	36
No. of Accessible Parking Stalls		2	2
No. Bike Parking Stalls		1 per 2,000 sq. ft.	(See conditions)
Loading		1 (10' X 35')	(See conditions)
Building Form		Freestanding Commercial Building	Complies with requirements
Other Critical Zoning Items			
Yes:	Utility Easements, Barrier Free		
No:	Wellhead Protection, Urban Design, Floodplain, Landmarks, Waterfront Development		
Prepared by: Pat Anderson, Asst. Zoning Administrator			

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor (Map G9). An area of woodlands (80% canopy) is shown on the corridor map adjacent to the northern and eastern edges of the site on the property owned by the applicant and occupied by their yard. However, that woodland does not appear on the spring 2013 aerial photographs.

**Public Utilities and Services:** The site is served by a full range of urban services, including weekday Metro Transit service on Vondron Road and seven-day transit service on Pflaum Road to the south.

## Project Description

The applicant and property owner, Terra Engineering & Construction, is requesting approval of a request to rezone approximately 3.95 acres of land recently attached to the City from the Town of Blooming Grove to the IL zoning district to allow construction of an 11,400 square-foot office building on the property. Most of the parcel is located approximately 280 feet east of Vondron Road and is connected to the street by a 28.5-foot wide strip of land containing an existing driveway. The property is developed with a 2,400 square-foot storage building; a one-story single-family residence previously located on the property was demolished prior to the property being attached to the City.

The proposed building will be a one-story facility with a partially exposed lower level, which will be located northeast of the existing storage building. Floorplans and elevations of the new building have been submitted for informational purposes, which indicate that the building will be clad in a combination of horizontal siding and stone veneer, with a combination of flat and sloped standing seam metal roofs. Parking for 36 autos will be provided to the southeast of the building, which will be accessed from an extension of the existing driveway from Vondron Road. A painted pedestrian walkway is proposed along the southern edge of the driveway, which will connect to public sidewalks along Vondron Road.

The applicant indicates that the proposed office building will house the engineering group for their construction company, which is headquartered on an approximately 14.5-acre, L-shaped property to the north and east located in the Town of Blooming Grove. Following completion of the new offices, the yard operation for the construction will remain on the town property; the applicant has indicated verbally that there will be little traffic between the sites, and no formal connections between the subject site and adjacent yard are shown on the plans submitted for approval.

## Analysis and Conclusion

Staff supports the proposed Industrial–Limited zoning and development of the 3.95-acre site with an office building and believes that the request is generally consistent with the General Commercial uses recommended in the Comprehensive Plan, which includes business and corporate offices among the recommended uses in that district. The proposed IL zoning of the property is also consistent with the Industrial land use recommendations and zoning present to the west of the property and the Employment land use recommendations and zoning present to the south. Given those land use recommendations and zoning districts, and the predominant industrial and employment development pattern present in the area bounded by the Union Pacific Railroad on the north, S. Stoughton Road on the west, the Beltline Highway on the south and Interstate 39-90 on the east, it is possible that future amendments to the Generalized Future Land Use Maps in the Comprehensive Plan could include an amendment of the General Commercial land use recommendation that includes the subject site to another land use district.

## Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00100, rezoning 2405 Vondron Road from Temporary A to IL, to the Common Council with a recommendation of **approval** subject to input at the public hearing and the following conditions:

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

1. Provide a lot coverage calculation for the project per the definition in Section 28.211 of the Zoning Code. Lot coverage for this development shall not exceed the 75% maximum in the proposed IL zoning district.

**The following conditions of approval have been submitted by reviewing agencies:**

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

2. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds prior to issuance of any building permits.
3. The applicant shall be responsible to obtain any agreements and/or easements that may be necessary with adjacent properties to construct the improvements shown on the site plans that are in close proximity to the exterior lot lines of the site.
4. The 10-foot wide Madison Gas & Electric gas main easement per Document No. 1393797 shall be shown on the site plan.
5. The address of the existing 2,400 square-foot building is 2405 Vondron Road; the address of the proposed new office building is 2409 Vondron Road.
6. The applicant shall provide additional information on where the "existing" ditch discharges to the public right of way or drainage system.
7. The applicant shall provide evidence of an ownership/maintenance agreement or private sanitary sewer easement for the private sanitary sewer mains throughout lot west of the property being developed (2317 Vondron Road.) This comment is only applicable if the existing building (that is going to remain) will continue to be connected to this private sewer main and not be connected to the new sewer being built with the project.
8. Note: This parcel contains a closed BRRS site (BRRS site 03-13-001012) located on property.
9. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
10. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
11. All work in the public right of way shall be performed by a City-licensed contractor.
12. All damage to the pavement on Vondron Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
13. 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.

14. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites with over 1 acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Notice of Intent Permit (NOI) or Water Resources Application for Project Permits (WRAPP) permit process. As this site is greater than 1 acre, the applicant is required by State Statute to obtain a WRAPP from the WDNR, prior to beginning construction. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
15. Prior to approval, this project shall comply with MGO Section 37 regarding stormwater management. Specifically, this development is required to: detain the 2- and 10-year storm events; reduce TSS off of the proposed development by 80% when compared with the existing site; provide infiltration in accordance with Chapter 37 of Madison General Ordinances; provide oil & grease control from the first 1/2" of runoff from parking areas, 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 MGO.
16. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
17. 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).
18. 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.
19. All outstanding Madison Metropolitan Sewerage District (MMSD) 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.

20. City of Madison Environmental Projects staff have reviewed the subject site and determined that a Phase I ESA will be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

21. Pedestrian walkways within a live travel area are not a safe pedestrian accommodation. The pedestrian walkway connecting the proposed building and the public right-of-way should be moved to the north of the drive isle and secured with 6-inch curb. The pedestrian walkway shall be a minimum of 4 feet wide.
22. When the applicant shall submit 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 and proposed 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, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
23. 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.
24. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
25. All parking facility design shall conform to standards in MGO Section 10.08(6).

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

26. Parking and loading shall comply with MGO Section 28.141(13): Provide one 10' x 35' loading area with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
27. Bike parking shall comply with MGO Section 28.141: Provide the minimum bike parking stalls in a safe and convenient location on an impervious surface on the final plan. Bike parking shall comply with Table 28I-3; include a bike rack detail showing compliance with Sec. 28.141(11).
28. Provide landscape plans pursuant to MGO Section 28.142, 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.
29. If provided, exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
30. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e). The final plans shall show the required accessible stalls, including van accessible stalls.

**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)

31. This lot will require a new water service lateral connected to a public water main.

32. Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.