



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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May 20, 2005

Peter Kucha
Eppstein-Uhen Architects
333 East Chicago Street
Milwaukee, WI 53202

SUBJECT: 5818-5830 Femrite Drive

Dear Mr. Kucha:

The Common Council, at its May 17, 2005 meeting, conditionally approved your application for rezoning from Temporary A (Agriculture) to M1 for property located at 5818-5830 Femrite Drive.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following nine items:

1. The applicant shall contact the Department of Planning and Development to comply with M.G.O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The applicant shall 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 Marshal Quade, Wisconsin Department of Transportation (243-3366), with 4 sets of plans for review and approval. The applicant shall return two WDOT-approved copies to the City of Madison Traffic Engineering Division.
4. The applicant shall redesign the driveway according to the design criteria for a "Class 4" driveway in accordance to Madison General Ordinance Section 10.08(4). The applicant shall show the road and pavement along the frontage on Femrite Drive. The applicant shall contact City Engineering, 266-4651, if a culvert under the driveway approach is required. The applicant shall note on the site plan length and size of required pipe culvert.

5. All existing driveway approaches on which are to be abandoned shall be removed and noted on the site plan.
6. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches 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.
7. The applicant shall show the dimensions for existing and proposed surface/underground parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
8. The 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.
9. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twelve items:

10. A WDNR/USACOE Permit may be required to construct the proposed detention basin – the applicant shall provide documentation that the WDNR has been contacted and that no regulatory wetlands are present.
11. Stormwater management requirements include detention, 80% TSS control, infiltration and oil and grease control.
12. All work in the public right-of-way shall be performed by a City licensed contractor.
13. 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.
14. 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.
15. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
16. Prior to final sign-off, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
17. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources 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.
18. 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), MicroStation(dgn) 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

19. NR-151 of the Wisconsin Administrative Code was effective on October 1, 2004. This project shall comply with NR-151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter 111. 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.

20. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
21. 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.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

22. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of eight accessible stalls striped per State requirements.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the building.
 - d. Show ramps, curbs, and/or wheel stops where required.
23. Provide 37 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.

24. 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.
25. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting ordinance standards. Lighting will be limited to .08 watts per square foot.
26. Maintain the 42-foot State setback from the property line adjacent to the Interstate Highway with the future expanded portion of the parking lot or obtain a letter from the State allowing a lesser setback.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following five items:

27. The applicant shall revise the proposed certified survey map to include the required 30-foot wide planting strip along the Interstate Highway right-of-way through the unplatte lands to the northerly right-of-way line of Femrite Drive. The landscape plan shall be revised to show the required landscape buffer within the 30-foot wide landscape planting strip adjacent to the Interstate Highway corridor. Alternatively, a separate landscape plan may be submitted for this required buffer strip.
28. The applicant shall revise the proposed certified survey map to continue the southerly extension of the existing 50-foot wide building setback line adjacent to the Interstate Highway right-of-way through the unplatte lands to the northerly right-of-way line of Femrite Drive.
29. The applicant shall revise the proposed plans to ensure that no portion of the proposed off-street parking facility or drive aisle is located within 42-feet of the Interstate Highway right-of-way line, unless approval is received from WDOT.
30. The applicant shall field locate any wetlands within the proposed development site and shall receive certification from the U.S. Army Corp of Engineers and/or State of Wisconsin Department of Natural Resources stating that none of the proposed construction will occur within wetland areas. The wetlands and the 75-foot buffer shall be shown on the face of the CSM and the site plan.
31. A public water well site is adjacent to the southwest corner of this property. The applicant shall work with City Engineering staff regarding the stormwater management plan for this development to determine an alternative location for the infiltration basin (or its elimination) to the satisfaction of the Water Utility and City Engineering staff.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

32. The property immediately adjacent to this parcel at 5802 Femrite Drive is a proposed City of Madison public water supply well site. Because the proposed infiltration basin is a potential source of contamination to the groundwater supply, this infiltration basin shall be eliminated from this proposal.
33. The Water Utility will need to sign off on the final plans, but will not need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following two items:

34. The wetland boundary shall be delineated and a 75-foot buffer zone provided from development.
35. A 30-foot landscape buffer and public trail easement shall be provided along the Interstate.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following four items:

36. The fire lanes shown on the site plans do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans.
37. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - c. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75,000 pounds.
 - d. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
38. All portions of the exterior walls of newly constructed 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.
39. Additional comments and/or requirements may be noted upon review of future construction documents.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures from the following reviewing departments: City Engineering, Traffic Engineering, Zoning, Planning, Water, Parks and Fire. Submit the final plans and documents to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson
City Planner

c: Zoning Administrator
 City Engineering
 Traffic Engineering

Traffic Engineering
City Engineering
Zoning
Planning Unit
Water Utility
Parks Division
Fire Department