

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 26, 2005

**ZONING MAP AMENDMENT, LEGISLATIVE FILE I.D. 01228 TO REZONE
PROPERTY LOCATED AT 876 JUPITER DRIVE FROM PUD-SIP TO AMENDED
PUD-SIP:**

1. Requested Action: Approval of a rezoning from Planned Unit Development-Specific Implementation Plan to Amended Planned Unit Development-Specific Implementation Plan for property located at 876 Jupiter Drive to allow the construction of a commercial building.
2. Applicable Regulations: Section 28.07(6) of the Zoning Code provides the requirements and framework for Planned Unit Developments. Section 28.12 provides the process for zoning map amendments.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: D.J.K. Real Estate, David Simon/Vandewalle & Associates, Brian Munson, 120 East Lakeside Street, Madison, WI 53715.
2. Status of Applicants: Owner and architect.
3. Development Schedule: The applicant wishes to begin construction as soon as all necessary land use approvals have been obtained.
4. Parcel Location: The site is within the developing "Grandview Commons Neighborhood Center", a mixed-use district north of Cottage Grove Road east of the Interstate Highway, Madison Metropolitan School District, 3rd Aldermanic District.
5. Total Site Size: 1.62 acres.
6. Existing Zoning: PUD-SIP for a mixed-use office/retail development.
7. Existing Land Use: Vacant land, part of a larger mixed-use retail center.
8. Proposed Use: A 2-story, 6,628 square foot commercial building.
9. Surrounding Land Use and Zoning (See map): This site is surrounded by parcels under development consistent with the overall Grandview Commons General Development Plan, including multi-family residential, single-family residential, commercial retail and open space zoned PUD-GDP or PUD-SIP.

10. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan adopted in January 1998, amended in May 1999, May 2001 and again in November 2001, recommends this site as neighborhood commercial use.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services is available to this property.

STANDARDS FOR REVIEW:

This project is subject to the Planned Unit Development standards.

ANALYSIS, EVALUATION AND CONCLUSION:

Existing Site Characteristics

This site is part of a planned neighborhood retail, commercial center. The first phase of this center was approved by the Plan Commission in the spring of 2004. The first phase commercial building has been built and is now occupied. A surface parking lot serving the existing first phase and this proposed second phase is in place.

Development Proposal – Site Plan

The application before the Plan Commission at this time is an amendment to the existing PUD-SIP that will allow the construction of a two-story retail/office building on the southwest corner of North Star Drive and Jupiter Drive directly adjacent and to the north of the first phase commercial building on this site (see attached site plan). This building will share the existing parking lot that serves the other building on the site that takes access to Jupiter Drive.

Building Plans

The drawings submitted for Phase II show a two-story flat roof building with a mix of exterior building materials, including limestone or cast stone, stucco, prefinished metal fascia and soffit.

Off-Street Parking

As noted above, this building will share the existing surface parking lot.

Sprecher Neighborhood Development Plan

This proposed development is consistent with the recommendations contained in the adopted Sprecher Neighborhood Development Plan.

Urban Design Commission Approval

The Urban Design Commission recommended approval of this development. See attached staff report.

CONCLUSION:

When the first phase development for this site was submitted, staff expressed concerns about the single story building height of the first phase of the building. At that time, it was known to the Plan Commission that the second phase would be a two-story structure that would be in keeping with the design concept for development in this block (see previous Planning Unit staff report dated March 10, 2004). The Plan Commission recommended approval of the first phase at their March 15, 2004 meeting. The Plan Commission specifically directed at that time that "The applicant explore features to add a tower element to the second building" (proposed by Brian Ohm). There was nothing in the application submitted that related to this condition of approval of the Plan Commission. The top of the proposed building does provide a building cap element that tends to accentuate the building's height.

First floor storefronts appear on both the east and west sides of the building. There is an emphasis on the building's orientation towards the central parking area away from North Star Drive. An elevated terrace area is provided between the North Star Drive right-of-way and the first floor commercial retail space. It appears from the building elevations that the "front" of the building will be facing the interior parking lot and the "rear" of the building will be facing North Star Drive. Staff would prefer to see additional architectural detail added to the North Star Drive façade to further enhance North Star Drive as the main entrance to the Grandview Commons core neighborhood commercial area. However, staff notes that the Urban Design Commission has reviewed and recommended approval of this proposal (see attached report).

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this amended PUD-SIP to the Common Council with a favorable recommendation, subject to the following:

1. Reviewing agency comments.
2. The applicant shall explain to the Plan Commission how the Plan Commission's March 15, 2004 condition of approval that the applicant explore features to add a tower element to the second building has been addressed.
3. The Planning Unit recommends that the architect enhance the features on the North Starr Drive façade of this building to reinforce this façade as the primary entranceway to the Grandview Commons "main street" area, and bring back those enhancements for staff approval. These enhancements should include the incorporation of canopies, wide railings along the front façade to replace a portion of the ground face CMU.

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 10, 2004

ZONING MAP AMENDMENT, I.D. 35546 TO REZONE PROPERTY LOCATED 902 NORTH STAR DRIVE FROM PUD(GDP) TO PUD(SIP):

1. Requested Action: Approval of a rezoning from Planned Unit Development-General Development Plan, PUD(GDP) to Planned Unit Development-Specific Implementation Plan, PUD(SIP) for property located at 902 North Star Drive to allow construction of a one-story, office/retail building.
2. Applicable Regulations: Section 28.07(6) of the Zoning Code, provides the requirements and framework for Planned Unit Developments. Section 28.12(9) provides the process for Zoning Map Amendments.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: DJK Real Estate, David Simon/Vandewalle and Associates, Brian Munson, 120 East Lakeside Street, Madison, WI 53715.
2. Status of Applicant: Owner and architect.
3. Development Schedule: The applicant wishes to commit to construction as soon as all land use approvals have been obtained.
4. Parcel Location: This site is located within the "Grandview Commons Neighborhood Center", a mixed-use district, north of Cottage Grove Road at North Starr Drive, Madison Metropolitan School District, Aldermanic District 3.
5. Parcel Size: 1.62 acres.
6. Existing Zoning: PUD(GDP). The General Development Plan authorizes a mixed-use of office retail and residential opportunities.
7. Existing Land Use: Vacant lot.
8. Proposed Use: A 7,191 square foot building. as Phase I of a commercial development that will contain retail and professional office space. A total of 55 parking stalls will be provided.
9. Surrounding Land Use and Zoning (See map): This site is surrounded by a number of vacant parcels and parcels under development consistent with the overall Grandview Commons General Development Plan including multi-family residential and single-

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This proposal complies with the plan as far as building placement and parking is concerned but not with the plan's intent of a two-story building at this location.

However, it is the applicant's plan that the second building built on this site will have a prominent two-story frontage on North Star Drive in keeping with the recommendations and provisions of the General Development Plan. The attached site plan and building elevations show the second building's location and appearance.

Site Plan:

The first phase is located on the southeast corner of this lot on the corner of Cottage Grove Road and North Star Drive. The second building (to be part of a future PUD(SIP) application) is positioned north of the first building on the corner of North Starr Drive and Jupiter Drive. The shared parking area for these two buildings will be to the west of the proposed buildings. The shared parking area will ultimately be combined with the parking that serves the lot westerly of this site, sharing joint access to Jupiter Drive. No vehicular access will be provided from Cottage Grove Road or North Starr Drive.

A good overall landscape plan has been provided. Sidewalks are provided around the perimeter of this site. Staff wants an additional sidewalk connections be provided out to Cottage Grove Road from the sidewalk that serves the primary entrance of the first building.

Building Plans:

The drawings submitted with the application show a one-story, flat-roofed building with a mix of exterior materials including brick inlayed with stone or cast stone or elements, prefinished metal trellises, mounted to brick and limestone-clad columns and stucco. Information provided about the future companion building on this site indicates similar materials that will be subject to a future SIP review.

Off-Street Parking:

As noted above, it is the applicant's intent to provide a 55-stall surface parking lot that will serve both the current proposal and the second building on the site. Access to this parking lot shall only be from shared drives taking access to Jupiter Drive.

Sprecher Neighborhood Development Plan:

This proposed development is consistent with the recommendations contained in the adopted Sprecher Neighborhood Development Plan.

Urban Design Commission Approval:

The Urban Design Commission has recommended approval of this development (see attached report).

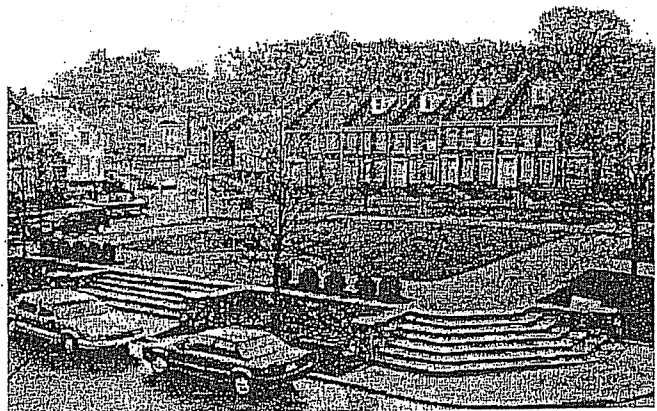
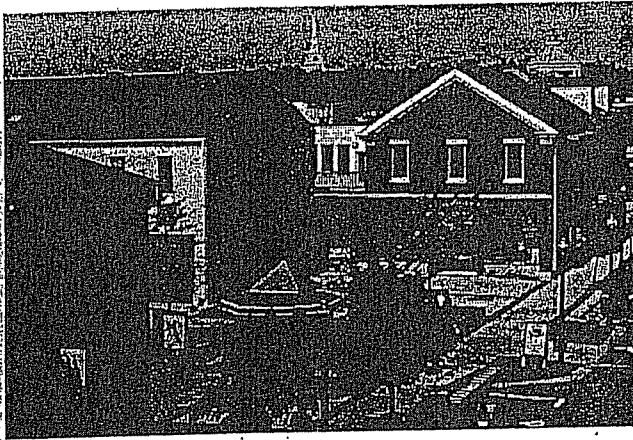
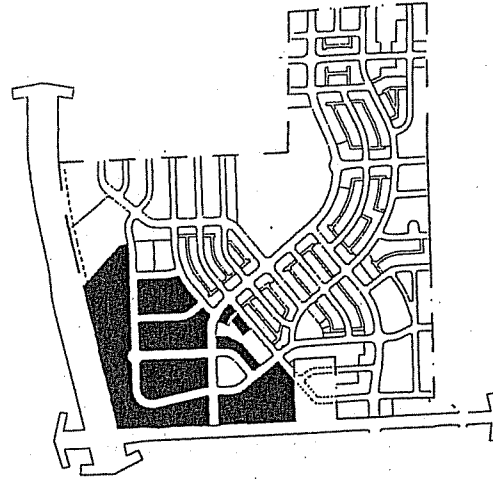
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Neighborhood Center

The Neighborhood Center district will supply more than just a neighborhood center, but rather a unique setting for interaction, community building, work, and play. Development within this district will be carefully designed to create a pedestrian-scale environment that compliments and enhances the surrounding neighborhood. While the neighborhood center will not be focused at supplying regional shopping destinations, it will supply a unique setting within the neighborhood, in addition to serving the daily needs of its residents.

Neighborhood Center Districts include:

- Neighborhood Center Mixed Use
- Neighborhood Center Residential



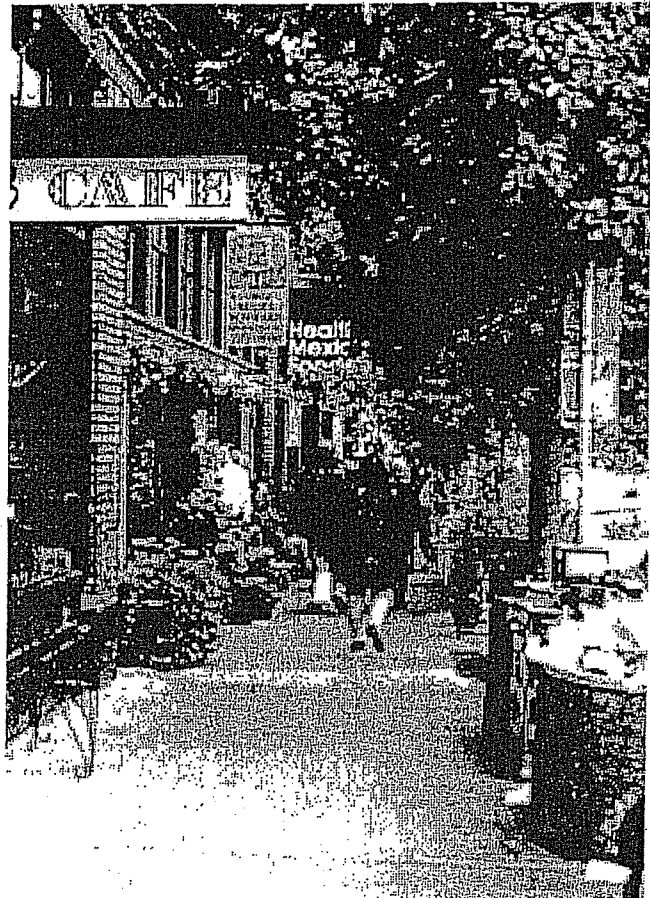
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Total District Averages

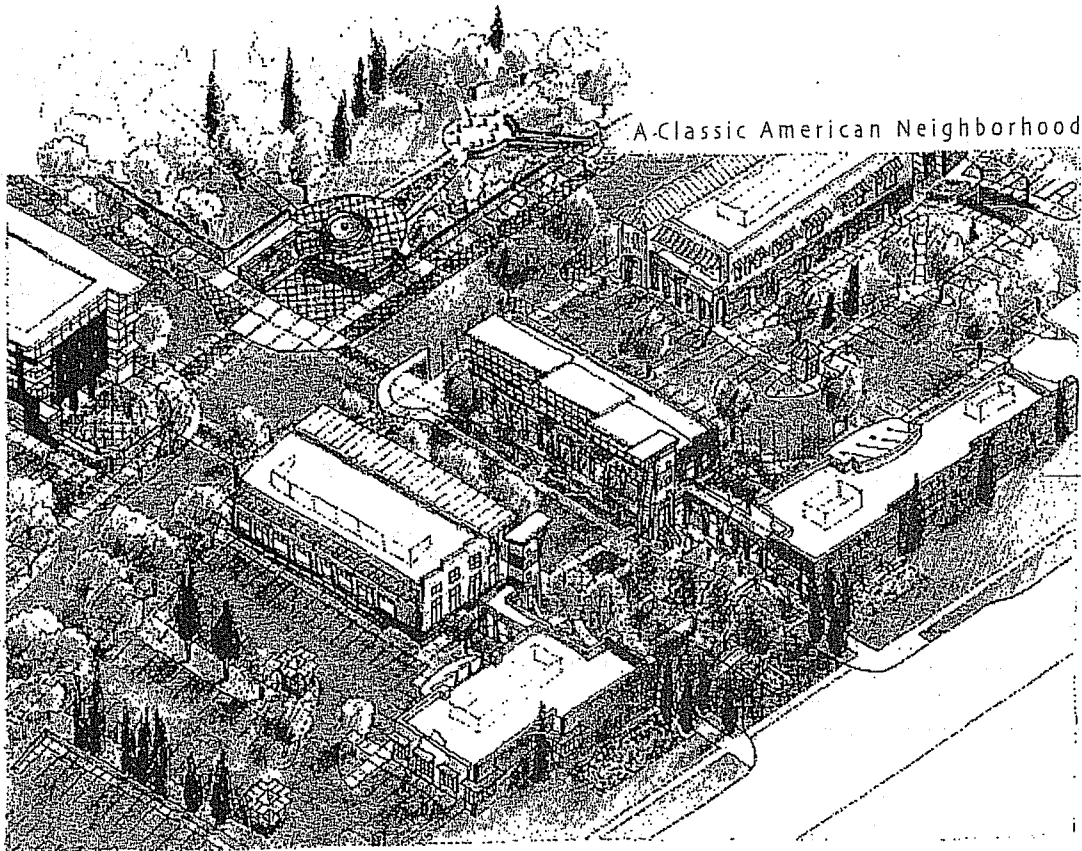
<u>Net Acreage</u>	<u>5.5 acres</u>
<u>Maximum Dwelling Units</u>	<u>75 units</u>
<u>Maximum Development Intensity</u>	<u>100,000 square feet of first floor retail or office</u>
<u>Net Density</u>	<u>13.8 dwelling units/acre</u>

Character Guidelines

- Minimum parking ratio of one stall per 300 square feet of office/retail
- On-street parking will be utilized and counted into the overall parking requirements
- Parking in the district will be accommodated by a mixture of surface, on-street, and underground parking
- Shared parking arrangements will be utilized in an effort to eliminate unused stalls
- Surface parking located at rear or side of building
- Surface parking will be screened from all public rights of way with either vegetative or structural treatments
- Buildings will front onto a pedestrian oriented street system with articulated, usable entrances
- Primary commercial entrances shall front onto the public street system
- Architectural details to promote special design character of Neighborhood center
- Bike racks & pedestrian focused streetscape elements
- Stormwater management and infiltration will be integrated within the design
- Potential shuttle/future bus stop
- Ground floor retail and residential with second and third story residential, lodging, or office uses
- Potential ground floor residential & flex space
- Mixture of auto and pedestrian oriented commercial

**Potential Land Uses**

- Neighborhood Retail, Service and Office uses
- Mixed Use Buildings
- Indoor Entertainment Eating and Drinking Establishments
- Financial Institution
- Pharmacy uses
- General & Specialty Retail
- Restaurant or Eating Establishments



GRANDVIEW COMMONS BUILDING A-2

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AGENDA # IV.J.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 18, 2005
TITLE: 876 Jupiter Drive - PUD(SIP), Commercial Building	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED:
	POF:
DATED: May 18, 2005	ID NUMBER:

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

SUMMARY:

At its meeting of May 18, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for a commercial building located at 876 Jupiter Drive. Appearing on behalf of the project was David Simon, Brian Munson, Roger Guest and Tim Hansmann of Kubala Washatko Architects. The plans as presented provided an overview of the proposed two-story structure, Building A-1 as relates to the previously approved, and existing Building A-2, within the neighborhood center for the Grandview Commons Planned Development. Following the review of the various site plan and building elevation details, Simon emphasized that the current plan as presented did not contain the previously proposed tower element between the existing and proposed structures, due to problems with the location of the tower structure within the public right-of-way. Earlier concept plans for the tower were "red flagged" by the City Engineer, which would not allow for the placement of permanent physical improvements in the public right-of-way that will conflict with any potential need for replacement and construction of any utilities. The option to relocate the towers between the interconnecting trellis/plaza area between the structures effectively blends the tower into the façade of the A-1 building's southerly façade and diminishes its visual effect as a gateway feature. The proposed trellis element remains as a connecting element between the buildings as well as the underlying pedestrian landscape plaza.

Following the presentation of the plans, the Commission noted the lack of fenestration on the building's south elevation where the applicant noted it was limited by the location of an interior stair.

ACTION:

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion required that the applicant re-examine providing more windows on blank portions of the building's south elevations.

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 7, 7, 7, 7.5, 8, 8, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 876 Jupiter Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	6	7	-	6	7	7
	-	-	-	-	-	-	-	7.5
	-	7	-	-	-	-	7	7
	7	8	-	-	-	7	7	8
	7	7	7	-	7	6	8	7
	-	-	-	-	-	-	-	8
	7	9	-	-	-	8	9	8.5
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Why is engineering dictating design and making it difficult to do innovative traffic calming and parking?
- Nicely done.
- Loss of towers is okay with me.
- Another great step in the neighborhood.
- Excellent architecture again. Thanks!
- Nice job – an attractive gateway building.



May 19, 2005

City of Madison Plan Commission
Attn: Bill Roberts, Planning Unit
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, WI 53701-2985

Re: Rezoning Request – 876 Jupiter Drive

To Members of the City Plan Commission:

This letter constitutes the response of the McClellan Park Neighborhood Association (MPNA) to the rezoning, and related requests, for the proposed commercial development at 876 Jupiter Drive in Grandview Commons. The building will add to the existing commercial at 858 Jupiter Drive. The affected area falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Brian Munson, contact person for this request, and District 3 Alderperson Lauren Cnare.

The MPNA Development Committee met with Mr. Brian Munson, lead planner for Grandview Commons, and Dan Brinkman, DSI, Inc. on April 5, 2005 at the Door Creek Church. At that meeting, the two representatives shared information related to the planned development, along with the general development plans for Grandview Commons, and willingly answered the many questions we had.

The MPNA strongly supports the rezoning request and planned commercial development along Jupiter Drive. We feel it is consistent with how we would like to see our neighborhood grow, continuing the development of the Grandview Commons business center with a good mix of retail, businesses, senior and assisted living, apartments, and park areas surrounded by single-family and multiple-unit residential homes. We ask that you, along with the developers, please take note of the following comments we have regarding this new development:

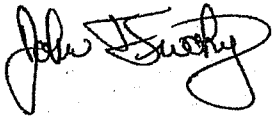
- 1) View – We are committed to the maximum preservation of the westerly view of the city from the park on North Star Drive. While the 876 Jupiter Drive development will not adversely affect the view, we urge DSI as they proceed with the long-range plans for Grandview Commons, along with City Planning staff, to do as much as possible to protect the view from the park. Many residents have already discovered, and take regular advantage of, watching the beautiful sunsets from the park.
- 2) Building Tenants – We are pleased with the plans to include a restaurant on the first floor of the building. We also support the concept of small-scale professional office space on the second floor of the building.

- 3) **Parking** –The 876 Jupiter Drive building will share the existing parking lot with the 858 Jupiter Drive. We hope that the number of off-street parking spots is adequate to serve the businesses in the two buildings and have been assured by DSI that the number of parking spots is sufficient. Since the parking lot is relatively small, we would not wish to see overflow parking using up the small number of on-street parking spots creating unnecessary congestion and possible safety issues along the streets.

- 4) **Bus Service** – The MPNA strongly supports the addition of our neighborhood to the areas served by Madison Metro. As this business area continues to grow and more people - both workers and customers - travel to the area, bus service becomes a critical issue. To this end, we urge the City to plan for the extension of Metro service to Grandview Commons and the McClellan Park Neighborhood in the near future.

Thank you for your consideration of our comments. Please feel free to contact me or Alan Sweet, MPNA Development Committee Chair, on any matters affecting development within the McClellan Park Neighborhood.

Sincerely,



John Tuohy, President
McClellan Park Neighborhood Association

506 Traveler Lane
Madison, WI 53718
tuohys@charter.net

Cc: Alan Sweet
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Madison, WI 53718
2sweets@charter.net

Brian Munson
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
bmunson@vandewalle.com

Lauren Cnare, Alderperson
District 3
district3@cityofmadison.com



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. Dalley, P.E.
David L. Benzschawel, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: June 13, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 876 Jupiter Drive Planned Unit Development (SIP)

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. Plan shall be revised - show public sidewalk as constructed. Public sidewalk shall be parallel to right-of-way and located 1-foot off of right-of-way line. Pavers will not be allowed in the public sidewalk.
2. The applicant shall modify the site plan to reflect the actual street construction on North Star Drive. The City Engineer may waive requirement No. 1 upon receipt of the revised site plan.
3. Applicant shall provide information on proposed utilities.
4. Applicant shall provide information on how the infiltration requirements of NR-151 are being met.

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: 876 Jupiter Drive Planned Unit Development (SIP)

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.
- 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.

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- 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 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 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 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. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 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.)

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 dedicated 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.

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 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.



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: 6/7/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 876 Jupiter 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. Phase A-1 Building does not have the aerial access of 26 feet wide within 30 feet. There is parking on the street that needs to be accounted for.
2. Phase A-2 Building is over the 150 foot hose length without using the parking lot, but the parking lot is over 150 feet and would require a turnaround, unless there is an outlet not shown to the West.
3. Phase B there would need to be an outlet or turnaround at the end of the parking lot to the East for this to comply as its fire access as required.
4. There are no Fire hydrants shown on the plans.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. A fire alarm system and/or automatic fire suppression systems are/may be required. Ensure contractors submit applications for work permits along with construction documents for all fire protection and/or life safety systems as specified in MGO 34.24, to the Madison Fire Department for approval prior to installation.
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. The site plans shall clearly identify the location of all fire lanes.
 - b. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.

- c. 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.
- d. Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.
- e. 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



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

June 9, 2005

TO: Plan Commission

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

SUBJECT: **876 Jupiter Drive – Rezoning – PUD (SIP) to Amended PUD (SIP) – 2 Story
6600 Sq. Ft. Retail & Office Building**

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. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. 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'.
3. The applicant shall provide scaled drawing at 1" = 20' or larger on one contiguous plan sheet showing all the facility's access, proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.

5. Stop" signs shall be installed at a height of seven (7) feet at the driveway approach behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
7. The applicant shall show the dimensions for all proposed & existing parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
8. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime." The applicant will need to show internal circulation at the dead end bay along Building A.
9. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor 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: Brain Munson
Fax: 608-255-0814
Email: bmunson@vandewalle.com

DCD:DJM:dm

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