



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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July 11, 2006

Bert Buldebeck
Boldtronics, Inc.
P.O. Box 259895
Madison, WI 53725

Greg Thompson
4610 Milwaukee Street
Madison, WI 53714

SUBJECT: 705 Post Road – Contractor’s Office

Dear Gentlemen:

The Plan Commission, at its July 10, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a contractor’s shop located at 705 Post Road. Contractor’s shops in this C3L Commercial District are a conditional use that requires Plan Commission approval.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT JANET GEBERT, CITY ENGINEERING, AT 261-9668 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SEVEN ITEMS:

1. Situs address has been changed from 705 Post Road to 601 Post Road. Show the addresses for each unit: Unit 1 = 603 Post Road; Unit 2 = 605 Post Road; Unit 3 = 607 Post Road; Unit 4 = 609 Post Road; Unit 5 = 611 Post Road; Unit 6 = 613 Post Road; Unit 7 = 615 Post Road; Unit 8 = 617 Post Road; Unit 9 = 619 Post Road; Unit 10 = 621 Post Road; Unit 11 = 623 Post Road; Unit 12 = 625 Post Road; Unit 13 = 627 Post Road; Unit 14 = 629 Post Road; Unit 15 = 631 Post Road; Unit 16 = 633 Post Road; Unit 17 = 635 Post Road; Unit 18 = 637 Post Road; Unit 19 = 639 Post Road; Unit 20 = 641 Post Road; Unit 21 = 643 Post Road; Unit 22 = 645 Post Road; Unit 23 = 647 Post Road; Unit 24 = 649 Post Road; Unit 25 = 651 Post Road; Unit 26 = 653 Post Road; Unit 27 = 655 Post Road; Unit 28 = 657 Post Road.
2. 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.
3. All work in the public right-of-way shall be performed by a City licensed contractor.

4. 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.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

5. 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. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
7. 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:

8. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements accessible to all of the buildings. A minimum of one of the stalls shall be a van accessible stall 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 buildings. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
9. Provide 4 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

10. 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.
11. 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.

PLEASE CONTACT BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

12. In the event that the applicant intends to subdivide this parcel, at a later date a certified survey map or final plat will be required, along with City staff, Plan Commission and Common Council approval.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR
BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY
VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering
