



Department of Planning & Community & Economic Development
Planning Division

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September 20, 2007

Sara J. Withrow, P.E.
MSA Professional Services, Inc.
2901 International Lane, Suite 300
Madison, WI 53704

RE: Approval of a conditional use to allow a parking reduction and the sale and repair of boats, motorcycles, and various power sports equipment at 7149 Manufacturers Drive

Dear Ms. Withrow:

The Plan Commission, meeting in regular session on September 17, 2007, determined that the ordinance standards could be met and **approved** your client's request for a conditional use for both a parking reduction and the sale and repair of boats, motorcycles, and various power sports equipment at 7149 Manufacturers Drive, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following 20 items:

1. The proposed plan includes two platted lots currently under two different ownerships. Upon Mad-City Power Sports Inc. purchasing Lots 25 and 26, Interstate Commerce Park, it is suggested that at a minimum the owner ask the City Assessor's Office combine these two assessment parcels into one assessment parcel. A more desirable alternative would be to combine these properties into one lot by a new Certified Survey Map, although legally this is not required.
2. The Interstate Commerce Park plat created a twelve (12) feet wide non-exclusive easement for drainage purposes centered on the common line between Lots 25 and 26, which this plan proposes to build over. If a title company is involved, they may require the applicant to request the City of Madison release this easement prior to insuring title for this site representing a building over a recorded public easement. Contact Eric Pederson at 266-4056 or epederson@cityofmadison.com to initiate an easement release project with the City of Madison Real Estate Department, which requires a \$500 administrative fee.
3. Revise the site plan to identify the existing fifty (50) feet wide public Pedestrian-Bicycle Trail Easement per Document No. 4136691, which is located within the fifty (50) feet wide highway setback line.
4. The City Engineering Division has approved the use of addresses 7149 Manufacturers Drive for the dealership and 7173 Manufacturers Drive for the storage portion of this planned development.
5. All landscaping and drainage shall be coordinated with the City's landscaping and proposed future bike path plans for the 50ft Ped-bike and Landscaping Easement. The Applicant shall work with the City's Planning, Engineering and Traffic Engineering Department to show the location of the proposed future bike path and landscaping. If it is preferable to drain to the rear of the lots, the Developer shall provide grading details for

the ditch. The City shall require a 30 ft Drainage Easement across the rear of Lots 23-26. The easement shall be adjacent to the existing Ped-bike and Landscaping Easement. Please submit a legal description, sketch and applicable administrative fees to Eric Pederson of City Engineering. If it is not preferential to provide a ditch and easement, then the City shall require that the site connect to the public storm sewer located on Manufacturer's Drive.

6. The Applicant shall note that the public infrastructure (street, sewer and water) ends at the north lot line of Lot 25 (7149 Manufacturers Drive). The Applicant shall be responsible for the installation of the infrastructure improvements necessary for Manufacturers Drive fronting this development.
7. 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.
8. 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.
9. All work in the public right-of-way shall be performed by a City licensed contractor.
10. 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.
11. 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.
12. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with NR-151 and provide oil & grease control from the first 1/2" of runoff from parking areas.
14. 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.
15. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site

parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal.

16. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities, and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
17. The applicant shall submit prior to plan sign-off, electronic copies of any stormwater management file including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and 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.
18. 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
19. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
20. 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following nine (9) items:

21. The applicant shall demonstrate and dimension the following service drop off, parking spaces for vehicles with boat and trailers and storage areas for boats to be serviced or for sale outside. In addition, the applicant shall show semi trailer delivery or loading area for boats.
22. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
23. The applicant shall demonstrate and dimension the drive aisle and fire access around the building.
24. In order to comply with Planning M.G.O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions--and before a building permit shall be issued, the applicant shall submit plans to the Planning Dept which include plans and specifications (e.g., manufacture's specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: "Structure meets the

interior sound level criteria (52dBA or Less) as set forth in M.G.O. Sec. 16.23(3)(d)-- Highway Noise Land Use Provisions.

25. The applicant shall show the "Public Ped / Bike Easement" record in Doc. Number 4136691 noted on the face of the Plat. Traffic Engineering staff has concerns with grading and drainage as shown will need to be modified to accommodate site drainage of the site, future landscape and bike / pedestrian path in the 50 ft building setback. The applicant will need to provide grading and drainage plans accommodating all facilities to be approved by City Engineering and Traffic Engineering.
26. To provide for adequate pedestrian pathways/linkage from the public sidewalk to the building entrances, the applicant shall modify the main drive aisle providing a five (5) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the curb or roadway. The applicant shall provide pavement markings and ramps for all pedestrian crossings in the parking lot.
27. 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'.
28. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approach 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.
29. 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 Matt Tucker, the Zoning Administrator, at 266-4551 if you have questions regarding the following eight (8) items:

30. Provide a minimum of 8 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
31. A ped-bike trail and landscape easement exists along the highway frontage portion of the site. The required landscape plan shall be developed in consideration of the future bicycle path. Submit a landscape plan that shows effective landscaping and a path within this easement area. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. Note: for parking lot plans with greater than twenty (20) stalls, a registered landscape architect must stamp landscape plans.
32. Provide two (2) 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of required drive aisle and maneuvering space.
33. There shall be no outside display or storage on areas other than the designated paved areas on the site plan. Parking or display on the grass is prohibited.

34. The submitted site plan shows a location for a seasonal tent. Be advised, temporary tent permits for no more than 180 days in a calendar year, approved by separate permit.
35. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of seven accessible stalls striped per State requirements. A minimum of one of the stalls in both the garage and surface lot shall be van accessible stalls, 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps/curbs/wheel stops where required.
36. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
37. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards.

Please contact my office at 267-1150 if you have questions about the following items:

38. That all elevations and building materials are clearly identified and labeled.
39. That the landscape plan be revised to add landscape materials along the interstate frontage, including the interstate setback area.
40. That the site plan clearly identifies all outdoor display areas.
41. That additional detail on proposed signage be provided and that the Zoning Administrator approves all proposed business signage.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said

building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, Engineering Division
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input type="checkbox"/>	Recycling Coordinator
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: