

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
June 29, 2006

ZONING MAP AMENDMENT, I.D. 03766 LOCATED AT 8202 MID-TOWN ROAD:

1. Requested Action: Approval to rezone property from PUD(GDP) Planned Unit Development-General Development Plan District to PUD(SIP) Planned Unit Development-Specific Implementation Plan District to allow for the construction of a two-story, 23,000 square foot veterinary surgical hospital located on a platted lot in the Mid-Town Commons Subdivision at 8202 Mid-Town Road.
2. Applicable Regulations: Section 28.07(6) provides the framework and guidelines for the Planned Unit Development District. Section 28.12(10) provides the process for zoning map amendments.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Peter Frautschi, WC Development Corp., 625 North Segoe Road, Unit 101, Madison, WI 53705; Veterinary Specialty Options, 225 West Beltline Highway, Madison, WI 53713; and Josh Johnson, The Renschler Co., Inc., 3 Point Place, Madison, WI 53719.
2. Status of Applicants: Property owner (seller), property owner (buyer) and future occupant, and project architect.
3. Development Schedule: The applicants wish to commence construction as soon as all land use approvals have been obtained. The applicants plan to have occupancy of the new veterinary facility in June 2007.
4. Parcel Location: Northwest corner of the intersection of Mid-Town Road with Waldorf Drive in the Mid-Town Commons Traditional Neighborhood Development, Aldermanic District 1, Madison Metropolitan School District.
5. Parcel Size: The underlying lot (Lot 90, Plat of Second Addition to Mid-Town Commons) contains approximately 3.925 acres. This application has been accompanied by a certified survey map subdividing the underlying lot into two new lots. The northern 1/3 (proposed Lot 1) will contain approximately 1.285 acres and is proposed for a mixed-use development containing first floor retail space and 44 condominium units on a separate application. The southern 2/3 (proposed Lot 2) will accommodate the veterinary surgical hospital and will contain 2.64 acres.
6. Existing Zoning: PUD(GDP) Planned Unit Development-General Development Plan District. The approved General Development Plan for Mid-Town Commons recommends this property for mixed-use development, including retail and service commercial, offices and other employment uses, and residential dwelling units. The northerly 1/3 of the

underlying lot will be devoted to retail commercial uses and condominium units. The southern 2/3 is proposed to be utilized as a veterinary surgical hospital. The proposed use is consistent with the service commercial and employment uses as recommended by the adopted General Development Plan.

7. Existing Land Use: Vacant lot.
8. Proposed Use: Two-story veterinary animal hospital containing approximately 23,000 square feet of floor area.
9. Surrounding Land Use and Zoning (See map):
 - North – Neighborhood commercial, low to medium density multi-family residential and one and two-family units in the Mid-Town Commons Traditional Neighborhood Development zoned PUD(SIP) and PUD(GDP).
 - East – Vacant lots recommended for neighborhood commercial, employment and multi-family use, one and two-family homes and low to medium density apartment units zoned PUD(SIP) and PUD(GDP).
 - South – Single-family homes and low to medium density multi-family residential zoned R5 and R2 in the City of Madison, and scattered single-family homes zoned County A-1 in the Town of Verona.
 - West – Scattered single-family homes and agricultural lands zoned County A-1 in the Town of Middleton and the Town of Verona.
10. Adopted Land Use Plan: The recently adopted Comprehensive Plan for the City of Madison recommends this property for neighborhood mixed uses. The adopted High Point-Raymond Neighborhood Development Plan also recommends this property for flex use/mixed-use development.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. This property is adjacent to a stormwater management basin along its westerly property line.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this neighborhood as development continues.

ANALYSIS AND EVALUATION:

The applicants propose to construct a 2-story veterinary animal hospital on a 2.64 acre site located at the northwest corner of the intersection of Mid-Town Road and Waldorf Boulevard in the Mid-Town Commons Traditional Neighborhood Development. The underlying property is recommended for flex-use and mixed-use developments in the City's adopted plans, and also in the approved Mid-Town Commons General Development Plan. The underlying lot will be

divided to allow a retail and condominium development on the northerly 1/3 and will accommodate the veterinary surgical hospital on the southerly 2/3 of the original platted lot (see attached proposed certified survey map). The subject property slopes upward from the Mid-Town Road right-of-way, rising over 12-feet to the northerly property line of the proposed new lot. This property was formerly cultivated agricultural land and is otherwise vacant and cleared of vegetation.

The proposed veterinary surgical hospital will be located in the southeasterly corner of this lot, with minimal setbacks from the Mid-Town Road and Waldorf Boulevard rights-of-way. The off-street parking facility serving the proposed use will be located between the proposed structure and a common driveway which will run through the subject property and connect with a north-south driveway serving a 30-unit townhouse development under construction on the lot adjacent to the northwest. Cross-access easements will be recorded between these two developments and the proposed mixed-use development on new Lot 1, to the north. The applicants primarily operate a small animal hospital facility and the vast majority of clients will bring their pets to this facility in their personal motor vehicles. A loading/unloading area located close to the building's main entrance in the northwesterly corner of the proposed structure will provide convenient access. The initial parking facility will provide 59 off-street parking stalls. The applicant's business which is currently located on the West Beltline Highway has been growing over the years, and they expect that an addition to the proposed building may be required in the future. The applicants have reserved a portion of their site (the northerly 1/3 of proposed Lot 2) for future expansion needs. These future expansions are not part of this application.

The proposed veterinary hospital will be 2-stories in height with a full, mostly unfinished basement. The first floor will accommodate the reception area, waiting room, offices and exam rooms, in addition to animal holding pens and surgical facilities. The second floor will provide a second waiting room, offices, exam rooms and surgical rooms. A large portion of the second floor will remain vacant for initial future expansion. Each floor will contain approximately 8,000 square feet of floor area (including the lower level). No outdoor kennels or animal boarding will be provided at this site.

The applicant has submitted a comprehensive landscape plan which will provide an appropriate mixture of deciduous and evergreen trees and shrubs which should result in an attractive setting for the proposed building. The Urban Design Commission has reviewed the proposed building design, site plan and landscape plan and, at their June 7, 2006 meeting recommended initial approval for the proposed development. This project will return to the Urban Design Commission in the near future for final approval.

CONCLUSION:

The applicant is proposing to construct a two-story veterinary animal clinic on a 2.64 acre vacant lot located at the intersection of Mid-Town Road and Waldorf Boulevard in the Mid-Town Commons Traditional Neighborhood Development. This proposal will provide an employment center for approximately 25-30 employees during office hours. In addition, this use will provide needed animal health services not only for the surrounding neighborhood, but the greater southwest region of Madison and western Dane County.

This proposal complies with the recommendations of the adopted Mid-Town Commons General Development Plan, which include a mixed-use development (in conjunction with a proposed condominium project on the northerly 1/3 of the underlying original lot). The proposed building also incorporates some traditional neighborhood design elements, specifically a multi-story building located close to the street intersection, with parking to the rear of the building. Although it is located close to the street, however, Planning Unit staff consider the building to have very weak orientation to the street. The east elevation is particularly bland, and the street-side entrance to the building has all the presence of the secondary fire exit that, in fact, it is. Despite this deficiency, the project received final approval from the Urban Design Commission at their June 28, 2006 meeting, and the proposal should be able to meet the objectives of the Mid-Town Commons General Development Plan, and the Planned Unit Development District standards.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and forward this application, I.D. 03766 rezoning property from PUD(GDP) Planned Unit Development-General Development Plan District to PUD(SIP) Planned Unit Development-Specific Implementation Plan District to allow for the construction of a veterinary animal hospital to the Common Council with a favorable recommendation, subject to input at the public hearing and reviewing agency comments.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 6, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 8202 Midtown Rd., AKA 1802 Waldorf Blvd.

Present Zoning District: PUD(GDP)

Proposed Use: Veterinary Clinic

Proposed Zoning District: PUD(SIP)

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 **six** 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: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
2. 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.
3. 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.

4. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	170,971 sq. ft.
Lot width	50'	227'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	77 (23,000 sq. ft gross fl. ar)	59 *
Accessible stalls	3	4
Loading	1 (10' x 35') area	1 provided
Number bike parking stalls	6	(1)
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 28, 2006

TITLE: 8202 Mid-Town Road – PUD(SIP),
Veterinary Facility. 1st Ald. Dist. (03198)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 28, 2006

ID NUMBER:

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

SUMMARY:

At its meeting of June 28, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP) for a veterinary facility located at 8202 Mid-Town Road. Appearing on behalf of the project were Josh Johnson, Steven Ziegler, Dave Edinger and John Silbernagel. In response to the Commission's previous concerns on the project, the modified plans featured the following:

- An exit doorway at the corner of the building abutting its Mid-Town Road and Waldorf Boulevard frontages has been enhanced with the creation of a two-story glass stair element extending down to the ground floor level, featuring a walkway extension from the public sidewalk along both street frontages, along with the addition of horizontally oriented sunscreen canopies over the glass stairwell, as well as over horizontal window banding on the building's Mid-Town Road elevation, along with incorporation of vertical screens along bands of horizontal windows along the building's Waldorf Boulevard frontage.
- Aside from the extension of a walkway path to a more enhanced doorway at the ground floor level at the corner, the landscape plan has been modified to provide for extensive landscape plantings that enhance the pedestrian experience.
- The prairie maintenance plan is still under development and will incorporate previous suggestions regarding the prairie mix and is requested to return to staff for approval.

Following the presentation of the revised plans, the Commission noted that the issue in addressing the corner with the building with the options as presented were an improvement. The Commission noted that there was a basic constraint between the given function of the building and what could be provided relevant to its orientation and activation of the street corner.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-1) with Barrett voting no. The motion required that the applicant submit the prairie maintenance plan to staff for final approval.

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, 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 305 East Johnson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	6	6	-	9	9	7
	6	7	7	7	-	8	9	8
	7	7	5	-	-	6	8	7
	4	6	5	7	-	5	7	5
	5	6	-	-	6	6	7	6
	8	9	9	-	9	-	10	9

General Comments:

- Another good urban infill project that saves a nice old building for a higher use!
- Again, great reuse of existing building. Need a few details worked out!
- Series of ramps is very obtrusive.
- Appreciate the addition of windows in the short angled wall. Like the mix of uses and maximizing of outdoor space. Need detail on ramp walls and railings.
- Good concept. Need to clearly provide for retaining the fine existing masonry design.
- Again, thank you!

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 7, 2006

TITLE: 8202 Mid-Town Road – PUD(SIP),
Veterinary Facility. 1st Ald. Dist. (03198)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 7, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Michael Barrett, Todd Barnett, Robert March, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of June 7, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP) for a veterinary facility located at 8202 Mid-Town Road. Appearing on behalf of the project were John Silbernagel and Bernie Lange. Prior to the presentation, staff noted to the Commission that this item, although previously granted initial approval (on April 5, 2006) was listed as new business on the current agenda due to a change in architect's from Steve Kieckhafer, AIA, Plunkett Raysich Architects, LLP to Josh Johnson, AIA; Cowell Dubleton and Bernie Lange of the Renschler Company providing for a modified but similar proposal as previously reviewed. Dubleton and Lange noted the following regarding their modified proposal:

- The project still will be LEEDS certified, provides for a building located at the corner of Mid-Town Road and Waldorf Boulevard as previous, including provisions for essential rain garden/open space (large) and a southern bioswale provided.
- The building was reduced in size by approximately 2,000 square feet and includes a stair tower entry element at the corner.
- The building materials complement area buildings, utilizing reddish brick, textured concrete panels, clear anodized windows and trim, in combination with wood paneling.

Following the presentation, the Commission noted the following:

- Need to provide more of an emphasis on the stair tower/entry at the corner. Use only as an exit.
- Need to provide a management plan for the prairie areas (noted as yet to be developed); use plugs in detention area.
- The street corner treatment still contentious issue with this as well as previous versions of the project.
- Need to make appeal to pedestrians with design addressing the corner.
- Conflict with the nature of the use of the building and the way it is laid out; doesn't lend credence to its location at the street corner.
- Question windows on the lower south elevation and not east elevation. Provide pedestrian appeal on the east elevation to provide pedestrian appeal on the east elevation.

- Consider windows on the east elevation at grade to make it appeal to the pedestrian level if grade allows.
- The back door approach with the exit door at the corner provides that the building is turning its back to the street. Why not provide windows on the upper level on corner on the waiting room on the northeast corner of the building.
- Need to provide a friendly inviting face to the passerby, needs to be visually more inviting. Consider windows in the stairwells to break up the mass, vision glazing creates a more friendly appearance, along with consideration of adding a canopy treatment over the door.
- Pull windows across south elevation to the stair tower to open up the building and provide an accent corner treatment.
- The east wall of the building appears the most unfriendly and needs more openings (windows) and coloration.

ACTION:

On a motion by Feland, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-1) with Barrett voting no. The motion for initial approval required that the applicant provide additional openings on the Waldorf street side elevation, reexamine general treatment of the building façade at the corner to relate to pedestrian level as elaborated within the above stated comments.

A previous motion by Barrett, seconded by March, to refer to resolve issues failed on a vote of (2-6) with Wagner, Woods, Barnett, Ald. Radomski, Geer and Feland voting no. As a follow-up to the motion for initial approval, a motion by Barnett, seconded by Woods, reopened consideration of this item for review of material samples and colors. The motion to allow for the review of the material samples and colors passed on a unanimous vote of (8-0).

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 5, 5, 6, 6, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: Mid-Town Road and Waldorf Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	8	6	7	-	-	-	7	7	
	6	6	8	-	-	6	6	6	
	6	7	7	-	-	-	5	6	
	5	6	7	6	-	5	5	5	
	8	6	9	-	8	8	6	7.5	
	5	5	6	5	-	5	4	5	
	8	6	8	7	-	6	6	7	
	7	7	8	6	-	7	7	7	

General Comments:

- Project needs to address street and corner. Good start.
- Add windows as suggested. Improve relationship of building to street corner.
- Architecture a bit too minimal, but good site plan.
- Corner needs to be significantly enhanced.
- Appreciate the corner entrance at Mid-Town Road and the additional pedestrian access throughout the site to appreciate the site amenities. Very inviting site and landscape plan. Open landscape up on corner of Mid-Town possibly eliminating the evergreen trees.
- Corner isn't there yet. Work on east elevation.



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: 6/29/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 8202 Midtown Rd.

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. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

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

cc: John Lippitt



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 19, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 8202 Midtown Road PUD (SIP)

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. Any damage to pavement shall require repair/restoration in accordance with City Engineering's Patching Criteria.
2. Plan shall be revised to show that there are no existing sanitary laterals serving this lot. The 8-inch lateral shown on the plan is only stubbed out of the structure and does not extend to the property line.
3. Correct address is 1848 Waldorf Blvd. (See General Comment 1.5)

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: 8202 Midtown Road PUD (SIP)

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.
- 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.

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- 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.

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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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 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.

- 4.12 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.)
- 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 . Include the site address in this transmittal.

- 4.13 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 dedicated 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.

- 4.14 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, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

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.