

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 12, 2006

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval of a mixed-use development containing 50 residential condominium units and approximately 20,000 square feet of retail space located at 1513 Lake Point Drive.
2. Applicable Regulations: Section 28.09(3) provides that Planned Residential Developments are a conditional use in the C2 General Commercial District. Section 28.09(2) requires conditional use approval of any building with five or more dwelling units in which more than 50% of the total building floor area is residential in use in the C2 General Commercial District.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Norton Building Company-Scott Norton, 5121 Hilltop Road, Madison, WI 53711; J. Randy Bruce, Knothe & Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, WI 53562 (rbruce@knothebruce.com).
2. Status of Applicants: Offer to purchase (expect to close in June 2006).
3. Development Schedule: The applicant wishes to commence construction of this proposal as soon as all land use approvals have been obtained.
4. Parcel Location: South side of Lake Point Drive at Bridge Road, Madison Metropolitan School District, 14th Aldermanic District.
5. Parcel Size: 3.2 acres.
6. Existing Zoning: C2 General Commercial District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Mixed-use condominium/retail proposal.
9. Surrounding Land Use and Zoning: This site is surrounded by multi-family residential in the City of Madison zoned R5, R4 and low to medium density residential westerly along Lake Point Drive zoned R3. The lot directly adjacent to this proposal along Bridge Road is zoned C2.
10. Adopted Land Use Plan: The adopted Comprehensive Plan shows this site as NMU-Neighborhood Mixed-Use District. The adopted Land Use Plan recommends medium to

high density residential, multi-unit housing uses. The adopted West Broadway Redevelopment Area Master Plan specifies mixed-use/housing and commercial retail for this site.

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

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This application is subject to the conditional use and Planned Residential Development standards.

ANALYSIS, EVALUATION AND CONCLUSION:

Existing Site Characteristics

This vacant, generally flat site was once a portion of a larger apartment complex known as "Monona Shores." The Madison Community Development Authority acquired the Monona Shores complex in 1995. The CDA proceeded with the demolition of buildings on this site and revitalization of the property north of Lake Point Drive.

The CDA completed the renovation-expansion of the property north of Lake Point Drive (known as "Waunona Woods") and went forward with the sale of this 3.2 acre site. In August-September 2003, the Plan Commission/Common Council approved a Zoning Map Amendment that rezoned this property from R5 to C2 with specific deed restrictions. The CDA sold the property to a private developer, Ruedebusch Development and Construction, Inc. who, in turn, is selling the property to Norton Building Company. This site is adjacent to the Cranberry Creek restaurant, also developed by this applicant.

Proposed Development

It is the intent of the applicant to develop a mixed-use, condominium, commercial development on the site. The proposal consists of two larger buildings and one small building. The two larger 3-story buildings will contain 25 residential condominium units, as well as 5,758 square feet of commercial space, in addition to 32 underground parking stalls. There will be 38 two-bedroom units and 12 one-bedroom units. The smaller building will be a 2-story commercial building. The site plan shows a location for a future bank building on the westerly edge of this site. The bank development is shown in concept only and will require Plan Commission approval, either as a major alteration to a conditional use or a separate conditional use as the bank proposes to have a drive-up service facility.

Access to this site will be from West Broadway and Lake Point Drive. The overall parking and drive system will interconnect with the existing new restaurant located to the east, as well as the future bank site located to the west (see attached site plan). There will be a total of 178 parking stalls to serve this development (64 underground stalls and 114 surface stalls). The total floor area of development is 139,000 square feet, 119,200 square feet will be devoted to residential, with the remaining 19,800 square feet devoted to commercial use. There will be a total of thirty-eight 2-bedroom units and twelve 1-bedroom units. The applicant has been asked to supply information on the projected sale price of these condominium units.

Building Design

As noted above, the two residential buildings are 3-stories in height. The central smaller commercial building is 2-stories in height. It is the architect's intent to orient the commercial elements of this development towards West Broadway and the residential towards Lake Point Drive. An overall good landscape plan has been provided that saves some of the larger trees on this site (see attached).

Consistency with Adopted Plans

The adopted Comprehensive Plan shows this site as Neighborhood Mixed-Use District. The Comprehensive Plan lists neighborhood mixed-use districts as recommended locations for clusters of relatively small convenient shopping and service uses that serve as activity centers and gathering places for the surrounding neighborhoods or districts. Development in these districts should be consistent with the design standards and should provide a pedestrian-oriented environment. A pedestrian-oriented urban environment is generally characterized by buildings that are placed close to the sidewalk and/or street with parking primarily behind the building or underground. Buildings more than 1-story in height are encouraged. Neighborhood mixed-use districts can also contain a mix of housing types that are encouraged in mixed-use developments. The plan further states that the net residential developments within a mixed-use district generally should not exceed 40 units per acre. The development of 50 condominiums on this 3.2 acre site results in a density of approximately 15.6 units per acre.

This site is within the approved "West Broadway Redevelopment Area Plan" with the proposed designation of mixed-use housing and commercial retail.

In June 2003, the Community Development Authority adopted Resolution No. 2555 that authorized an option to purchase between the CDA and Ruedebusch Development and Construction, Inc. Among the terms and conditions of that resolution, the buyer accepts the following design standards for development of this property. Those standards contained in the attached copy of the resolution include the following:

- a. The development shall provide an attractive interface with the neighborhood, most critically with the property directly north of Lake Point property.
- b. The development shall provide a superior site and architectural design.
- c. The development shall provide for an attractive anchor facility at the Bridge Road/West Broadway corner entrance to the City of Madison.
- d. The development shall preserve the large trees and overall aesthetic appearance of the Lake Point property.

- e. The Community Development Authority approval of the design of the development of the Lake Point property shall be required prior to the commencement of construction activities.

The CDA is satisfied that this project meets these standards and granted approval of the final design of this proposed development on April 11, 2006.

This property is also subject to a deed restriction that was imposed at the time that the Community Development Authority sold the property to Ruedebusch Development and Construction, Inc. In March of 2006, the Community Development Authority approved an amendment to the use restrictions to add permitted uses. Those uses were restaurant/tavern; brewpub; owner-occupied dwelling units (The complete listing of permitted uses is attached).

Urban Design Commission Review

The Urban Design Commission has granted approval of this development proposal and their comments are attached.

Inclusionary Dwelling Unit Plan

This conditional use/Planned Residential Site is exempt from the ordinance provisions regarding inclusionary dwelling units.

CONCLUSION

Planning Unit staff feels that this proposal will be an excellent addition to the neighborhood that will allow fifty owner-occupied units to share a site with neighborhood-serving commercial uses. Staff feels that the conditional use standards can be met. This proposal is generally consistent with the West Broadway Master Plan 1995, and the Comprehensive Plan. The project has been approved by the Community Development Authority and the Urban Design Commission.

RECOMMENDATIONS:

Planning Unit staff recommends that the Plan Commission find that the ordinance standards can be met and approve this proposal subject to the comments of the reviewing departments, neighborhood input at the public hearing and the following:

1. An addition of sidewalks shall be provided on the westerly end of the site from the proposed future bank connecting to the existing sidewalk along West Broadway, and the existing sidewalk along Lake Point Drive.

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 5, 2006

TITLE: 1513 Lake Point Drive – Planned Residential Development (PRD), Planned Commercial Site. 14th Ald. Dist. (02868)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 5, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Cathleen Feland, Jack Williams, Bruce Woods, Michael Barrett, Todd Barnett, Robert March and Lou Host-Jablonski.

SUMMARY:

At its meeting of April 5, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Development (PRD), Planned Commercial Site located at 1513 Lake Point Drive. Appearing on behalf of the project was Randy Bruce. The revised plans presented by Bruce featured the following:

- An attempt to save some of the existing trees on the site, specimen red oak, white oak and burr oak were identified, in addition to existing maples along Lake Point Drive to be maintained and preserved with existing ash noted as problematic due to upcoming beetle issues.
- The building elevations have been changed to provide openings along the south elevation of the commercial component of the building to provide for more natural light into the central courtyard.
- Half a dozen direct entrances have been provided to the north elevation to lower level individual residential units to the adjoining Lake Point Drive right-of-way. A commons area within the central courtyard has been created including a gazebo feature.

Following the presentation the applicant noted that due to recent changes within the proposed lighting program for the development, that the lighting and photometric plans and cutsheets, in addition to signage would come back for further consideration. Following the presentation, the Commission expressed concerns on the following:

- The landscape and site plans are not updated; concurrent with that as presented versus that as contained in the packet.
- The grading and drainage plan do not correspond.
- A tree protection plan needs to be provided. The project presents good planning, architecture and the use of colors.
- On the southwest corner of the site, as well as on other portions of the development plan, tree islands are not provided at the normal required interval of 12-15 stalls.
- Provide landscaping up against buildings adjacent to surface parking.

ACTION:

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Wagner abstaining. The motion for initial approval required address of the following:

- The provision of a lighting and photometric plan, including fixture cutsheets.
- A complete signage package.
- Provide planters, including trees and other types of landscaping along the south elevation of buildings adjacent to surface parking.
- Provide tree islands at an interval of 12-15 stalls.
- Provide a tree protection plan.
- Make necessary corrections to all site plans within the packet, including landscaping and grading to provide for their consistency.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 7, 7, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1513 Lake Point Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	7
	8	8	6	7	-	7	8	8
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	8	8	7	8	-	7	9	8
	-	-	-	-	-	-	7	7
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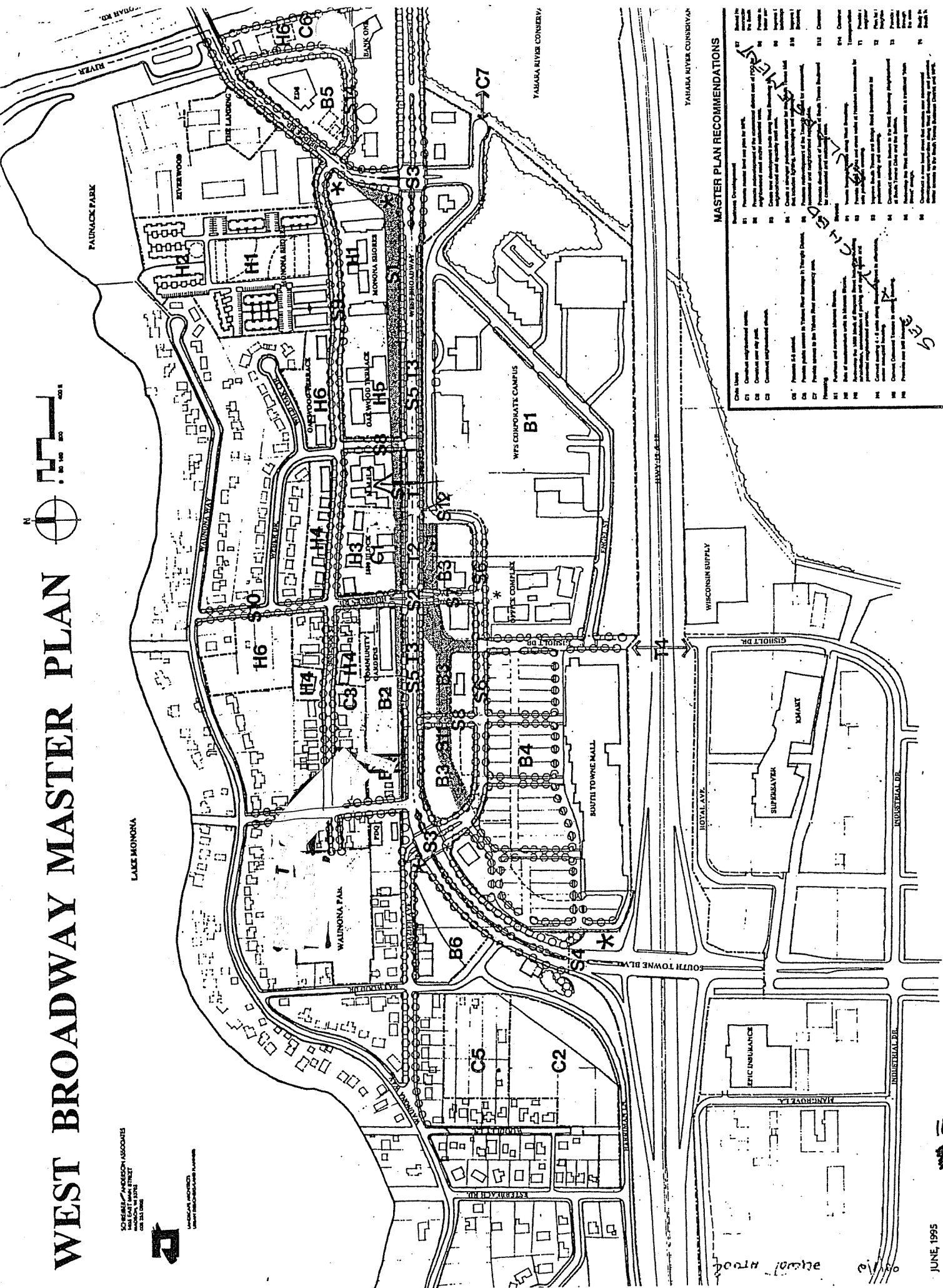
General Comments:

- Nicely done mixed-use.
- Need to coordinate the updated site, grading and landscape plan. Provide detention basin seed mix other than lawn on the landscape plan. Tree protection plan for the existing trees to be saved. Very nice interior open space created.
- Nice work.
- Nice project!
- Innovative mixed-use project that overcomes its highway/commercial strip location.
- Good project; height/bulk still of concern but "court" view of existing church not compromised.

WEST BROADWAY MASTER PLAN



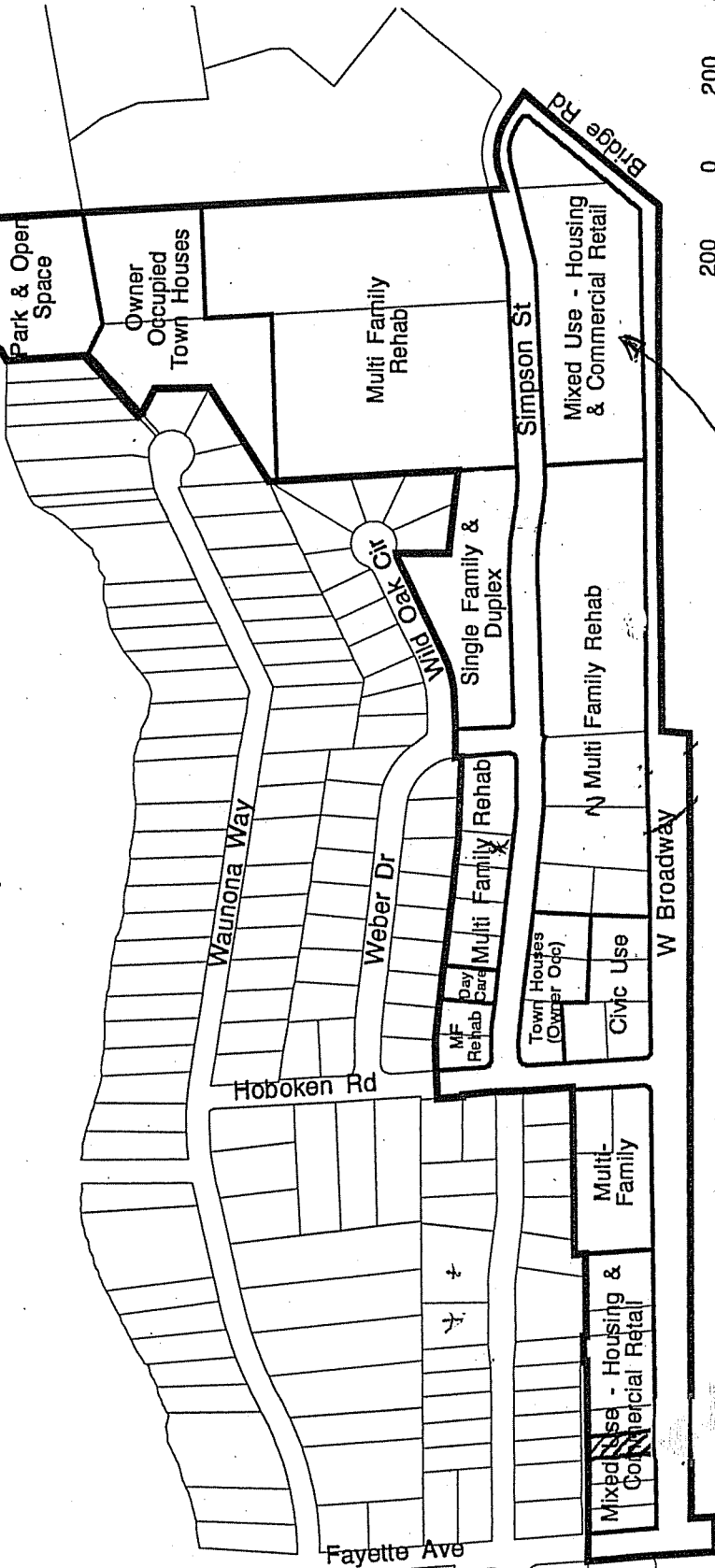
TO REBEKAH ANDERSON ASSOCIATES
 1000 WEST BROADWAY, SUITE 100
 WATSONVILLE, CA 95076
 (408) 853-1000



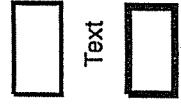
MASTER PLAN RECOMMENDATIONS

Item No.	Description	Notes
01	Check Utility	
02	Check proposed drainage	
03	Check proposed utility	
04	Check proposed drainage	
05	Check proposed utility	
06	Check proposed drainage	
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49	Check proposed utility	
50	Check proposed drainage	

JUNE 1995
 REVISED: JULY 7, 1995
 REVISED: SEPT. 14, 1995
 REVISION: JAN. 1997



- West Broadway
- Redevelopment Area
- Proposed Land Use
- Proposed Land Use Boundary
- Proposed Land Use
- Redevelopment Area



Text

YAHARA RIVER CONSERVANCY

MASTER PLAN RECOMMENDATIONS

Business Development

- B1 Promote master land use plan for WPS.
- B2 Promote redevelopment of the commercial district east of PDQ for neighborhood retail and/or residential uses.
- B3 Create new development lands along West Broadway for neighborhood and specialty retail uses.
- B4 Create a stronger pedestrian character for the South Towne Mall that includes lighting, landscaping and walkways.
- B5 Promote redevelopment of the Triangle District for commercial, residential and neighborhood support uses.
- B6 Promote development of lands west of South Towne Boulevard for commercial and residential uses.

- S7 Extend Hoboken Road south of Broadway to provide a primary connection between the Waunona-Simpson Neighborhood and the South Towne Business District.
- S8 Provide additional cross streets along West Broadway to provide better connections between neighborhood land uses.
- S9 Improve Simpson Street with sidewalks, street furniture, landscaping, street lights and bus shelters.
- S10 Improve Hoboken Road between Waunona Way and West Broadway with sidewalks and landscaping.
- S12 Construct a corporate entrance to WPS campus.

Streets

- S1 Vacate frontage roads along West Broadway.
- S2 Provide traffic lights and cross walks at Hoboken intersection for safe pedestrian crossing.
- S3 Improve South Towne and Bridge Road intersections for pedestrian safety and crossing.
- S4 Construct entrance feature to the West Broadway Neighborhood at South Towne Drive and the Beltline.
- S5 Redevelop the West Broadway corridor with a traditional "Main Street" design.
- S6 Construct a new local street that creates new commercial development opportunities along West Broadway and provides better access to the South Towne Business District and WPS.

- S14 Construct new public street in the Triangle District.

Transportation

- T1 Provide a transit loop that serves the Waunona-Simpson neighborhood, South Towne, WPS and SuperSaver/K Mart.
- T2 Plan for future transit center for the West Broadway Neighborhood.
- T3 Provide a commuter bicycle path along West Broadway. Study potential for other bicycle routes along the proposed street through the South Towne Business District and along the edge of the conservancy.
- T4 Study the feasibility for a pedestrian bridge over the Beltline to link South Towne with SuperSaver Foods and K Mart.

Civic Uses

- C1 Construct neighborhood center.
- C2 Construct new city park.
- C3 Construct neighborhood church.
- C5 Promote K-3 school.
- C6 Provide public access to Yahara River frontage in Triangle District.
- C7 Provide access to the Yahara River conservancy area.

Housing

- H1 Purchase and renovate Monona Shores.
- H2 Sale of condominium units in Monona Shores.
- H3 Redevelop the 1800 block of Simpson Street including building rehabilitation, consolidation of parking and open space and potential neighborhood center.
- H4 Convert existing 4 - 8 units along Simpson Street to affordable, owner occupied housing.
- H5 Convert Oakwood Terrace to elderly housing.
- H6 Promote new infill housing.

COPY

**AMENDMENT TO QUIT CLAIM DEED
USE RESTRICTIONS
(re: lands described in attached Exhibit D)**

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4171306

03/16/2006 11:26AM

Trans. Fee:
Exempt #:

Rec. Fee: 25.00
Pages: 8

WHEREAS, Broadway Lake Point, LLC, a Wisconsin limited liability company (the "Owner") is the owner of the property (the "Property") described on Exhibit I, which exhibit is attached and made a part hereof; and

WHEREAS, the prior owner of the Property, Ruedebusch Development & Construction, Inc., acquired the Property and adjacent lands from the Community Development Authority of the City of Madison, a Wisconsin redevelopment authority (the "CDA"), pursuant to Quit Claim Deed dated June 1, 2004, and recorded with the Dane County Register of Deeds on June 17, 2004, as Document No. 3929935, a copy of which is attached as Exhibit II and made a part hereof (the "Quit Claim Deed"); and

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO: City of Madison
CEDU - Real Estate Section
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0710-203-0401-1

WHEREAS, the Quit Claim Deed restricts, for the benefit of the CDA, the use of the Property to those uses identified on Exhibit B to the Quit Claim Deed (the "Permitted Uses"); and

WHEREAS, the Owner has requested that the CDA amend the Quit Claim Deed to allow for the following additional Permitted Uses: "Restaurant-Tavern", "Brewpub" and "Owner-Occupied Dwelling Units", and the CDA has agreed to such request.

NOW THEREFORE, for good and valuable consideration, the CDA hereby amends the Quit Claim Deed as follows:


1. The list of Permitted Uses set forth on Exhibit B to the Quit Claim Deed is hereby amended to include the following additional uses:
 - Restaurant-Tavern
 - Brewpub
 - Owner-Occupied Dwelling Units
2. All other terms and conditions of the Quit Claim Deed remain in full force and effect.

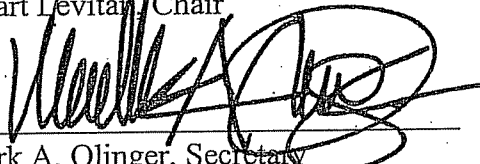
IN WITNESS WHEREOF, the CDA has entered into the Amendment to Quit Claim Deed Use Restrictions as of this 15th day of March, 2006.



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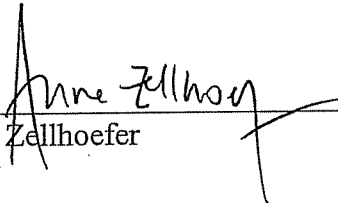
COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON

By: 
Stuart Levitan, Chair

By: 
Mark A. Olinger, Secretary

AUTHENTICATION

Signatures of Stuart Levitan and Mark A. Olinger authenticated this 15th day of March, 2006.


Anne Zellhoefer

Execution of this Amendment to Quit Claim Deed Use Restrictions is authorized by Resolution No. 2700, adopted by the Community Development Authority of the City of Madison on March 9, 2006.

Drafted by: City of Madison Real Estate Section

Real Estate Project No. 7687

EXHIBIT I

Lot 1 of the plat of Monona Shores, City of Madison, Dane County, Wisconsin, except that part described as follows:

Commencing at the Southwest corner of said Lot 1; thence N88°17'55"E along the South line of said line Lot 1, 513.23 feet to the point of beginning; thence continuing N88°17'55"E, 45.00 feet; thence N39°20'04"E, 81.51 feet; thence N03°26'53"W, 210.90 feet; thence S76°30'58"W, 86.28 feet; thence S00°00'46"W, 254.78 feet to the point of beginning.

(Tax Parcel No. 251-0710-203-0401-1)

EXHIBIT II
(page 1 of 5)

QUIT CLAIM DEED

(This conveyance is exempt from transfer fee pursuant to Sec. 77.25(2) Wis. stats.)

The Community Development Authority of the City of Madison, a Wisconsin redevelopment authority (the "CDA"), quit claims to Ruedebusch Development & Construction, Inc., a Wisconsin corporation ("Grantee") the following described real estate in Dane County, Wisconsin:

See attached Exhibit A

Subject to the restrictions below stated, which shall be binding upon the Grantee, its successors and assigns, and which shall run with the land:

No uses, other than the permitted uses on the attached Exhibit B, shall be allowed on the real estate described herein. All development of the real estate shall conform to the West Broadway Redevelopment Plan, recorded January 28, 1997, in the Office of the Register of Deeds of Dane County, as Document No. 2828766.

This conveyance is given in fulfillment of the Option to Purchase between the CDA and Grantee recorded July 15, 2003, as Document Number 3757777.

This is not homestead property. Dated this 18th day of June, 2004.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

By: Stuart Levitan
Stuart Levitan, Chair

By: Mark A. Olinger
Mark A. Olinger, Secretary

AUTHENTICATION

Signatures of Stuart Levitan and Mark A. Olinger authenticated this 1st day of June, 2004.

Anne Zellhoefer
Anne Zellhoefer

This document was drafted by Assistant City Attorney Anne Zellhoefer

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3929335

06/17/2004 03:37:45PM

Trans. Fee:
Exempt #: 2

Rec. Fee: 19.00
Pages: 5

002044

Return to:
Anne Zellhoefer
City Attorney's Office
210 Martin Luther King, Jr. Blvd.
Room 401, City-County Building
Madison, WI 53703

Tax Parcel Numbers:
251-0710-203-0401-1
251-0710-203-0403-7

220161

10

EXHIBIT II
(page 2 of 5)

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EXHIBIT A

Parcel Number: 251-0710-203-0401-1

Lot 1 of the plat of Monona Shores, City of Madison, Dane County, Wisconsin;

Parcel Number: 251-0710-203-0403-7

That part of the Southwest 1/4 of Section 20, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, which is bounded by the East line of Lot 1 of the plat of Monona Shores, the Northwesternly right-of-way line of Bridge Road, and the Southerly right-of-way line of Lake Point Drive.

EXHIBIT II
(page 3 of 5)

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EXHIBIT B
PERMITTED USES

- Art and school supply stores.
- Barbershops.
- Beauty parlors.
- Bedding sales but not including furniture stores, provided that the zoning lot shall either be located on a heavy traffic route system or on a collector street with a right-of-way width not less than eighty (80) feet, and further provided that in no case shall the total floor area exceed three thousand (3,000) square feet.
- Bicycle sales, rental and repair establishments.
- Book, magazine, and stationary stores.
- Candy and ice cream stores.
- Drugstores.
- Dry cleaning and laundry establishments employing not more than eight (8) persons, including drive-up service windows if the zoning lot has direct vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street.
- Florist shops and conservatories with no limit on the number of employees.
- Food stores—grocery stores, meat stores, fish markets, bakeries employing not more than eight (8) persons, and delicatessens.
- Gift shops.
- Hardware stores.
- Hobby shops.
- Paint and wallpaper store, provided it is located in a shopping center containing eight (8) or more retail businesses.
- Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises.
- Restaurants.
- Shoe and hat repair stores.
- Toy shops.
- Variety stores.
- Wearing apparel shops.
- Camera and photographic supply stores.
- Sporting goods stores, including the sale of live bait, provided that in no case shall the total floor area exceed three thousand (3,000) square feet, and further provided that hours of operation be limited to the hours between 7:00 a.m. and 9:00 p.m. unless approved as a conditional use.
- Small home appliances, sales and service, not including stoves, refrigerators, freezers, washers or dryers, provided that the zoning lot shall either be located on a heavy traffic route system or on a collector street with a right-of-way width not less than eighty (80) feet, and further provided that in no case shall the total floor area exceed three thousand (3,000) square feet.
- Video rental establishments not including adult entertainment establishments.
- Tailor shops.
- Personal computers and home electronics, sales and service.

EXHIBIT II
(page 4 of 5)

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- Small animal clinics, not including outdoor runs and pens.
- Greenhouses and nurseries, provided that such establishments shall be located on a major highway and further provided that adequate screening shall be provided on the premises.
- Outdoor eating areas of restaurants.
- Printing and publishing establishments, including newspaper, letter press, business cards, mimeographing and other similar job printing service, provided that there shall not be more than five (5) employees, and further provided that the hours of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m.
- Undertaking establishments and funeral parlors, provided that the zoning lot shall be not less than one (1) acre and further provided that where such zoning lot abuts a church site, the combined areas of both zoning lots shall be not less than one and one-half (1 ½) acres regardless of the zoning district of the church site.
- Drive-up service windows for banks and financial institutions.
- Amusement establishments, including archery ranges, bowling centers, golf driving ranges, gymnasiums, pool halls, swimming pools, skating rinks and other similar indoor amusement facilities, but excluding amusement arcades.
- Antique shops.
- Art galleries and museums.
- Auction rooms.
- Automobile accessory stores.
- Blueprinting and Photostatting establishments.
- Business machine sales and service establishments.
- Carpet and rug stores.
- Catering establishments.
- China and glassware stores.
- Clothing and costume rental stores.
- Coin and philatelic stores.
- Department stores.
- Dry goods stores.
- Employment agencies.
- Floor covering stores.
- Furniture stores.
- Furrier shops, including the incidental storage and conditioning of furs.
- Household appliance stores, including radio and television sales and service.
- Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use.
- Jewelry stores, including watch repair.
- Laboratories—research, development and testing.
- Leather goods and luggage stores.
- Locksmith shops.
- Musical instrument sales and repair.
- Offices, business and professional, including banks and financial institutions, and medical, dental, and optical clinics.
- Office supply stores.
- Optical sales.

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EXHIBIT II
(page 5 of 5)

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- Orthopedic and medical appliance and supply stores.
- Paint and wallpaper stores.
- Phonograph, record and sheet music stores.
- Picture framing.
- Printing, publishing, and bookbinding establishments.
- Radio and television studios and stations.
- Recording studios.
- Schools—music, dance, business or trade.
- Sewing machine sales and service; household appliances only.
- Sporting goods stores.
- Tailor shops.
- Taxidermists.
- Telegraph offices.
- Theaters, indoor.
- Ticket agencies, amusement.
- Travel bureaus and transportation ticket offices.
- Typewriter and adding machine sales and service establishments.
- Undertaking establishments and funeral parlors.
- Upholstery shops.
- Water softener sales and service.
- Film developing and processing.
- Outdoor display and sale of farm produce and nursery stock.
- Neon tube bending.
- Physical culture and health services, reducing salons and massage therapy.
- Artisan Studio.
- Planned development-hospital facility, provided that the total site area shall be not less than one and one-half (1 ½) acres and further provided that the site may consist of two (2) or more zoning lots separated only by a public right-of-way where authorized by the Plan Commission.
- Bakeries with more than eight (8) employees or selling at other than retail provided:
 - That adequate off-street parking and loading exists on the site.
 - That the hours of operation shall be established after consideration of the occupants of adjacent properties.
- Artisan production Shop.
- Outdoor eating and recreation areas, when accessory to another use.

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COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 2555

Authorizing the execution of an Option to Purchase between the CDA and Ruedebusch Development and Construction, Inc. for a 3.6-acre parcel of land owned by the CDA located at 1501-1513 Lake Point Drive

Presented June 12, 2003
Referred
Reported Back
Adopted
Placed on File
Moved By
Seconded By
Yeas Nays Absent
Rules Suspended

PREAMBLE

The Community Development Authority of the City of Madison solicited proposals for the purchase and development for commercial use of a 3.6-acre parcel of land located at 1501-1513 Lake Point Drive ("Lake Point Property"). No proposals were received by the January 14, 2003 due date. After the proposal due date an unsolicited Option to Purchase ("Option") was received from Ruedebusch Development and Construction, Inc. to purchase and develop the Lake Point Property. The terms of the Option have been negotiated between the parties.

NOW, THEREFORE BE IT RESOLVED that the Community Development Authority of the City of Madison ("CDA") hereby authorizes the execution of an Option to Purchase ("Option") with Ruedebusch Development and Construction, Inc. ("Buyer") for the purchase and development for commercial use of a 3.6-acre parcel of land located at 1501-1513 Lake Point Drive ("Lake Point Property"), as shown on the attached Exhibit A, on the following terms and conditions:

- 1. Purchase Price: The Buyer shall pay \$548,856 ("Purchase Price") for the Lake Point Property.
2. Option Fee: The Buyer shall pay a non-refundable \$10,000 option fee upon the execution of the Option. The Option shall expire one hundred eighty (180) days after the execution of the Option ("Option Expiration Date"). The option fee shall be applied against the Purchase Price.
3. Option Extension: There shall be one Option extension period. Said Option extension shall be exercisable at the discretion of the Buyer by providing the CDA written notice a minimum of thirty (30) days prior to the Option Expiration Date and payment of a non-refundable \$5,000 Option extension fee. The Option extension period shall expire 120 days from the Option Expiration Date. The Option extension fee shall be applied against the Purchase Price.
4. Exercise of Option. The Buyer may exercise the Option by providing the CDA written notice a minimum of thirty (30) days prior to the Option Expiration Date or the expiration of the Option extension period.
5. Terms: The Buyer shall pay 10% of the balance (Purchase Price minus option and option extension fees) of the Purchase Price at closing. The CDA will take a note at a 4% annual interest rate (secured by a first mortgage) on the balance of the Purchase Price. The balance of the Purchase Price shall be due on or before

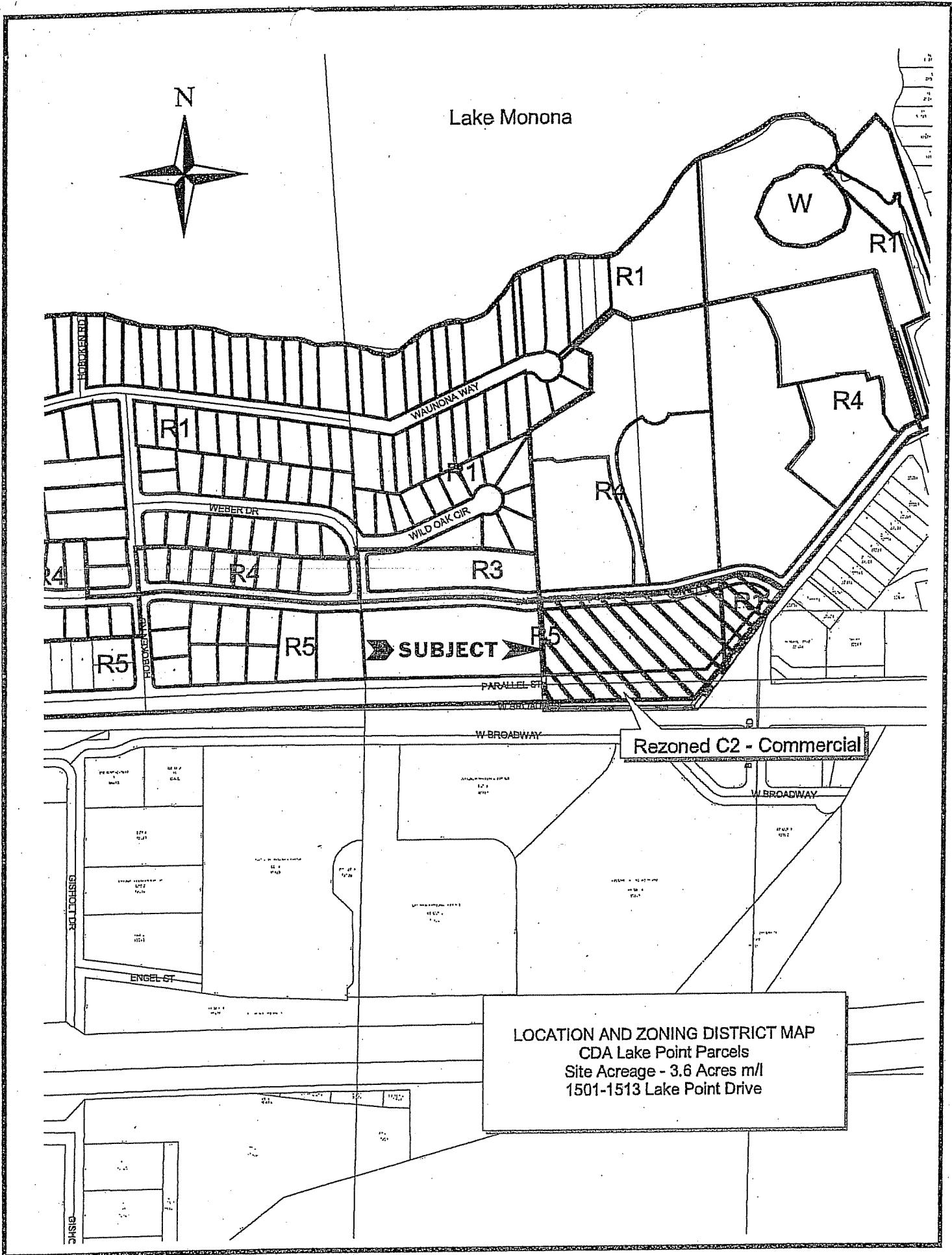
the 1-year anniversary of the closing date. The Purchase Price may be paid in full at closing or anytime prior to the 1-year anniversary of the closing date without penalty.

6. Closing. The closing shall occur within thirty (30) days of the Option Expiration Date or the expiration of the Option extension period.
7. The purchase is contingent on the CDA providing to the Buyer an acceptable Phase I Environmental Assessment within sixty (60) days of execution of the Option.
8. The purchase is contingent on an acceptable soils report obtained by the Buyer at its sole expense.
9. The purchase is contingent on a median cut acceptable to the Buyer in Broadway and a driveway access to Bridge Road.
10. The CDA will assist the Buyer in obtaining grants/programs that might be available through the City, State or County for the development of the Lake Point Property.
11. Carl Ruedebusch is a Real Estate Broker acting in his own interest.
12. The Buyer plans on constructing buildings totaling 47,000 square feet on the parcel. If the Buyer is unable to construct this amount of square footage due to governmental regulations, codes, ordinances or statutes the Buyer shall have the right not to exercise his option to purchase the property.
13. The Buyer shall provide the CDA with copies of all studies, reports, surveys and tests conducted or obtained by the Buyer on the Lake Point Property during the option or option extension periods. Said copies shall be provided within thirty (30) days of the expiration of the Option or the Option extension period.
14. The Buyer accepts the following design standards for the development of the Lake Point Property:
 - a. The development shall provide an attractive interface with the neighborhood, most critically with the property directly north of the Lake Point Property (Waunona Woods/Monona Shores).
 - b. The development shall provide a superior site and architectural design.
 - c. The development shall provide for an attractive anchor facility at the Bridge Road/ West Broadway corner entrance to the City of Madison.
 - d. The development shall preserve the large trees and overall esthetic appearance of the Lake Point Property.
 - e. CDA approval of the design of the development of the Lake Point Property (based on the above listed design standards) shall be required prior to the commencement of construction activities.
15. The Lake Point Property is zoned C2 Commercial and will be deed restricted to those C2 uses identified on the attached Exhibit B: "Approved Uses for the Lake Point Property".
16. The authority given by this resolution shall expire thirty (30) days from the date of adoption of this resolution unless the CDA shall have extended the authority granted herein.

These survive closing

BE IT FURTHER RESOLVED that the Chair and Executive Director of the CDA are hereby authorized to execute any and all documents necessary to complete this transaction.

BE IT STILL FURTHER RESOLVED that the Executive Director of the CDA is hereby authorized to submit a Report of Proposed Real Estate Transfer to the Common Council, as required by Sec. 66.1333(9), Wis. Stats.





Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: March 31, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1513 Lake Point Drive Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Building and unit address subject to the approval of the City Engineer.
2. Revise site plan to clearly identify surplus right of way lands along West Broadway Avenue which were purchased from WDOT per Quit Claim Document No. 4094729.
3. Revise plan to show details of storm sewer and proposed drains at the entries to underground parking. Storm design, including any pumping, must be stamped by a Registered Professional Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 1513 Lake Point Drive Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.

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- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public

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right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

April 6, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1513 Lake Point Drive – Conditional Use – Mixed Use Development 50 Apartments & 20000 Sq. Ft. Retail Space**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant's contractor shall be responsible for securing all proper permits and approvals from Dane County Highway and Transportation Department for grading along County Trunk Highway right-of-way. The contractor shall provide copies of all approved permits to Traffic Engineering prior to approval of plans. Dane County Highway is the government unit having jurisdiction onto West Broadway. County Permit Number 2C-23 issued October 31, 2002 was void for one year after the date it was issued. The applicant is responsible for obtaining a new permit.
2. Direct, safe and reasonable pedestrian and bike pathways with ramps and crosswalks shall provide from the proposed "Future Bank" building #4 front to the West Broadway and Lake Point Drive in logical directions to be reviewed and approved by Traffic Engineering.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. 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 two (2) feet overhang, and a scaled drawing at 1" = 20'.

4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. 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 not improve the Lake Point Drive Right as proposed. The applicant shall remove the proposed pedestrian ramp mid-block from the site plans.
7. The drive-thru shall be clearly identified with pavement markings and signage and the service point shall be shown. The applicant shall provide to Traffic Engineering for approval, a signage and Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements. The Queuing Model for a Bank shall show six (6) vehicles stacked (9 ft. by 20 ft) per each service point not to interfere with parking or pedestrian traffic.
8. The applicant shall modify the design for underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
9. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: J. Randy Bruce
Fax: 608-836-6934
Email: rbruce@knothebruce.com

DCD:DJM:dm



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

April 11, 2006

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **1513 Lake Point Drive**

S.W.

Density is being reduced, so no park fees are required.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.





CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: April 5, 2006
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1513 Lake Point Dr.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
 - b. The site plans shall clearly identify the location of all fire lanes.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt