

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 1, 2005

ZONING MAP AMENDMENT, I.D. 02044 LOCATED AT 7502 WEST TOWNE WAY:

1. Requested Action: Approval to rezone property from PCD(GDP) to PCD(SIP) to allow for the construction of a 1-story, 10,200 square foot retail building located at 7502 West Towne Way.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.07(4) provides the framework and guidelines for Planned Community Development Districts.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Lisa Aumann, Planning Design Build, Inc., 901 Deming Way, Suite 102, Madison, WI 53717; and Kevin Carey, The Carey Group, 700 Rayovac Drive, Madison, WI 53711.
2. Status of Applicants: Architect and project manager.
3. Development Schedule: The applicant wishes to commence construction of this development in the spring of 2006 with anticipated occupancy of the proposed building by November 2006.
4. Parcel Location: Southeast corner of the intersection of West Towne Way with D'Onofrio Drive, approximately two blocks south of Mineral Point Road and one block east of South High Point Road, Aldermanic District 9, Madison Metropolitan School District.
5. Parcel Size: 39,996 square feet (0.92 acres).
6. Existing Zoning: PCD(GDP) Planned Community Development-General Development Plan District. The underlying General Development Plan does not specify exact permitted uses, however, general commercial and retail uses such as those found in the C2 General Commercial District were intended uses for this property.
7. Existing Land Use: Vacant lot.
8. Proposed Use: 1-story, 10,173 square foot retail building to accommodate a golf equipment sales outlet. 14

9. Surrounding Land Use and Zoning (See map): The subject property is located at the westerly edge of the West Towne regional commercial development zoned PCD(SIP), PUD(SIP), C2 and C3L. An apartment/condominium development is located along the westerly side of D'Onofrio Drive opposite the subject property zoned R4.
10. Adopted Land Use Plan: CR, Regional Commercial.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Planned Community Development District standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The subject property was once expansion land for a Residence Inn Extended Stay Hotel project which was originally approved in May 1985. The southerly ¾ of that project was constructed, however, the northerly ¼ of that property remained vacant. In the spring of 2004 the entire property was sold and the purchaser applied to convert the existing Residence Inn units into affordable condominium dwellings. That project was approved by the Common Council in May 2004. At that time, the application sought to rezone the subject property to C2 General Commercial District. However, no specific use had been proposed for the vacant lands. Instead, it was decided to propose Planned Community Development-General Development Plan zoning for the subject property to allow for appropriate development reviews at the time a specific development proposal came forward for the subject property. The underlying General Development Plan zoning text did not specify a list of specific permitted uses, however, a general commercial or retail use compatible with the C2 General Commercial District requirements was envisioned for this property.

Nevada Bob's Golf stores currently occupies rental space in the High Point Centre retail mall immediately north of the subject property. Nevada Bob's wishes to relocate into a free-standing facility and is applying to construct a 1-story, 10,173 square foot retail building on this property. The proposed building will be located as close to the West Towne Way/D'Onofrio Drive intersection as existing easements allow. The space between the proposed building and the existing street rights-of-way will be landscaped with a rain garden and decorative landscape materials to maximize stormwater infiltration. A 41-stall off-street parking facility will be located to the east of the proposed structure to provide required parking. Eleven of these parking stalls will have permeable paving to assist stormwater infiltration. A walkway from the main building entrance along the easterly façade will provide a direct connection to the off-street parking facility and the public sidewalk system along West Towne Way. Loading and trash

storage facilities will be located in the southeasterly corner of the proposed structure. These facilities will be adjacent to an existing off-street parking facility on the property south of this parcel. Canopy shade trees, small shade trees and understory plantings will be planted throughout the site and along the southerly property line to provide screening between the proposed development and the existing condominium development south of the subject property. The landscape plan submitted to Planning Unit staff did not provide a list of landscape materials to be used for the proposed development. This will be done when final plans are submitted with the Planned Community Development District documents.

The proposed development will maintain hours of operation typical of surrounding retail uses: from 10:00 a.m. to 8:00 p.m. Monday through Friday, and late morning until 5:00 p.m. on weekends. Planning Unit staff expects the impact of the proposed development upon surrounding residential uses to be no greater than any other retail or commercial development which would otherwise be constructed on this vacant lot.

The Urban Design Commission, at their October 19, 2005 meeting recommended final approval for the proposed development. Staff recommends that the conditions proposed by the Urban Design Commission be incorporated into the final development approvals. Urban Design Commission rankings generally ranged from good to excellent for this proposal.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and forward zoning map amendment I.D. 02044 rezoning property located at 7502 West Towne Way from Planned Community Development-General Development Plan District to Planned Community Development-Specific Implementation Plan District for a retail golf establishment subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall provide a full landscape material list accompanying the landscape plan submitted with the final Specific Implementation Plan documents.
3. The applicant shall comply with the conditions of approval as specified by the Urban Design Commission at their October 19, 2005 meeting.

ZONING TEXT (AMENDED PCD-GDP-SIP)

* - Vacant parcel at 501 D’Onofrio Drive, Madison, WI 53519 AKA: 7502 WEST TOWNE WAY
West Towne Condominium at 509-549 D’Onofrio Drive, Madison, WI 53519

Legal Description: The lands subject to this zoning text shall include:

* **Vacant Parcel**

Lot One (1), Certified Survey Map No. 11110, recorded in the Dane County Register of Deeds Office in Volume 67 of Certified Survey Maps, pages 19 to 22, as Document No. 3933232, in the City of Madison, Dane County, Wisconsin.

West Towne Condominium

Lot Two (2), Certified Survey Map No. 11110, recorded in the Dane County Register of Deeds Office in Volume 67 of Certified Survey Maps, pages 19 to 22, as Document No. 3933232, in the City of Madison, Dane County, Wisconsin.

A. **Statement of Purposes:**

* [As to Lot 1 of CSM 11110 (the “Vacant Parcel”), the zoning shall remain PCD-GDP until a development proposal for such Vacant Parcel is submitted, reviewed and approved.

As to Lot 2 of CSM 11110 (the “Condominium Parcel”) the existing PCD-SIP zoning district is amended to Amended PCD-GDP-SIP.

B. **Permitted Uses:**

* [The Vacant Parcel shall remain undeveloped until rezoned in connection with an approved development plan.

As to the Condominium Parcel: The existing 10 building, 80 room Marriott Residence Inn shall be converted to a 10 building, 80 unit, owner-occupied, town home condominium. The extended-stay hotel use will continue on a temporary basis until the condominium conversion is completed and the units have been sold. Permitted uses within this zoning district shall include:

1. Single-family, owner-occupied, town home condominium
2. Uses accessory to the permitted use listed above, including a community building with offices, meeting rooms and laundry, and outdoor recreational amenities.

C. **Lot Area:**

The Vacant Parcel is .92 acres in area.

The Condominium Parcel is 3.08 acres in area.

D. **Floor Area ratio:** As currently exists in the buildings on the site, and as further shown

As to the Vacant Parcel: not applicable

As to the Condominium Parcel: As shown on the approved plans and on the proposed condominium plat included with the rezoning application.

E. **Yard Requirements:** Yard areas will be maintained as currently exist and as further shown on the approved plans.

F. **Landscaping/Open Space:**

As to the Vacant Parcel, the approved SIP shall include a landscape buffer to be located upon the Vacant Parcel between the Vacant Parcel and the Condominium Parcel. Additional landscaping on the Vacant Parcel will be addressed when a development proposal is submitted for the Vacant Parcel. In addition, at such time as the Vacant Parcel is developed, a concrete bus boarding pad shall be installed by the developer of the Vacant Parcel on the south side of West Towne Way, approximately 90 feet east of D'Onofrio Drive, just west of the existing bus stop sign post, in accordance with specifications to be provided by Madison Metro Transit staff.

As to the Condominium Parcel, the existing open space on the site will be maintained as open space. Mature landscaping existing on site will be retained. None of the existing landscaping shall be removed without the approval of City Planning Staff. The in-ground pool will be filled and the pool area seeded and landscaped for use as a community gathering area for the condominium unit owners. Future amenities to be constructed in this area are subject to the approval of City Planning Staff. In addition, in order to preserve the existing landscaping and open space to the greatest extent possible, sidewalks shall not be required along the interior parking lot of the Condominium Parcel.

G. **Accessory Off-Street Parking & Loading:**

As to the Vacant Parcel, off-street parking and loading will be addressed in any future development proposal submitted for City approval prior to development of the Vacant Parcel.

As to the Condominium Parcel, accessory off-street parking and loading will be provided as shown on the approved plans. The site contains 85 parking off-street parking spaces. 19

H. **Lighting:**

As to the Vacant Parcel, lighting will be addressed in any future development proposal submitted for City approval prior to development of the Vacant Parcel

As to the Condominium Parcel, site lighting will be provided as shown on the approved plans.

I. **Signage:** Signage for the Condominium Parcel will be placed in the same location as currently occupied by the Marriott Residence Inn signage, as shown on the approved plans.

J. **Family Definition:**

As to the Vacant Parcel: N/A

As to the Condominium Parcel, the family definition shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.

K. **Alterations and Revisions:** No alteration or revision of this planned community development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

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AGENDA # 11.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 19, 2005
TITLE: 7502 West Towne Way – PCD(SIP), Retail Center.	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: October 19, 2005	ID NUMBER:

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

SUMMARY:

At its meeting of October 19, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PCD(SIP) for a retail building located at 7502 West Towne Way. Kevin Carey stated that they have reduced the length of the parking stalls and added some shade trees in the parking lot. He stated that they added a base band that is EIFS with a 20-ounce mat. Bill Rattunde registered in support.

Several Commission members complimented the creative landscape design and use of permeable paving in the parking lot. The Commission discussed concerns about the use of EIFS on the base of the building and possibilities for diverting some of the rooftop stormwater runoff.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PCD(SIP) for a retail building located at 7502 West Towne Way, subject to the following conditions:

1. That the high pressure sodium lamp be converted to metal halide and that staff review the lighting cut sheets;
2. That the lower 3-4 feet of the building be a masonry like material (such as brick, pre-cast, cement board) and be approved by staff;
3. That at least 50% of the rooftop runoff be diverted to landscaped areas on the site.

The motion was passed on a unanimous vote.

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, 6, 7, 7, 7, 7, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 7502 West Towne Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	7	8	6	6	8	7	7
	8	7	9	6	6	7	7	7
	7	6	7	7	6	6	5	6
	9	6.5	8	8	6	7	7	7
	8	6	9	-	-	8	8	8
	8	7	8	6	6	7	7	7
	-	6.5	8	-	-	-	-	7.5
	7	6	7	-	-	6	6	6
	6	7	8	7	7	7	7	7

General Comments:

- Change the high pressure sodium to metal halide. Creative landscape appreciated.
- Change EIFS at base to a hard durable material. Sandblasted concrete would be OK.
- Fenestration 360°, permeable paving, ivy on walls, door at street – bravo!
- Site design is right on; architecture style needs “tightening”.
- Love the links.
- Nicer than most 1-story retail in this area.



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.
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: October 25, 2005

TO: Plan Commission

FROM: *for* Larry D. Nelson, P.E., City Engineer

SUBJECT: 7502 West Towne Way Planned Community 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.)

- | |
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| <ol style="list-style-type: none"> 1. Stormwater requirements include detention, 80% TSS control, infiltration and oil and grease control. 2. Revise plans to show existing private storm and sanitary sewers and easements, crossing this lot, benefiting adjacent lot to the south. 3. Revise plan, or simply reprint sheet A101, so that it is to scale. |
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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: 7502 West Towne Way Planned Community 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. 14
- 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

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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.

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

October 27, 2005

TO: Plan Commission

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

SUBJECT: **7502 West Towne Way – Rezoning – PCD (GDP) to PCD (SIP) – 10173 Sq. Ft. Retail Facility**

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. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. A sidewalk shall be installed from the building entrance to West Towne Way & Zor Shrine Place public sidewalks with ramps and cross walks as required.
5. 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.

6. 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: Kevin Carey
Fax: 608-237-2028
Email: thecareygroup@charter.net

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 28, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 7502 West Towne Way

Present Zoning District: PCD(GDP)

Proposed Use: Construct a 10,173 sq. ft. retail facility

Requested Zoning District: PCD(SIP)

Conditional Use:

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. The site plans shall be to scale 1" = 20'. The plans shall be consistent. Show dimensions of the site, building and setbacks of the building to the property line.
2. In the zoning text, signage will be allowed as per Chapter 31 of the Madison General Ordinances as it applies to the C-2. Under permitted uses, delete "other uses listed here"...if there are none.
3. Provide **four** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	39,996 sq. ft.
Lot width	50'	147.7'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Through lot	0'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	34 (assuming retail)	41
Accessible stalls	2	2
Loading	1 (10' x 35') area	provided
Number bike parking stalls	4	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PCD)(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.



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: 10/25/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **7502 West Towne Way**

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. No comments.

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 an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of 2 shall be shown.
4. 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.

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

cc: John Lippitt

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Madison Metro Transit System



1101 East Washington Avenue
Madison, Wisconsin 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778

October 24, 2005

TO: Plan Commission

FROM: Timothy Sobota, Transit Planner, Metro Transit

SUBJECT: **7502 West Towne Way – Rezoning – Nevada Bob's Facility**

Metro Transit 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 shall install a concrete passenger boarding pad on the south side of West Towne Way, approximately 80 feet east of D'Onofrio Drive. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The developer shall include the location of this concrete passenger boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. Metro Transit operates bus service seven days a week along West Towne Way. Metro bus stop #6281 is on the south side of the West Towne Way, approximately 80 feet east of D'Onofrio Drive.
4. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 261-4289
or by email at <tsobota@cityodmadison.com>
if you have questions regarding the above items.



Digitally signed
by Tim Sobota
Date: 2005.10.24
10:02:47 -06'00'

CC: Project contact person, Kevin Carey: <thecareygroup@charter.net> (email)

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