



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 3, 2005

Clint Woodman  
Woodman's Food Market  
2919 North Lexington Drive  
Janesville, WI 53545

SUBJECT: 725 South Gammon Road

Dear Mr. Woodman:

The Plan Commission, at its May 2, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a parking structure located at 725 South Gammon Road.

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

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

1. The developer shall execute an agreement with the City for their proportional share of operation and maintenance costs for the traffic signal at Watts and Gammon Roads.
2. The development shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated improvements at the intersections the City plans to signalize.
3. 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'.
4. The main driveway approach entrance on Watts Road shall be a special design "Street Type Entrance" maximum of forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way. The egress shall be two lanes with a fourteen (14) foot right turn lane separated by an eight (8) inch solid epoxy white line with a pavement arrow in the lane with sign and a twelve (12) foot through and left turn lane with a double yellow epoxy line dividing the fourteen (14) foot ingress lane. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk and twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The applicant shall provide detail drawing of the approach.

5. The applicant shall make the following notes to the most westerly Watts Road driveway approach. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk, twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk and a double yellow epoxy line dividing the ingress/egress lanes at the existing special street entrance. The applicant shall provide detail drawing of the approach.
6. The applicant shall note on the site plans the following: "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line. In addition, a "Right Turn Only" sign shall be installed under the "Stop" sign at the most northerly driveway approach with no median break. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
  - a. The applicant shall submit a note on the plan detail sheets, "The applicant/property owner shall install and maintain all pavement marking in epoxy at all street type entrances as approved."
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. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
9. 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.

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following five items:**

10. New parking areas must be treated for oil and grease removal. A method for meeting this requirement shall be shown.
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. 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.
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), 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](mailto:lzenchenko@cityofmadison.com)

14. 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 two items:**

15. Lighting is not required. However, if it is provided, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.
16. Provide 65 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. Since 56 stalls will be provided, the remaining 9 stalls can be shown in a location on the plan for "future 9 bike stalls," to be installed if the demand for them arises.

**Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following item:**

17. All conditions of approval as specified in a letter dated August 30, 2004 regarding the approval of an addition to the Woodman's Food Store located at 725 South Gammon Road shall remain in effect unless explicitly modified elsewhere by this approval.

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

18. 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 completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. In addition to these five sets of plans, please submit enough plans for each reviewing agency. 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.

Mr. C. Woodman

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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 Sec. 2812(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.

**Peter Olson**

Planning & Development

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Applicant

cc: Zoning Administrator

City Engineering

Traffic Engineering

Gary W. Fox, Building Systems General Corp., 5972 Executive Dr., Madison, WI 53719