



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 12, 2018**

Zoning Amendment:
C-1 Commercial to Planned Unit Development

Acres: 2.8
Survey Req. Yes

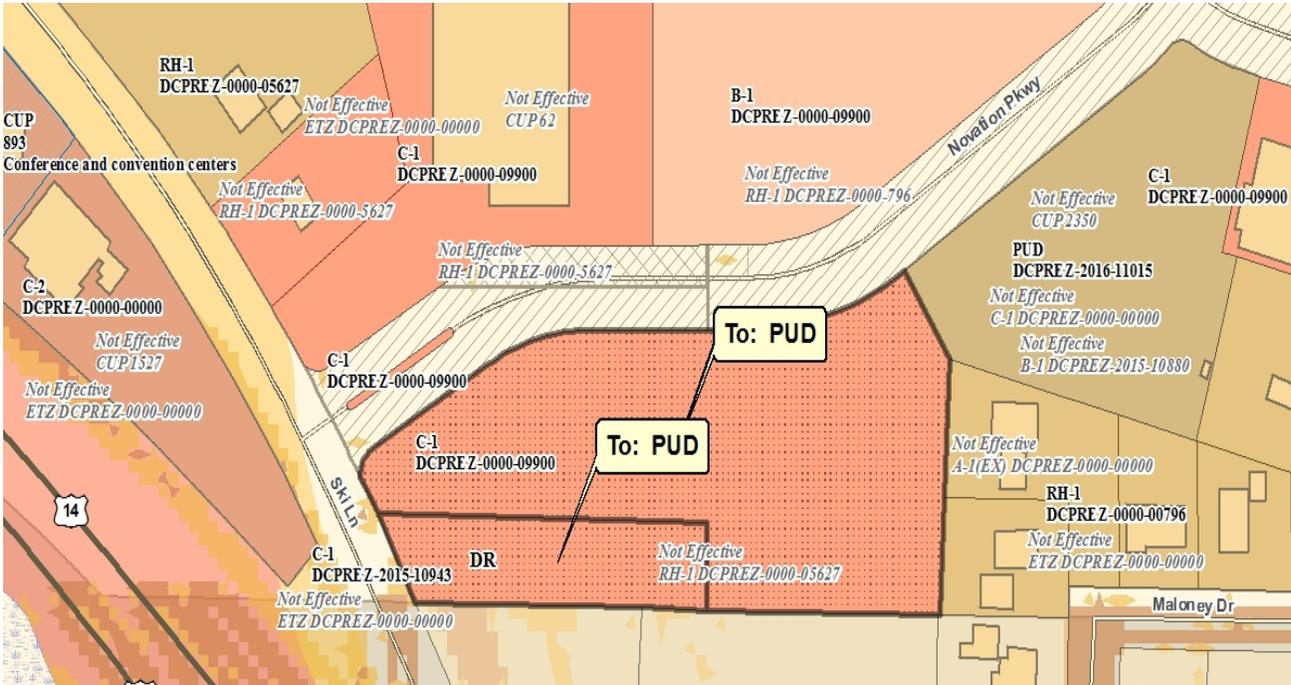
Reason:
General Development Plan for a 169-unit Apartment Complex (67 units in the Town of Madison and 102 units in the City of Fitchburg)

Petition: **Rezone 11308**

Town/sect:
Madison Section 35

Applicant
Mid-Town Center LLC

Location:
Southeast Corner of Oregon Road and Novation Parkway



DESCRIPTION: The Alexander Company (Mid-Town Center LLC) is proposing a 170-unit apartment complex which is partially in the Town of Madison and in the City of Fitchburg. 68% of the units will be 1-bedroom and 32% will be 2-bedroom apartments. Approximately 40% of the units will have an individual attached garages allowing direct access to the unit. The units along Novation Parkway will be designed as live/work spaces to encourage small business development. The complex will have a clubhouse and internal open space areas. The proposed Planned Unit Development is being reviewed by the Town/County and City of Fitchburg concurrently due to the project straddling jurisdictional boundaries.

OBSERVATIONS: The property located at the southeast corner of Ski Lane/Oregon Road and Novation Parkway which is west of Rimrock Road. The northerly 2.8 acres of the project is located in the Town of Madison with the southerly 5.4 acres in the City of Fitchburg. The site is bordered by single-family residences to the east, US Highway 14 to the south and west, and commercial/office development (Rock'n'Jump, Unity Health building) to the north. The development is located within the Novation Campus which provides various employment opportunities (Unity Administrative offices, Exact Science) within walking distance. Madison Metro provides bus service to the area along Ski Lane and Rimrock Road corridors.

There are no sensitive environmental features observed on the property. The lands within the Town of Madison are outside the Noise Overlay District of Highway 14. (A county zoning ordinance prohibiting residential development within 200 feet of a divided highway.)

The property is located in a Qualified Census Tract. This designation allows for the applicant to pursue state and federal tax credits to lower rental rates in order to create affordable housing. The applicant will be applying for federal "4% tax credits" along with the new State affordable housing tax credit program. The applicant is also requesting the creation of TIF District from the City of Fitchburg.

Petition 11308 continued...

TOWN PLAN: The property is covered under the Southdale Neighborhood Plan. There is an inter-governmental agreement between the City of Fitchburg and the Town of Madison which designates this area being annexed into the City of Fitchburg in 2022. The plan shows the northerly portion (Town) as "Commercial-Employment Area" and the southerly portion (Fitchburg) as "Drumlin Garden Study Area". The proposal meets the intent of the neighborhood plan by providing housing at a density between 10-20 dwelling units per acre and providing commercial opportunities by having live/work units which borders along the existing commercial area. See attached excerpts of the Southdale Neighborhood Plan and the narrative by the developer.

GENERAL DEVELOPMENT PLAN REVIEW:

Layout: The first floor elevation of the live/work building fronting along Novation Parkway is elevated between 6 to 8 feet above the sidewalk which would not be conducive to the vision of store front access. Staff suggests that first floor elevation be lower to street level to make the live/work spaces feel like a store front.

The space between the 33-unit and 34-unit buildings is being used for garage access along with outside parking. Staff is concerned that adequate space has not been provided for proper vehicle movement and parking. Staff suggests a minimum 24-foot drive isle for two-way traffic and minimum 18-foot clearance between the garage opening and traffic isle in order to allow parking outside of the garage. The designer will need to provide details for this area.

Exterior Appearance: The building design provides sufficient offsets and a mixture of exterior finishes to make the building appealing. Brick, wood siding, and metal are listed as finishes. Drawing ASK-017 lists a stucco material which would not be an acceptable exterior material due to durability issues.

Parking: The County ordinances requires 1.5 parking spaces for one and two bedroom apartments. 101 spaces are required for the proposed 34 and 33 unit apartments. The proposal provides 71 surface parking spaces and 20 tuck-in garage spaces. The narrative also designates an addition 20 spaces which will be directly outside the garages between buildings. Staff is concerned that the space between buildings will not accommodate outside parking along with vehicle movement. The absence of parking spaces outside the garages would fall under the minimum parking spaces and would create parking conflicts between tenants. The designer will need to provide information showing how to legitimately achieve a minimum of 1.5 parking spaces per apartment or reduce the number of apartments.

Lighting: The general development plan provides a brief statement regarding lighting and cut sheets for fixtures. Staff would suggest that the parking lot lighting be limited to 25-foot posts and require a limit on light intensity to 0.5 foot-candles along east property line.

Landscaping: The proposed plan shows landscaping to be installed along the building foundation, in open space areas, in parking areas, along the street frontage, and being used as a buffer for the neighborhood to the east. This is consistent with an urban design.

The rendering on page ASK-017, showing the live/work façade, does not reflect the steep slope topography along Novation Parkway. As noted above, there is a 6 to 8 foot grade difference between the sidewalk and building. Given the 11-foot setback, there is inadequate space between the building and the sidewalk to sufficiently provide an area for landscaping and contend with the extreme slopes. Access to the building will require significant retaining walls and steps which will leave little room for landscaping. The designer will need to address the building entrance design, grades, and landscaping along Novation Parkway.

Storm water: The storm water management plan has been initially reviewed by Land and Water Resources. It appears that adequate areas have been reserved for storm water purposes.

TOWN: The Town Board has approved the General Development plan without conditions.

STAFF: The applicant is working to resolve the parking and grading issues. Additional information will be provided at the Committee meeting.