

DEVELOPMENT ASSISTANCE TEAM UNOFFICIAL MEETING NOTES
February 10, 2022
Zoom

Development Discussions:

9:00 – 9:30 a.m.

- Informational presentation by Tyler Marks regarding options to add parking and possible better entry/egress for trucks parking and layout at 2803 S. Stoughton Road. The building is a former Weir Minerals facility used for manufacturing. Contact Email: Tyler Marks < tmarks@facilitygateway.com >.

Part warehouse, part office uses
Want to install 2 docks on the north side of the building

Planning Comments:

No comments

Engineering Comments:

Streets

Commercial driveway permit needed for construction of driveway apron and associated restoration within the public right-of-way

Sanitary

MMSD fees possibly due

Storm

MGO 37 new development stormwater management requirements must be met. The site was already over the 20K impervious and has done stormwater management in the past. Coordinate with Daniel Olivares (DAOlivares@cityofmadison.com) to review project specific stormwater requirements and to update the existing stormwater management plan.

This project is in the Pennito Creek Watershed. The study for this watershed starts in 2023. No FFEs for this location will be available until late 2023.

Mapping Comments:

CSM needs to be recorded prior to permits

Will there continue to be cross access with the lot to the north? App: no

If any sharing of stormwater across the drainage, will need an agreement

TE Comments:

Will need new commercial driveway permit, should be ok
9x18 with 24 ft backup

Zoning Comments:

Permitted use site plan review
There is a bike parking requirement
75% lot coverage limit

Fire Comments:

Will need to address fire access with hydrants on both sides

Doesn't have any idea regarding storage types...may impact requirements for high-pile storage

Parks Comments:

n/a

Forestry Comments:

No comments

Metro Comments:

No comments

UDC Comments:

n/a

Assessor's Office Comments:

No comments

9:30 – 10:00 a.m.

- Informational presentation by Michael Zumpano regarding the biologics facility for Fujifilm Cellular Dynamics, Inc. (FCDI), consisting of an interior renovation and 135,000 SF expansion to existing structures at 917 Deming and 8402 Excelsior Dr. Contact Email: Michael Zumpano < MZumpano@bhdp.com >.

Currently John Deere financial

Fall 2022 start with construction of the building. 2-3 buildout

~13-acre site

SEC Zoning

Have architectural review as part of the covenants

~277 auto parking stalls on the site, several points of access

Planning Comments:

No comments

Engineering Comments:

Streets

Deming – permit for driveway

Sanitary

Utility Plan needed

MMSD fees possibly due

Storm

MGO 37 new development stormwater management requirements must be met (detention from 10-200, sediment control, infiltration)

Because this site is subject to the new development stormwater management standards, the minimum FFE is no lower than the 500-yr peak water surface elevation. The preliminary minimum FFE by the loading dock is 990.9. The remainder of the site looks to be above the 500-yr inundation area, assuming they keep the elevations equal to or higher than what they are now.

This is a tricky site for determining FFE's because the hydraulic grade line is not constant through here – therefore, the exact location of their loading dock could change the minimum FFE. If they want to send us a GIS outline of the proposed buildings, we can provide a more specific minimum FFE.

Mapping Comments:

Underlying lot line...CSM will be required

Make sure as you develop the floor plan, work with Lori to nail down the addresses

TE Comments:

Turning movements look good at the loading dock

Would like to see ADA access to Deming Way

Zoning Comments:

Technical demolition of a street-facing wall

Otherwise, a permitted use

Bike parking and landscaping requirements

Bird-safe glazing

Fire Comments:

Fire access needs to be updated

Expecting 1 fire protection system throughout...may have different zones

Control area for the clinical areas needs to be defined

Will review list of the chemicals

Parks Comments:

n/a

Forestry Comments:

Are nine existing street trees. Will want to review a tree protection report.

Metro Comments:

Replace ADA access on Deming Way

UDC Comments:

Old Sauk Trails

Assessor's Office Comments:

No comments

10:00 – 10:30 a.m.

- Informational presentation by Charlie McCall regarding revised plans to redevelop 77 Sirloin Strip (Town of Madison) with a four-story, 70-unit apartment building. Contact Email: cmccall@sketchworksarch.com; sshulfer@sketchworksarch.com.

Reduced height to 4 stories after discussion with the alder

74 units

87 parking stalls (includes some guest parking)

Planning Comments:

Would like more orientation to the exterior

Site will likely remain in the Town of Madison until October 31, 2022

Engineering Comments:

Streets

Provide a 20' wide easement along the southern property limits adjacent to W Bader Rd for grading and public sidewalk. This is to facilitate the construction of assessable sidewalk in the future.

A commercial driveway permit will be needed for any driveway improvements needed within the public right-of-way

Sanitary

Utility Plan needed

MMSD fees due

Confirm location of sanitary sewer serving lot - Town believes it to be served through private sewer through trailer park

Applicant shall provide an ownership/ maintenance agreement if private sewer main is to continue to be in place. Alternatively, developer agreement will be required for developer to build sewer connecting directly to Town sewer on East Rusk Ave - east of the site being developed

Storm

This project will need to meet stormwater management requirements for redevelopment

An underground parking pumping plan for storm will be needed unless everything drains away from the underground parking entrance.

This project is in the John Nolen Drive Watershed. That study starts in 2023. No FFEs for this location until late 2023.

Mapping Comments:

Suggest, may require, an agreement that addresses the repair and maintenance of the common access

Badger Road Easement for the sidewalk, will be a real estate project. Will work with Jeff on that.

TE Comments:

Dimension the parking stalls
Show the grades on the underbuilding parking ramps
Show ADA access to front door from the public ROW
Recommend against the perpendicular parking stalls along the road, recommends parallel

Zoning Comments:

Bike parking, electric vehicle requirement, building orientation to the street

Fire Comments:

Fire access
Fire hydrants. Need 2 with 500 ft within the two fire lanes need to 2 exists from the lower parking tray
If opportunity to collocate stairs and elevators near each other, results on less wear and less calls

Parks Comments:

No park impact fees unless break ground after parcel is added to the City

Forestry Comments:

No comments

Metro Comments:

Request ADA access to front door from the public ROW

Assessor's Office Comments:

No comments

Review of Upcoming Matters (Projects with agency comments due on Friday, February 18):

There are no upcoming matters to discuss this week