



MEETING DATE: March 12, 2019

PREPARED BY: Sarah Sauer
Planner

FROM: Technical Review Committee

REQUEST: **SLINDE REALTY COMPANY, LLC:** requesting approval of an amendment to an approved Planned Development District General Development Plan to allow multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive). (PC19-2673)

APPLICANT: Brian Fisher
Anderson Ashton Design Build
2746 S. 166th St
New Berlin, WI 53151

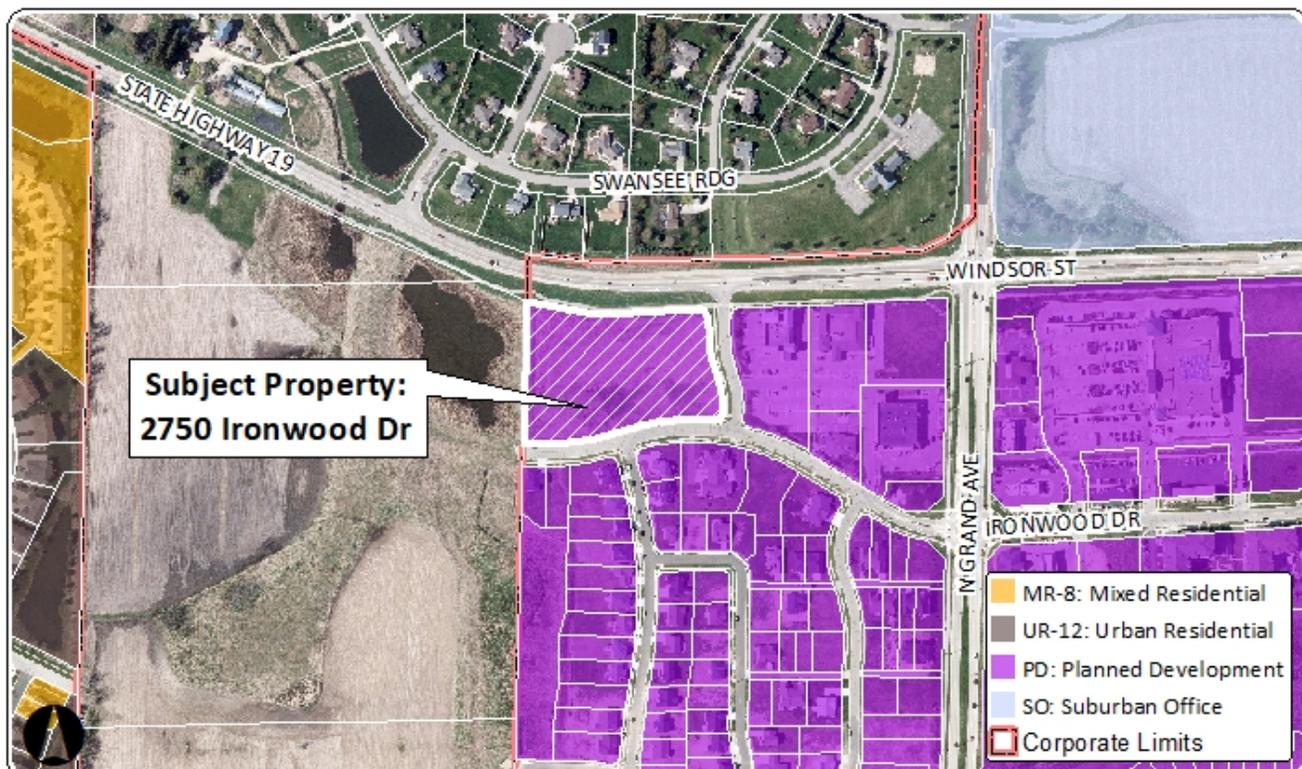
OWNER: JJS SP Land LLC & BMS SP Land LLC
4705 Monona Drive
Monona, WI 53716

SITE AREA: 4.81 Acres (209,310 square feet)

CURRENT LAND USE: Vacant

ADJACENT LAND USE: North and South: Residential, East: Commercial, West: Vacant

COMPREHENSIVE PLAN: Institutional



Overview

The applicant, Slinde Realty Company, is requesting approval of an amendment of an approved Planned Development General Development Plan (GDP) to allow multi-tenant commercial development located at 2750 Ironwood Drive. The 4.8-acre site is located at the southwest corner of Windsor St and Oxford Place. Affiliated with this request, Slinde Realty has submitted an application for an amendment to the Comprehensive Plan to change the land use classification for this site from "Institutional" to "Commercial", as well as a request for approval of a two lot Certified Survey Map (CSM).

A request for approval of a Precise Implementation Plan (PIP) to construct a 10,000 square foot daycare center with outdoor play area is currently under review for the west half of the site, referred to as Area A in the GDP. The remaining acreage, Area B, would be reserved for future development, and the applicant has provided two conceptual plan options for how future development might occur. With a few exceptions, the applicant intends to follow many standards currently regulated by the City's Zoning Ordinance. Variations from some of the development standards in the City's zoning ordinance are permitted through the planned development process in exchange for enhanced building and site design and architectural features. Prior to development of any of the potential buildings on the site, a PIP will be required.

Staff Comments

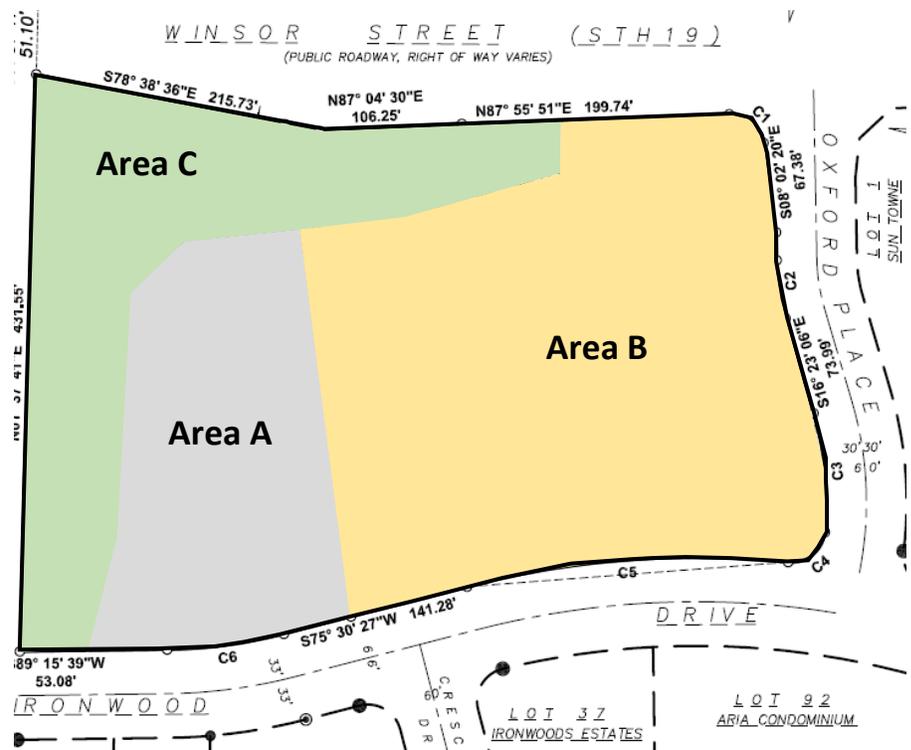
The request for a GDP amendment would replace a previously approved GDP from 2006 allowing a two-story mixed-use commercial building and a four-story, 144-unit assisted living complex. In 2018, the City Council denied a request by the applicant to amend the GDP to allow a personal storage facility, which is considered industrial in the City's Zoning Ordinance. During the review, many residential property owners in the neighborhood testified against the storage use, favoring commercial amenities that would serve the neighborhood.

The submitted GDP amendment proposes to separate the overall site into two commercial development areas with one area designated only for stormwater management. Area A consists of a one-acre lot on the west end of the site to accommodate immediate plans for a daycare facility. Area B includes a 3.75-acre lot to be divided in the future to accommodate up to three (3) additional commercial developments. A third area, Area C, consists of a 1.25-acre stormwater easement and is located at the northwest corner of the site. As a means of controlling the intensity of development, each development area provides a maximum building area square footage and onsite-parking ratio. Cross access and shared parking shall be incorporated between the two areas of development.

Because the property has frontage and good visibility from Windsor Street, Slinde Realty has worked with staff to create site and building design standards for the GDP that would be visually compatible with the commercial development to the east. Many of the design standards found in the City's ordinance for large development in commercial districts will apply to the Slinde GDP with slight variations based upon the number and type of allowable uses listed in the letter of intent. Pedestrian connections are provided from the adjacent sidewalks and between buildings on the site.

Concept Plans

The applicant has submitted two concept plans for future development of Area B that illustrate the potential for three (3), 1-2 story commercial buildings with onsite parking provided. Currently a PIP for Area A is being reviewed for



approval. In staff's opinion, future development on this site should anchor the northeast corner of the site at Windsor and Oxford with buildings set closest to Oxford. Buildings anchoring the corner will serve as a gateway to the commercial area, providing a higher level of site design compared to standard retail development. Each plan includes a building directly east of the daycare in Area A and a building at the immediate corner of Windsor St and Oxford Pl. The location of a third building, shown on the southeast corner of the area, is subject to change depending on future access from Oxford Pl.

While each plan is workable, there are a few things to consider with each proposed access. The access in Concept 1 will line up with the existing drive serving the commercial site to the east and has some utilities currently stubbed to serve Area B of the Slinde site. However, the location of the drive makes it difficult for the third building to front Oxford Pl, placing the parking between the building and the street. If the access in Concept 1 is preferred, the applicant will need to provide acceptable turning movements for fire trucks. The north access proposed in Concept 2 will locate closer to the intersection of Windsor and Oxford. Although Windsor St is a heavily trafficked corridor in the City, access from Windsor onto Oxford Place is restricted to right-in/right-out only. The access in Concept 2 will be required by City ordinance to have a 100-foot distance from the intersection but will allow buildings to front Oxford, placing parking behind the buildings.



Concept 1



Concept 2

Future Build Out

Prior to development of any of the potential buildings on the site, a PIP will be required. As the intensity and uses in Area B are determined with each PIP, parking and traffic will become a deciding factor for the access location off Oxford. Per the applicant, Building 1, located directly east of the daycare, is anticipated to be the first PIP in Area B. Staff recommends that the access location be determined and constructed with the first PIP request. Because the GDP limits the total amount of buildable square footage allowed on Area B, the overall number of buildings that may be constructed on the site will depend on the desired uses and parking requirements submitted with each PIP. Should only two buildings be allowed on Area B, staff recommends one of the buildings be oriented toward, and in close proximity to, the intersection of Windsor St and Oxford Pl for the purpose of creating a gateway into the development.

Recommendation

Staff recommendation of a **conditional approval** of an amendment to an approved Planned Development District General Development Plan to allow multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive), subject to the following terms and conditions:

1. Statement of Purpose: This General Development Plan (GDP) for the Slinde Commercial site is established to allow a multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive).
2. The approval of this Plan is based on the letter of intent dated January 28, 2019 and accompanying plans, and subsequent revisions, submitted in association with file PC19-2673, as may be revised based upon the

conditions noted below. All of the construction on the site shall be done in accordance with the aforementioned plans and details.

3. Final GDP approval shall be contingent upon approval of a Comprehensive Plan Amendment to reclassify the site from "Institutional" to "Commercial" on the Future Land Use Map by the City Council.
4. Prior to final GDP approval, a revised plan set addressing the conditions of approval contained herein shall be submitted to the Planning Division for review and approval. All plans shall include a graphic scale.
5. The maximum allowed developable building square footage shall be 36,000 square feet.
6. Variations: The following variations to nonresidential bulk standards in Sec 17.24, performance standards in Sec. 17.36, and signage in Sec. 17.40 shall be granted as stated in the "Site Development Standards":
 - o Building setbacks from the street shall be 10 feet
 - o Paved area setbacks from the street shall be 10 feet
 - o The maximum building height shall be two (2) stories or 35 feet
 - o There shall be no minimum paved setbacks for parking internally between lots
 - o All parking stalls shall be constructed at a 90 degree angle
 - o Wheel stops are prohibited
 - o Fences may be allowed a maximum height of 6-feet at the street yard
 - o Each site may have up to (1) monument sign per street they abut, with a total maximum of (2) monument signs on Ironwood Dr., (2) monument signs on Oxford Pl., and (2) monument signs on Windsor St. (Hwy 19).
 - o Building signage is allowed to be unique to the tenant or tenant's branding. Each tenant shall be allowed one sign per building face but no more than two signs total.
 - o Each tenant sign shall be no larger than 48 square feet as measured by the extent of the cabinet it's set in or the area of channel letters as measured from the tallest letter's extents
 - o Common sign design will not be required so as to allow for flexibility in the types of tenant that could occupy a particular building or tenant space.
7. Prior to final GDP approval, the "Site Development Standards" shall be revised to include the language that Cross Access and Cross parking are required throughout all lots
8. Should the desired uses for Area B only allow the construction of two buildings within this area, one of the buildings shall be oriented toward, and in close proximity to, the intersection of Windsor Street (STH 19) and Oxford Place for the purpose of creating a gateway into the development.
9. Prior to construction commencing on Area B, the location for the access drive off Oxford Place shall be constructed and cross access shall be established with Area A.
10. Enforcement: In consideration of the approval of this Planned Development District, this General Development Plan shall be binding upon all owners of real estate within the District and its successors and assigns and enforceable by the City of Sun Prairie in conformity with its ordinances and may be amended only in conformity with the ordinances of the City of Sun Prairie.

Cc: Applicant and Owner
Building Inspection
City Engineer

File: PC19-2673

PARCEL ID# 0810-024-8050-2

City of Sun Prairie, Wisconsin

**AN ORDINANCE APPROVING AN AMENDMENT
TO AN APPROVED PLANNED DEVELOPMENT
DISTRICT GENERAL DEVELOPMENT PLAN (GDP)
TO ALLOW MULTI-TENANT COMMERCIAL
DEVELOPMENT ON PROPERTY LOCATED AT THE
SOUTHWEST CORNER OF WINDSOR STREET AND
OXFORD PLACE (2750 IRONWOOD DRIVE)**

**SLINDE REALTY COMPANY, LLC – GDP
AMENDMENT**

Presented: March 19, 2019

Adopted: March 19, 2019

Published:

Ordinance No.:

ORDINANCE

WHEREAS, there has been submitted a request by Slinde Realty Company, LLC. for approval of an amendment to an approved Planned District General Development Plan (GDP) to allow multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive; and,

WHEREAS, the City of Sun Prairie has adopted a comprehensive plan to guide the future development and infrastructure improvements, including the implementation of a desired community character; and,

WHEREAS, the City of Sun Prairie has adopted a Zoning Ordinance which is specifically designed to implement the Comprehensive Plan including the implementation of said desired community character; and,

WHEREAS, Section 17.12.030 of the City of Sun Prairie's Zoning Ordinance is designed to implement the control of the community's character and land uses via an Official Zoning Map; and,

WHEREAS, on Tuesday, March 12, 2019, the Plan Commission held a public hearing to consider a request by Slinde Realty Company, LLC for approval of the request; and,

WHEREAS, the Plan Commission has determined that the proposed GDP amendment is in compliance with all requirements of the City of Sun Prairie's Zoning Ordinance, provided the regulations and conditions of approval listed below have been met in full by the applicant; and,

WHEREAS, the City Council has reviewed the staff report for Plan Commission Case No. PC19-2673 dated March 12, 2019 and the Plan Commission recommendation to the City Council dated March 19, 2019 and has found that the proposed GDP amendment is in the best interest of the City and should therefore be approved.

NOW, THEREFORE, the City of Sun Prairie adopts the following amendment to the Code of Ordinances:

SECTION 1. PLANNED DEVELOPMENT DISTRICT REGULATIONS: Pursuant to Section 17.12.090 of the City of Sun Prairie Zoning Ordinance, the amendment to an approved Planned District General Development Plan (GDP) to allow multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive is hereby approved as requested by Slinde Realty Company, LLC per PC19-2673, subject to the following conditions and regulations:

1. Statement of Purpose: This General Development Plan (GDP) for the Slinde Commercial site is established to allow a multi-tenant commercial development on property located at the southwest corner of Windsor Street and Oxford Place (2750 Ironwood Drive).
2. The approval of this Plan is based on the letter of intent dated January 28, 2019 and accompanying plans, and subsequent revisions, submitted in association with file PC19-2673, as may be revised based upon the conditions noted below. All of the construction on the site shall be done in accordance with the aforementioned plans and details.
3. Final GDP approval shall be contingent upon approval of a Comprehensive Plan Amendment to reclassify the site from "Institutional" to "Commercial" on the Future Land Use Map by the City Council.
4. Prior to final GDP approval, a revised plan set addressing the conditions of approval contained herein shall be submitted to the Planning Division for review and approval. All plans shall include a graphic scale.
5. The maximum allowed developable building square footage shall be 36,000 square feet.
6. Variations: The following variations to nonresidential bulk standards in Sec 17.24, performance standards in Sec. 17.36, and signage in Sec. 17.40 shall be granted as stated in the "Site Development Standards":
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8. Should the desired uses for Area B only allow the construction of two buildings within this area, one of the buildings shall be oriented toward, and in close proximity to, the intersection of Windsor Street (STH 19) and Oxford Place for the purpose of creating a gateway into the development.
9. Prior to construction commencing on Area B, the location for the access drive off Oxford Place shall be constructed and cross access shall be established with Area A.
10. Enforcement: In consideration of the approval of this Planned Development District, this General Development Plan shall be binding upon all owners of real estate within the District and its successors and assigns and enforceable by the City of Sun Prairie in conformity with its ordinances and may be amended only in conformity with the ordinances of the City of Sun Prairie.

SECTION 2. PROCEDURAL REQUIREMENTS: The City Council hereby confirms that all procedural requirements of Sections 17.12.090 and 17.44.020 of the Code of Ordinances of the City of Sun Prairie have been complied with.

SECTION 3. DESCRIPTION OF PROPERTY: 4.8 acres located at the southwest corner of Windsor St. and Oxford Pl. (2750 Ironwood Dr.), further described as Lot 1, CSM 11456, City of Sun Prairie, Dane County, Wisconsin.

SECTION 4. MAP OF SUBJECT PROPERTY: The Planned Development District zoning regulations for the subject property shall be as listed in the City-approved General Development Plan for Slinde Realty Company, LLC

dated March 19, 2019, and shall incorporate all amendments detailed in this amendment and contained in file PC19-2673 of the records of the Sun Prairie Department of Planning, and approved by this Ordinance, subject to the conditions of approval specified herein.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective upon passage and publication as provided by law.

APPROVED: _____
Paul T. Esser, Mayor

Date Approved: March 19, 2019

Date Signed: March _____, 2019

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 19th day of March 2019, and was submitted for signatures on the _____ day of March 2019.

Elena Hilby, City Clerk