



PREPARED FOR THE PLAN COMMISSION

Project Address: 2147-2201 Rimrock Road
Application Type: Demolition Permit, Conditional Use and Certified Survey Map Referral
Legistar File ID # [49924](#) and [50223](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Josh Wilcox, GBA Architecture and Design; 7780 Elmwood Avenue, Suite 204; Middleton.

Contract Purchaser/Developer: Andy Inman, Madison Rimrock Lodging Investors I, LLC (North Central Group); 1600 Aspen Commons, Suite 200; Middleton.

Property Owners: Roger Charly; 8 N. Charter Street, Madison; WTS Holdings, LLC; 2155 Rimrock Road, Madison; Gateway Lender, LLC; PO Box 1784; Madison, and; The Alexander Co., Inc.; 345 W. Washington Avenue; Madison.

Requested Actions: Approval of a demolition permit and conditional uses to demolish four commercial buildings and construct a 143-room hotel at 2147-2201 Rimrock Road.

Proposal Summary: The applicant proposes to demolish four existing principal commercial buildings to allow construction of a 143-room “Home 2 Suites” hotel. The applicant is also seeking approval of a three-lot Certified Survey Map (CSM) to reconfigure six existing parcels into a lot for the proposed hotel, a lot for a future commercial pad site building, and an outlot for an existing surface parking lot leased to the adjacent Wisconsin Department of Revenue building. The project is scheduled to commence construction as soon as all regulatory approvals have been granted, with completion anticipated in April 2019.

Applicable Regulations & Standards: Table 28F-1 in Section 28.082(1) of the Zoning Code identifies hotels, inns, and motels as conditional uses in SE (Suburban Employment) zoning. A planned multi-use site, defined as “a specified area of land comprised of one or more contiguous ownership parcels or building sites that share access and circulation or off-street parking,” which contains more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use requires conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Urban Design Commission and Plan Commission. A resolution of the Common Council approving the CSM is also required.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** a demolition permit and conditional uses to allow the demolition of four commercial buildings and construction of a 143-room hotel at 2147-2201 Rimrock Road subject to the input at the public hearing, the recommendations of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 4.5-acre parcel located in the northeastern quadrant of the Beltline Highway (US Highways 12 and 18)/ Rimrock Road (CTH MM) interchange; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Zoning: The subject site is comprised of six parcels developed with a series of one-story principal and accessory commercial buildings and surface parking lots, zoned SE (Suburban Employment District).

Surrounding Land Uses and Zoning:

North: State of Wisconsin Department of Revenue in the Town of Madison;

South: Beltline Highway;

West: Coyle Carpet, Gates Auto Body/ Enterprise Rental Car, Dane County Credit Union, Dane County Sheriff Ferris Center and Clarion Suites Hotel in the Town of Madison;

East: Wetlands and the Beltline Highway-John Nolen Drive interchange, zoned CN (Conservancy District).

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and adjacent Department of Revenue property to the north for future Employment uses. The subject site is also located within the boundaries of the South Madison Neighborhood Plan, though that plan does not contain any specific land use, design or redevelopment recommendations for this site.

Zoning Summary: The project is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	192,535
Lot Width	65'	286'
Front Yard	None	Adequate
Side Yard	15' or 20% building height	Adequate
Rear Yard	30'	Adequate
Maximum Lot Coverage	75%	Less than 75% (see conditions)
Maximum Building Height	5 stories / 68' per zoning	4 stories (see conditions)
Auto Parking	No minimum required; maximum allowed: 1.5 stalls/bedroom (214)	140 hotel stalls + 24 DOR stalls (164 total)
Bike Parking	1 per 10 bedrooms (14)	16
Loading	2 (10' x 50')	2 (10' x 50') (see conditions)
Building Forms	Flex Building	(See conditions)
Other Critical Zoning Items		
Yes:	Urban Design (Planned Multi-Use Site), Barrier Free, Utility Easements	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates weekday transit service along Rimrock Road past the site, and weekend service one block to the

north on Rimrock north of Rusk Avenue. Metro Transit operates daily transit service along Rimrock Road north of the E Rusk Avenue intersection. Bus stop ID #0203 and #0410 are north of the proposed project site on either side of Rimrock Road, north of the E. Rusk Avenue intersection.

Previous Approvals and Requests

On February 1, 2011, the Common Council approved a request to rezone 2155-2205 Rimrock Road from Temp A. (Agriculture District) and C3L (Commercial Service and Distribution District) to C3L [1966 Zoning Code] to allow demolition of five existing buildings and construction of a seven-story, 247-room hotel and conference center. The Plan Commission approved the related demolition permit and conditional use requests for this project on January 24, 2011 subject to approval of the rezoning of the property.

On October 3, 2011, the Plan Commission approved a major alteration to the approved conditional use for the hotel to allow for a six-story, 201-room facility to be constructed instead of the seven-story version previously approved.

On March 17, 2015, the Common Council placed on file a request to rezone the 0.44-acre parcel located at 2165 Rimrock Road from SE (Suburban Employment District) to CC-T (Commercial Corridor–Transitional District) to allow an existing commercial building to be converted into an auto sales business. The Plan Commission recommended that the rezoning be placed on file without prejudice at its March 9, 2015 meeting.

Project Description

The applicant is requesting approval of a demolition permit and conditional uses for a six-parcel, 4.5-acre property located in the northeastern quadrant of the Rimrock Road (CTH MM)/ Beltline Highway (US Highways 12 and 18) interchange to allow construction of a 143-room “Home 2 Suites” hotel following the removal of four commercial buildings that occupy the site. The applicant is also seeking approval of a three-lot Certified Survey Map (CSM) to reconfigure six parcels into a lot for the proposed hotel, a lot for a future commercial pad site building adjacent to Rimrock Road, and an outlot for an existing surface parking lot leased to the adjacent Wisconsin Department of Revenue building. Four of the six parcels comprising the subject site were attached to the City from the Town of Madison on November 30, 2010 following approval of an Early Attachment and Revenue Sharing Agreement between the City and Town related to an earlier hotel development proposed for the site.

The commercial buildings to be demolished to accommodate the proposed hotel include a series of three connected buildings located along the northern edge of the subject site at 2155 Rimrock Road, two long, narrow buildings located at the center of the western half of the site at 2165 Rimrock, and two smaller buildings and a detached garage located on the southern third of the assembled properties at 2201 Rimrock. The buildings are primarily of metal-standing seam construction and have historically been used for a variety of mostly auto-related businesses. Portions of the overall site include areas of vehicle storage and display and outdoor materials storage. Photos of the exterior of the buildings to be demolished and surrounding context are included with the application materials. A billboard located in the southeastern corner of the parcel will be removed by the applicant as shown on Sheet C101. The remainder of the site is improved with surface parking, including a parking lot on the eastern half of the site, which is used by employees of the adjacent six-story Wisconsin Department of Revenue office building located north of the subject site in the Town of Madison. Access to the subject site is currently provided by three driveways from Rimrock Road and from a private drive on the adjacent Department of Revenue parcel, which leads to the signalized intersection at E. Rusk Avenue and Rimrock Road.

The subject site is characterized by a modest grade that falls generally to the north and east from a highpoint at the southwestern corner of the site. Visibility from the Beltline is limited for most of the site, with portions of the site located at or below the grade of the westbound off-ramp from the Beltline to Rimrock Road. The property is largely devoid of any significant vegetation.

The proposed hotel will be situated near the center of the property on Lot 2 of the proposed CSM. The lobby, guest services (indoor pool, lounge, fitness room, etc.), and office/operations functions for the hotel will be located on the western half of the first floor (the floorplans are not labeled), with the main entrance proposed along the northern façade near the northwest corner of the building. A canopy is proposed to extend over a portion of a drop-off lane adjacent to the lobby entrance, which will be flanked by two trellis-covered seating areas for hotel guests. Twenty-three guest rooms will be located on the first floor of the four-story hotel, with forty guest rooms per floor on the upper three stories. The architecture of the hotel is intended to be modern, with an angular exterior clad in gray-tone EIFS, brick, and metal contrasted with prominent sections of earth tone wood-grained fiber cement panels. Parking for the hotel will be provided in 140 automobile stalls that will encircle the building and 16 bike stalls located near the main guest entrance along the northern wall.

The remainder of the 4.5-acre site will be divided into a 1.44-acre lot for future development to be located between the hotel and Rimrock Road, and an outlot in the northeastern corner of the site, which will contain a 24-stall parking lot for use by the adjacent Department of Revenue building. Access to the overall site will be provided by three driveways proposed along the northern property line from the adjacent office building property, and from a driveway located at the southwestern corner of Lot 1, which will extend across the future development lot to provide additional access to the hotel parking lot. Two loading zones are proposed to serve the hotel along the northern and eastern walls of the building, with a trash enclosure proposed at the southeastern corner of Lot 2.

Analysis & Conclusion

Hotels are a conditional use in the SE (Suburban Employment) zoning district. In addition, the subject site shares access with the adjacent Wisconsin Department of Revenue building to the north in the Town of Madison, which constitutes a planned multi-use site as defined by the Zoning Code. A planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use requires conditional use approval by the Plan Commission following a recommendation on the design of any specific proposal by the Urban Design Commission. The applicant is also requesting approval of a three-lot Certified Survey Map, which proposes parcels with shared access and circulation.

The Planning Division believes that the standards for approval for demolition permits and conditional uses can be met with the proposed hotel redevelopment of the subject site. As noted earlier in this report, the Comprehensive Plan identifies the subject site for Employment uses. While the Employment districts are primarily recommended for business and medical offices and research facilities and laboratories, the Comprehensive Plan identifies hotels as a complimentary use in Employment districts. The development proposed should also not have a negative impact on the uses, values and enjoyment or normal and orderly development of the surrounding area, which already includes similar hospitality uses nearby including the Clarion Suites Hotel to the northwest of the site at Rimrock Road and E. Rusk Avenue and the Holiday Inn Express and Sheraton Hotel at Rimrock Road and John Nolen Drive. In general, Planning staff believes that the proposed hotel is a significantly greater utilization of a prominent gateway site than the existing buildings.

The Landmarks Commission informally reviewed the demolition of the existing buildings at its November 20, 2017 meeting and recommended to the Plan Commission that none of the buildings had known historic value.

Staff is not aware of any concerns by the Traffic Engineering Division that the proposed hotel will have an adverse impact on the transportation network. However, Traffic Engineering staff is recommending that the driveway from Rimrock Road proposed to serve the planned multi-use site be moved further north from where it is currently shown to provide greater separation between that driveway and the westbound off-ramp of the Beltline Highway to Rimrock Road. The Rimrock Road driveway will also be limited to right-in/right-out only. It is the expectation of reviewing staff that full access into the hotel and planned multi-use site will be provided from the Rimrock Road/E. Rusk Avenue intersection through the adjacent office property to the north.

The Urban Design Commission reviewed the proposed hotel on February 21, 2018 and recommended final approval with conditions, including providing more detail and clarification of the “beacon” feature in the hotel architecture. Members of the Commission encouraged the applicant to provide definition to the beacon on the proposed Rimrock Road hotel similar to the image of the beacon from another Homes 2 Suites project shown in the legend on the elevations. The Urban Design Commission also recommended that better details for the HVAC penetrations be provided on the elevation facing the Beltline Highway, with the HVAC units better integrated into that façade. The Commission also recommended that the vents be removed from EIFS-framed areas.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission **approve** a demolition permit and conditional uses to allow the demolition of four commercial buildings and construction of a 143-room hotel at 2147-2201 Rimrock Road subject to the input at the public hearing, the recommendations of the Urban Design Commission, and the following conditions from reviewing agencies:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. Revise the plans prior to final approval and issuance of permits to label the spaces on all of the floorplans and provide a height dimension(s) on all four elevations. Revise Sheet A2.01 to show the twenty-third guest room at the southeastern corner of the building, and provide a table with the number and type of guest rooms per floor.
2. Provide details of the canopy over the drop-off on Sheets A2.01 and A6.02, including labeling the adjacent outdoor seating area on the floorplan.
3. The developer shall provide a conceptual layout for Lot 1 for approval by the Planning Division and Traffic Engineering Division prior to final sign-off of plans and issuance of building permits for the hotel on Lot 2. The conceptual layout shall provide at least one proposal for how Lot 1 may be developed in the future following relocation of the Rimrock Road driveway per Traffic Engineering Division conditions #47 and 49 of this report. Future development of Lot 1 will require approval by the Plan Commission as an alteration to the conditional use planned multi-use site following a recommendation by the Urban Design Commission.
4. Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic

Development recorded in the office of the Dane County Register of Deeds immediately following recording of the three-lot Certified Survey Map.

Urban Design Commission

5. Revise the elevations to provide more detail and clarification of “beacon” feature. Refer to image of beacon from other project in legend on Sheet A6.01 and provide similar definition on proposed Rimrock building. Final approval of the revised elevations by the Secretary of the Urban Design Commission will be required prior to issuance of building permits for the hotel.
6. The Urban Design Commission recommends that better details be provided for the HVAC penetrations on the elevation facing the Beltline Highway, with the HVAC units better integrated into that façade. The Commission also recommended that the vents be removed from EIFS-framed areas.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, 267-1995)

7. The Town of Madison sewer serving this site has sanitary sewer capacity constraints. The sewer serving this location extends south across the Beltline Highway. The applicant shall submit projected sewer volumes to verify that the City sewer has adequate capacity for this redevelopment.
8. The applicant shall dedicate right of way or establish a permanent limited easement for sidewalk purposes as required by the City Engineer.
9. Prior to final approval, the owner or owner's representative 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 complete a sewer lateral plugging application and pay the applicable permit fees.
10. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
11. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
12. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
13. Per the Wisconsin Department of Natural Resources (WDNR) closure letter, this property was closed with residual soil contamination (BRRS #0213253755). Written approval from the WDNR is required prior to disturbing the existing barrier cap. Proof of coordination with the WDNR shall be submitted to Brynn Bemis (267-1986, bbemis@cityofmadison.com).

14. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland issues. A wetland delineation shall be required before any permits can be issued for construction on the site.
15. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
16. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc.) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
17. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: 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 or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
18. 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.
19. This project appears to require construction dewatering. A dewatering plan shall be submitted to the City Engineering Division as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
20. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain

stormwater practices on 8.5x14-inch paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

21. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151, however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
23. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
24. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off the proposed development when compared with the existing site.
25. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
26. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
27. 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.
28. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
29. All work in the public right of way shall be performed by a City-licensed contractor.

30. All damage to the pavement on Rimrock Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

31. The applicant shall construct sidewalk [along Rimrock Road] according to a plan approved by the City.

City Engineering Division—Mapping Section (Contact Jeff Quamme, 266-4097)

32. The existing Joint Driveway Easement per Document Nos. 3247789 and 3261797 has not been activated by another recorded instrument per the terms of the original easement. An access easement instrument(s) over lands to the north shall be recorded providing the necessary access required to accomplish this development as planned. Text shall be added to the CSM that the Existing Joint Driveway Easement per Document No. 3247789 and 3261797 has not been activated by another recorded instrument per the terms of the original easement.

33. It is recommended the easements in notes 6, 7, 10 and 11 be released prior to final CSM sign off to avoid perpetuating them in title on this CSM. Ultimately, these easements will be required to be released prior to final sign off of the site plan.

34. The private Billboard, Ingress-Egress, Electric and Sanitary Sewer Easements noted to be released on the proposed CSM shall be released by recorded instrument(s) prior to final sign off.

35. The parking lease/easement shall be released or modified to accommodate the proposed development prior to final site plan sign off.

36. The CSM pending for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

37. Comprehensive agreement(s) / easement(s) between the lots and outlots within this proposed Certified Survey Map shall be drafted and provided for review and recorded prior to final site plan sign off. The agreement (s)/easement(s) shall address all common private vehicular and pedestrian access facilities, storm sewer facilities, stormwater management facilities, sanitary sewer facilities, water main facilities and common open space areas/facilities.

38. Comprehensive Agreement(s) / Easement(s) between this Certified Survey Map and the Wisconsin Department of Revenue lands to the north shall be drafted and recorded prior to final site plan sign off. The agreement(s)/easement(s) shall address all common private vehicular and pedestrian access as well as maintenance of the retaining wall as proposed by the development.

39. The address of the proposed hotel is 2153 Rimrock Road. 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.

40. Submit a floor plan for each separate building in PDF format to izenchenko@cityofmadison.com. All Addressing Plans shall provide a floor plan for each floor on a separate sheet to facilitate the development of a complete building address and interior addressing plan. The Addressing Plan for the entire project shall be

finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the application for the final plan approval with Zoning. The approved Addressing Plan shall subsequently be included with those final application materials. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko of Engineering-Mapping for confirmation of any addresses that may be required to be changed and/or reapproved. Once all required revisions have been approved, the final Addressing Plan shall be submitted by the applicant to Zoning to be included with the final filed approved site plans.

41. Verify total number of hotel rooms. The CSM letter of intent states 142 rooms; land use letter of intent state 143 rooms; permit record subject description line reads 144 rooms.
42. Add Document No. 1034224 to note 3 of the CSM regarding access restrictions to Rimrock Road and the Beltline.
43. Record deeds transferring properties from Midtown Center, WTS Holdings, Roger Charly and Gateway Lender to Madison Rimrock Lodging Investors I,LLC.
44. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering Division (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, City Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners is required.
45. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject CSM, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated CSM, electronic data and a written notification to Engineering Mapping for any changes to the plat that occur subsequent to any original submittal of data and prior to final sign off.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

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| 46. The applicant shall seek, and provide written documentation to Traffic Engineering, for approval of the Rimrock Road access point from the Wisconsin Department of Transportation (WisDOT). |
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47. Due to traffic safety concerns and standard access management practices, the proposed Rimrock Road access point shall be a minimum of 185 feet away from the centerline of the right turn lane(s) of the westbound West Beltline Highway off-ramp to Rimrock Road.
48. The applicant shall be required to obtain and provide recorded documentation for a cross-access agreement granting all properties in this development full access to the Rimrock Road and E. Rusk Avenue intersection prior to final sign-off. Under no circumstances shall Traffic Engineering approve any plans or grant early build permits for construction of this proposed development without that in place.
49. Due to traffic safety concerns, the proposed Rimrock Road access point shall be right-in/right-out only. The applicant shall work with Traffic Engineering, City Engineering and Dane County Highway & Transportation Department on the geometrics for modifications to the Rimrock Road right-of-way (typically this is an extension of the median but so as to not negatively impact the operation of the Rimrock Road and E. Rusk Avenue intersection, the applicant may be required to construct the full left-turn lane) to ensure the prescribed access is secured. This will also require the applicant to post a deposit, to be determined upon acceptance of final geometrics, for the full estimated cost of construction.
50. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.
51. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
52. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
53. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
54. All parking facility design shall conform to the standards in MGO Section 10.08(6).
55. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
56. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, 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.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

57. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
58. This project is designed as a planned multi-use site. Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
59. Submit an overall site plan showing the entire planned multi-use site including the properties located at 104 Cottage Grove Road, 3838 Atwood Avenue, 3830 Atwood Avenue, and 3833 Busse Street.
60. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.
61. Required loading facilities shall comply with MGO Section 28.141(13). Provide two (2) 10' x 50' loading areas with 14 feet of vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. The required number of loading spaces may be reduced through conditional use approval.
62. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
63. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.
64. Verify the height and dimensions of the proposed trash enclosure and that the trash enclosure detail on page C109 corresponds with the site plan. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
65. Provide details of the site features including the drop-off canopy, outdoor patio area, fence enclosure abutting the pool room, retaining walls, and fence enclosing the wet basin.
66. Correctly label the East and West building elevations.
67. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

68. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

69. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tracy Burrus of the MFD Training Division to discuss possibilities at (608) 266- 5959 or tburrus@cityofmadison.com.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

70. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition of the property. Please contact water utility staff at 266- 4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

71. The Madison Water Utility shall be notified to remove the water meter at least two (2) working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

72. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Parks Division (Contact Kathleen Kane, 261-9671)

This agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, 261-4289)

73. The applicant shall construct a wheelchair accessible pedestrian connection between the building entrance and the existing public sidewalk network present at the Rimrock Road/E. Rusk Avenue intersection.

74. The applicant shall construct a wheelchair accessible pedestrian connection between the building entrance and the existing public sidewalk network present at the Rimrock/E Rusk intersection.