



Department of Planning & Community & Economic Development

Planning Division

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February 12, 2016

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

RE: Rezoning 6001-6033 Gemini Drive from PD(GDP) to Amended PD(GDP-SIP) to construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center (Grey Rock at Grandview, LLC/ DSI Real Estate). [LNDUSE-2015-00028]

Dear Mr. Munson;

At its February 2, 2016 meeting, the Common Council **conditionally approved** you're an Amended PD(GDP-SIP) for the B Block of Grandview Commons Town Center on land addressed as 6001-6033 Gemini Drive subject to the following conditions, which shall be satisfied prior to final approval and recording of the amended planned development and the issuance of permits for new construction:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have any questions regarding the following seventeen (17) items:

1. Plan indicates sanitary sewer serving Building B5 is to be public. The applicant shall dedicate a 20-foot wide sanitary sewer easement centered over the sanitary sewer as a condition of plan approval.
2. The developer shall construct public sanitary sewer as necessary to serve Building B5. Building B5 is located at the northwest corner of Gemini Drive and Cottage Grove Road.
3. The stormwater system is shared across two ownership parcel a cross lot maintenance agreement shall be recorded between these parcels to address ownership and maintenance of these facilities.
4. 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

5. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
6. All work in the public right of way shall be performed by a City licensed contractor.
7. All damage to the pavement on Gemini Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
8. 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.
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
10. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151; however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.
11. 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 Chapter 37 of MGO; provide oil and grease control from the first 1/2" of runoff from parking areas; and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
12. 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.
13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction
14. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
15. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County

WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.

16. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: 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 or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
17. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. 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.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following three (3) items:

18. The proposed new building B2 will cross an underlying platted lot line per CSM 13817. Current code enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit. [Author's Note: A subdivision plat of the subject block has been submitted for review.]
19. If the required CSM contains more than one lot within this site, applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance.

20. Submit a PDF floor plan for each building to Lori Zenchenko (lzenchenko@cityofmadison.com) so that a preliminary tenant space addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The address plan is subject to the review and approval of the Fire Marshal.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following thirteen (13) items:

21. The southern entrance on Gemini Drive is directly in conflict with existing driveway located on east side of Gemini Drive. As currently constructed, left turns out from both driveways will not properly function and will likely result in crashes. The applicant shall realign driveway to match existing driveway on east side of the right of way.
22. Items in the right of way are not approvable through the site plan approval process. Remove all parking in the right of way from the site plan and work with Traffic Engineering and City Engineering to design a suitable plan. The applicant shall enter into a signed developers agreement through City Engineering prior to sign off. It is unlikely that right of way as designed and shown in the plans will be approved, especially the current design of the parking located within the right of way.
23. The applicant shall enter into a maintenance agreement to install and maintain markings for the angled parking as designed per the above comment. If/when metered parking is installed by the City of Madison Parking Utility, the Parking Utility will take over maintenance of the markings.
24. The applicant currently proposes a mid block crossing of Gemini Drive. This is not approvable through the site plan approval process. This mid block crossing will primarily serve two private developments. The applicant will need to seek approval of the Board of Public Works for approval of this crossing. If approval is obtained, the applicant shall install pedestrian actuated flashers to be designed by the Traffic Engineering Division prior to completion of the building. The applicant shall also enter into a maintenance agreement to maintain the pedestrian actuated flashers and crosswalk markings. The applicant shall also install warning signage at the exits of the driveway to alert turning drivers of the mid-block crossing.
25. The applicant shall prepare a Parking Management Plan for site and building operations to be reviewed and approved by the City Traffic Engineer.
26. Provide an ADA pedestrian connection to the right of way on Cottage Grove Road.
27. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

28. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
29. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
30. All parking facility design shall conform to the standards in MGO Section 10.08(6).
31. All sidewalks adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.
32. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks shall have a 5-foot backup space.
33. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following six (6) items:

34. Submit an overall landscape plan for the entire planned multi-use site including existing as well as proposed landscaping. The landscape plan shall be stamped by the registered landscape architect. Per MGO Section 28.142(3), landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
35. Bicycle parking shall comply with MGO Sections 28.141(4)(g) and 28.141(11). Bicycle parking for this project shall be provided in the required number as uses are established for the various tenant spaces in the development. Clearly label and show the dimensions of the various bike parking areas. Provide a detail of the proposed bike rack.
36. Parking and loading shall comply with MGO Section 28.141(13): Provide two (2) 10' x 35' loading areas with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Uses for which off-street facilities are otherwise required but which are located in structures of less than 20,000 square feet may use drive aisles or other suitable areas on the same lot for loading purposes.
37. Submit a rooftop plan showing any proposed rooftop mechanical equipment and screening. All rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from 6 feet above ground level.
38. Work with Planning and Zoning staff to finalize the zoning text.
39. 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 Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Dennis Cawley of the Water Utility at 261-9243 if you have questions about the following item:

40. Each lot of record shall have a separate water service lateral connection to a public water main.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions about the following two (2) items:

41. Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant.

42. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following two (2) items:

43. The rezoning application for PD(GDP) to Amended PD(GDP-SIP) eliminates residential units from the original zoning. If residential units are incorporated into the development in the future, park impact fees will be due. Please reference ID # 14136 when contacting Parks Division staff.

44. Approval of plans for this project does not include any approval to prune trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact my office at 261-9632 if you have any questions regarding the following four (4) items, including the conditions added or modified by the Plan Commission on January 25, 2016:

45. That the sustainability items in the "Implement" section of the January 25, 2016 Compass Group memo be implemented through the final plans for the project as approved by the Planning Division Director, and that as many of the items in the "Investigate" section of that memo be implemented with the project as possible.

46. Revise the Amended General Development Plan and Specific Implementation Plan prior to final approval and recording and issuance of building permits as follows:

- a.) Correct the building data for Building B-1 to provide the correct first floor area/ building footprint and show graphically the general location of the 1,260 square-foot mezzanine space proposed;
- b.) Correct the building data for Building B-4 to provide the correct first floor area/ building footprint and show graphically the general location of the 800 square-foot optional mezzanine space proposed;

- c.) Rectify the floorplans and elevations for Building B-3 regarding the placement of entrances (the upper level shows south-facing entrances from the upper level, which are not supported by the elevations);
 - d.) The entrances into the tenant spaces facing Gemini Drive and North Star Drive shall be unlocked and operable during business hours. Operable doors into those spaces from the mid-block parking area are also encouraged.
47. The applicant shall note in the final plans that this project is subject to the zoning text approved with the Grandview Commons Town Center General Development Plan (dated June 11, 2012).
48. That the bike parking for the B Block be better distributed across the site.
49. That the applicant investigate with City staff a raised pedestrian crossing of Gemini Drive during the final approval of the project plans.

The applicant is also required to satisfy the UDC conditions of approval prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an

extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jenny Kirchgatter, Assistant Zoning Administrator
Janet Schmidt, Parks Division
Bill Sullivan, Madison Fire Department

Accela ID: LNDUSE-2015-00028			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: