

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 9, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct a three-story office building containing approximately 32,800 square feet as a major alteration to an existing conditional use on property located at 660 John Nolen Drive.
2. Applicable Regulations: Section 28.04(22) requires that new development located within 150-feet from a public park must obtain a conditional use permit. Section 28.09(6)(c) lists office buildings as a permitted use in the C3L Commercial Service and Distribution District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Rob Zache, Central Place Real Estate, 8383 Greenway Boulevard, Middleton, WI 53562; and Gary Brink, Gary Brink & Associates, Inc., 8401 Excelsior Drive, Madison, WI 53717.
2. Status of Applicants: Property owner and architect.
3. Development Schedule: The applicant wishes to commence construction on the proposed office building as soon as land use approvals have been obtained.
4. Parcel Location: Northeast side of John Nolen Drive approximately one block north of the intersection with Rimrock Road adjacent to the Wisconsin and Southern Line Railroad right-of-way and across the right-of-way from Olin-Turville Park, Aldermanic District 14, Madison Metropolitan School District.
5. Parcel Size: 69,583 square feet (1.60 acres).
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Three-story office building containing approximately 32,800 square feet of floor area.
9. Surrounding Land Use and Zoning:

North — Railroad right-of-way and Olin-Turville Park zoned C3L and C (Conservancy) District.

- East – Hotels, offices, contractor’s office and shop and Lake Monona zoned C (Conservancy) and C3L.
- South – Offices, wetlands and open space zoned C3L in the City of Madison and County A-1 in the Town of Madison.
- West – Dane County Fairgrounds and Alliant Center properties zoned County A-1 in the Town of Madison.

- 10. Adopted Land Use Plan: Cc Community Commercial District.
- 11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. This property is located within 150-feet of a City owned public park.

PUBLIC UTILITIES AND SERVICES:

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

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards. This property is located within Urban Design District No. 1.

ANALYSIS, EVALUATION AND CONCLUSION:

In April, 2002, the Plan Commission approved a demolition permit and a conditional use permit for the subject property and the adjacent lot to allow for the removal of a building foundation and concrete loading dock on this property, and a conditional use permit for development within 150-feet of a public park to construct a four-story, 86,500 square foot office building. Subsequent to these approvals, the applicant moved the existing structures, received approval of a certified survey map for this property, and commenced marketing of the proposed office space. The applicant has secured a tenant for approximately 32,800 square feet of office space, however, this tenant wishes to own and occupy their own building. The applicant submitted a certified survey map for administrative approval to divide the original parcel into two lots to allow for the development of two office buildings, one of which will be sold to the prospective tenant. The change will result in the construction of two office buildings on the underlying site, which will, together, result in two office buildings which will be less tall (a maximum of 3-stories versus the previously approved 4-stories) and less ground floor area than the previously approved 86,500 square foot single office building.

The office building which is the subject of this application will be constructed on Lot 1 of the recently approved certified survey map. This lot contains 69,583 square feet (1.60 acres). The proposed office building will be three stories in height and provide a total of approximately 32,800 square feet of floor area. This building will be supported by 111 off-street parking stalls, which includes 5 required accessible parking stalls. The Zoning Code requires 106 off-street parking stalls to be provided to support an office building of the size being proposed for this site. This proposal does comply with the City Ordinance requirements. When the second office

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building is constructed on adjacent Lot 2, some of these off-street parking stalls may be able to be shared with that facility.

The applicant has provided a landscape plan for the proposed office building and its off-street parking facility, which provides a mixture of deciduous and evergreen trees and shrubs and should provide an attractive setting for the proposed office building, including screening of the off-street parking facility from the adjacent land uses and public rights-of-way, as required. The proposed development is located in Urban Design District No. 1. The Urban Design Commission received an informational presentation regarding the proposed development at their January 19, 2005 meeting (see attached report). The Urban Design Commission, at their May 4, 2005 meeting, granted initial approval for this proposal (see attached report).

The Zoning Code requires all multi-family residential and commercial development, which is located within 150-feet of a public park, to obtain a conditional use permit. This property is located across the Wisconsin and Southern Railroad right-of-way from Olin Turville Park. This portion of the park is a conservancy area that is substantially wooded (see attached aerial photograph). In addition to the existing trees and understory growth within Olin Turville Park, and the natural growth along the railroad corridor, the applicant is introducing canopy shade trees and evergreen shrubbery along the northeasterly property line to screen the proposed development from the nearby public parkland. The standards for approval of development adjacent to public parks includes an inventory of vegetation in any area proposed for building, filling, grading or excavating within 100-feet of the park. The subject property line is 99-feet from the park boundary (the width of the railroad right-of-way) and little, if any, vegetation exists on the development site. All landscaping is proposed as shown on the attached landscape plan. This proposal does comply with development standard number 1. Standard number 2 regulates signs within 200-feet of a public park. No signage will be provided within 200-feet of Olin Turville Park, nor will any signage for this site interfere with views to or from Olin Turville Park. Standard number 3 limits grading and drainage alterations within 35-feet of a park property. This development is a minimum of 99-feet from the park boundary. Standard number 4 requires that pedestrian traffic to and from the park not be unduly hampered by traffic pattern and volume. The subject property is located at the end of a cul-de-sac (John Nolen Drive frontage road) and is separated from the public parklands by a railroad right-of-way. No pedestrian traffic would be accessing Olin Turville Park from or through the subject property. Staff concludes that the proposed development can meet the standards for development within 150-feet of a public park.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards and the standards for development within 150-feet of a public park are met and approve the construction of a new 32,800 square foot, 3-story office building on the property located at 660 John Nolen Drive as a major alteration to the previous conditional use approval on this property subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall obtain final Urban Design Commission approval prior to requesting final sign-off on the proposed development.

AGENDA # IV.B.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 4, 2005
TITLE: 660 John Nolen Drive - New Office Building in UDD No. 1	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 4, 2005	ID NUMBER:

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

SUMMARY:

At its meeting of May 4, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** for a new office building in Urban Design District No. 1, located at 660 John Nolen Drive. Appearing on behalf of the project was Gary Brink, Rob Zache of Central Place Real Estate, Chuck Possehl, and Robert Foulks. The revised plans as submitted featured the following:

- A detention pond has been incorporated along the southerly limits of the property, adjacent to an existing surface parking lot for the Sheraton Hotel, to provide for on-site storm drainage with a slow release into the overall storm drainage system in the area.
- Site lighting details were presented, including that of the future Wisconsin Auto Truck Dealers Association site to the west, featuring 250-watt metal halide fixtures.
- The building façade has been altered to include a concave curtain wall along the south elevation, similar to that proposed on the site to the west, including the screening of rooftop equipment with the upper parapet wall.

Following the review of the various details of the architecture and building materials and colors proposed for the structure, the Commission expressed concerns on the following:

- The patterning of the vision and spandrel glass on the center curved curtain wall is not compatible with the end elevation treatment. Look at a similar integration and variation in patterning.
- Resolve the concern with roof and cornice treatment coming together at an angle above the curved center concave curtain wall.
- Perspective rendering doesn't properly show the adjacent detention pond proposed along the south elevation.
- The John Nolen elevation appears static and missing an entry to the non-parking lot side of the building.
- Minimize the heavy post appearance at the mitered corner of the corner windows.
- There is too much asphalt and hard surface surrounding the building; examine opportunities for shared parking in addition to providing for additional tree islands.
- Incorporate pervious pavers and/or introduce curb cuts adjacent to the northerly end of the detention pond in addition to providing pedestrian access to the building from the parking lot.

ACTION:

On a motion by Geer, seconded by Host-Jablonski, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a vote of (8-1) with Barrett voting no. The motion provided for address of the above stated concerns.

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 4, 6, 6, 6, 6.5, 6.5, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 660 John Nolen Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	7	6	-	5	6	6
	6	7	7	7	-	6	7	7
	4	3	4	4	-	4	2	4
	7	7	7	6	-	6	7	6.5
	-	-	-	-	-	-	-	6.5
	6	6	7	4	-	5	6	6
	6	6	6	6	-	5	6	6
	7	7	8	8	-	7	8	7.5
	7	7	7	-	-	6	7	7
	-	-	-	-	-	-	-	-

General Comments:

- Great improvement to the architecture as presented in the new rendering – need to see details of other side of building.
- This is not the first thing people should see along Madison’s premiere gateway – it is more appropriate in a Dallas suburb. This much parking this close to the lake should be structured. Parking should be reduced and shared with the Sheraton, which has a completely different peak parking demand period.
- Handsome window detailing, landscape very complementary to building and appropriate in lot.
- Handsome building design, needs only minor tweaking.
- Curved element as viewed from John Nolen Drive seems static. Too much parking/pavement.
- Reuse of brownfield site is admirable. Tweaking of architecture is necessary.
- Nice design elements – good accents – a good start – look forward to seeing next presentation.

AGENDA # V.B.(1)

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 19, 2005

TITLE: 600 John Nolen Drive - New Construction
in Urban Design District No. 1, Office
Building

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 19, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of January 19, 2005, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on revised plans for a previously approved office development that allows for the development of one of two office buildings in separate adjoining lots on property located at 600 John Nolen Drive in Urban Design District No. 1. Appearing on behalf of the project was Gary Brink, architect and Rob Zache of Central Place Real Estate. The plans as presented provided conceptual details on the development of a three-story slab on grade, 32,700 gross square foot office building on the southerly portion of a vacant parcel on a recently subdivided lot. The building façade features a combination of brick, glass curtain wall framing, and EIFS. Due to water table issues, no lower level parking is proposed beneath the structure. The development of the site requires an on-site retention area to be further detailed as part of the evolution of the plan. Following the presentation of the plans, the Commission expressed concerns on the following:

- On the south elevation of the building examine pulling up the glass curtain wall on the curve off of the ground level.
- Consider a drop-off circle at the main driveway entry off of the cul-de-sac for this building as well as for the proposed building to the north. Look at creating a tie at the cul-de-sac entry for both structures.
- Substantiate the need for the level parking proposed on this site as well as the adjacent site, as well as a shared parking arrangement.

ACTION:

Since this was an informational presentation, no formal action was taken by the Urban Design Commission.

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 3, 4, 5, 5, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 600 John Nolen Drive (owner: Central Place Real Estate)

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	-	-	5	5	5
	7	6	-	-	-	6	7	6.5
	6	6	-	-	-	6	6	6
	3	3	3	-	-	3	2	3
	-	-	-	-	-	-	-	5
	7	8	-	-	-	6	7	7
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Introduce parking and entrance close to bike trail in front of buildings. Landscape and building should embrace the bike path more landscape buffer and parking lot. Show detention areas.
- Not as attractive as old design.
- Landscaping details will be very important. Create employee plazas – suggest at cul-de-sac for north building. Consider parking structures (two level) and expand building footprints.
- Both projects are stark. The sense of human occupancy is voided by the sealed up look of the buildings. Plaza’s spilling out from employee break areas would mitigate. Why isn’t parking structured? Front and back entries should be included in sum; this looks like something from a Dallas office park.
- Southern orientation of smaller building seems awkward – courtyard – parking? Relate building entries. Too much parking – impervious area. Study drop-offs. “Fill in” ground floor at small building. Semi-circle and view to parking seems unfortunate. Please, structured parking.
- Not as attractive as original design.
- Unfriendly, entry-less façade makes one anxious that this may create a cold impression at this entry to the City.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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

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

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

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: May 4, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 660 John Nolen Drive Conditional Use

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

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

1. The applicant is required to control 40% TSS, oil and grease, and detention of the 2 + 10 year events, and record a maintenance agreement for these facilities.
2. A planting plan or seed mix needs to be provided for the detention basin.
3. The applicant needs to provide calculations showing compliance with stormwater requirements.
4. Provide evidence of an agreement with Madison Metropolitan Sewerage District for placement and use of a driveway and other pavement on their lot. Said agreement must define responsibilities for payment of Storm Water Utility Charges.
5. Work within the John Nolen Drive right-of-way will require permits from the Dane County Highway Department.

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: 660 John Nolen Drive Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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- 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.

- 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 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

May 6, 2005

TO: Plan Commission

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

SUBJECT: **660 John Nolen Drive – Conditional Use – 31800 Sq. Ft. 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:

- 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), 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'.
- When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
- "Stop" signs shall be installed at a height of seven (7) feet to the bottom of the sign at all driveway approaches". All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
- 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: Gary Brink
Fax: 608-829-3056
Email: gbink@tds.net

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 660 John Nolen Dr.

Present Zoning District: C3L

Proposed Use: 31,800 sq. ft. office building within 150 feet of a public park

Conditional Use: 28.04(21) New development within 150 feet , across the street and within 150' of a park, is a 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. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
2. Provide 11 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
3. 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.
4. 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 .08 watts per square foot.

5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. This project is also in an Urban Design District. Meet Urban Design criteria for signage.

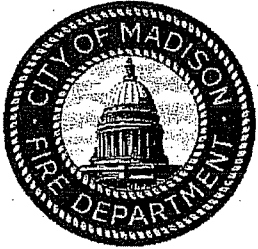
ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	75,782 sq. ft.
Lot width	50'	113.32'
Usable open space	n/a	n/a
Front yard	0'	33'
Side yards	0'	10' & 25.75'
Rear yard	30'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	3 stories

Site Design	Required	Proposed
Number parking stalls	106	111
Accessible stalls	5	5
Loading	1 (10' x 35') area	(1)
Number bike parking stalls	11	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	None shown
Adjacent to park	Yes
Barrier free (ILHR 69)	Yes

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



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: 5/5/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 660 John Nolen Dr.

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

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure. Can be extended if buildings are sprinklered.
 - 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. For 3-story if you use the parking area for the 150-foot; otherwise, it is over 150' hose reach.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. 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.
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. Show 2 hydrants on fire access plan.

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

cc: John Lippitt



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

PARKS COMMENT

J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE REZONING
- INCLUSIONARY ZONING
- OTHER: _____

660 JOHN NOLAN DRIVE
 31,800 SF OFFICE BUILDING W/IN 150 FEET OF PUBLIC PARK
 CENTRAL PLACE REAL ESTATE /
 GARY BRINK - GARY BRINK & ASSOCIATES, INC

(9)

PLANNING UNIT CONTACT: PETE OLSON

RETURN COMMENTS BY: 06 MAY 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: gbrink@tds.net Fax: 829-3056

Date Submitted: 13 APRIL 2005 Plan Commission: 16 MAY 2005

Date Circulated: 13 APRIL 2005 Common Council: _____

CIRCULATED TO:

- | | | |
|--|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input checked="" type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - HURIE | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | | _____ |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

S.W.

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