

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 7, 2005

RE: I.D. #02298, Demolition Permit & Conditional Use – 5501 W. Beltline Highway

1. Requested Action: Approval of a demolition permit for an existing golf facility clubhouse, and an alteration to an existing conditional use to allow construction of a new clubhouse building to serve the golf facility, and approval of an outdoor eating area, all generally located at 5501 W. Beltline Highway.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. Section 28.07(2)(c) identifies golf courses and driving ranges, including clubhouses, as conditional uses in Conservancy zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant: Joel Weitz, George Vitense Golfland; 5501 W. Beltline Highway; Madison.
Agent: Paul Cuta, Engberg Anderson; 1 N. Pinckney Street; Madison.
Property Owner: GYV Group, LLC; 201 N. Fifth Street; Madison.
2. Development Schedule: The applicants wish to begin construction as soon as all necessary approvals have been obtained. Completion is scheduled for June 2006.
3. Parcel Location: An approximately 31-acre parcel located at 5501 W. Beltline Highway, which is better described as the southwest corner of Schroeder Road and S. Whitney Way; Aldermanic District 1, Urban Design District 2; Madison Metropolitan School District.
4. Existing Conditions: The site contains a nine-hole Par-3 golf course, golf driving range, two miniature golf courses, batting cages and other recreational activities, and the Coppertop Restaurant, zoned C2 (General Commercial District) and C (Conservancy District).
5. Proposed Use: The existing uses listed above will remain and will be joined by a larger clubhouse facility with an indoor miniature golf and golf practice facility.
6. Surrounding Land Use and Zoning:
North: Beltline Highway (US 12/14); Michael's Frozen Custard, zoned C3 (Highway Commercial District); various commercial buildings north of Schroeder Road on Schroeder Court, zoned C3L (Commercial Service and Distribution District);

South: Car repair facility/ used car lot and ethnic grocery store, zoned C2 (General Commercial District); Single-family residences, zoned R1 (Single-Family Residence District);

West: Single-family residences, zoned R1;

East: Multi-tenant office buildings, zoned C1 (Limited Commercial District); a multi-building apartment complex and R4 (General Residence District).

7. Adopted Land Use Plan: The subject site is identified as "Community Commercial" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities and Services: This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the demolition standards of Section 28.04 (22) and the conditional use standards of Section 28.12 (11). Golf courses and driving ranges are identified as conditional uses in Conservancy zoning provided that clubhouses and maintenance facilities are located 300 feet from any lot in a residential zoning district.

ANALYSIS, EVALUATION AND CONCLUSION:

The subject site is a 31-acre parcel located at the southwest corner of Schroeder Road and S. Whitney Way that is principally occupied by Vitense Golfland, a multi-faceted recreation facility primarily located in Conservancy zoning. Vitense Golfland includes a 9-hole Par-3 golf course that occupies the western half of the site, two 18-hole miniature golf courses, batting cages and other outdoor recreational activities located in the northeastern corner of the site, and a two-tiered golf driving range located between the Par-3 golf course and S. Whitney Way and south of the miniature golf and batting cages. A two-story, 3,500 square-foot clubhouse housing limited concessions, a small golf shop and a management office is located adjacent to the driving range. The 2,511 square-foot Coppertop Restaurant is also located on the subject site in C2 zoning. With the exception of the parking area that is shared by the restaurant as part of their lease with the property owner, there are no improvements related to the restaurant proposed with this application.

The applicant is requesting approval of a demolition permit to demolish the existing 3,500 square-foot clubhouse building to accommodate construction of a new 19,960 square-foot clubhouse facility. The current clubhouse is a two-story masonry and lap-sided structure with a distinctive bright yellow and green paint scheme and outsized red neon signs. The new 19,960 square-foot facility will be an "L-shaped" building that will include a one-story 8,500 square-foot indoor miniature golf course and golf practice facility in an eastern wing. A northern wing will feature an 8,360 square-foot, split-level clubhouse with a larger golf shop, concession area,

two meeting rooms and reception area on the main level and management offices on a partial second floor. An outdoor terrace with table seating is shown along a portion of the western wall of the clubhouse wing. The 19,960 square-foot floor area noted also includes 3,100 square feet of storage and loading space to be located on a partially exposed lower level. The architecture of the new building features modern design elements characterized by a mix of roof elements, wall projections and relief components. The building will be primarily faced with horizontally ribbed metal panels and concrete masonry units accented by prominent cedar and aluminum accents.

Parking for the site is currently provided in 179 spaces that occupy most of the northeastern corner of the site. The applicant proposes a reconfiguration of the parking area that will increase the number of stalls to 187 while adding ten landscaped islands where none had previously existed. Access to the parking area will continue to be provided by an existing driveway from Schroeder Road and by an existing easement driveway from S. Whitney Way that enters the Golfland site from the grocery parcel to the south.

New landscaping for the site is primarily relegated to the new landscaping islands proposed in the parking lot and shrub and perennial plantings located along the base of the 19,960 square-foot building. Two shade trees will be planted in all but one of the islands proposed, with either deciduous shrubs or grass proposed to fill out these beds. New landscaping for the site will be rounded out by the planting five new shade trees at both the northern and southern ends of the parking lot and the planting of 12 evergreen shrubs to screen the view of the trash enclosure that will be constructed opposite the southeastern corner of the building.

The Urban Design Commission reviewed the proposed demolition and replacement clubhouse on October 19, 2005 and granted final approval (see attached report).

The applicant has provided two pictures of the exterior of the building to be demolished, which appears to be in average condition for a building of its age. The Planning Unit has no information which would indicate that the building is not structurally sound or capable of being rehabilitated or repaired and has not conducted a formal inspection of the interior. However, staff believes the demolition standards can be met when the proposed redevelopment of the portion of the site occupied by the building is considered. Staff also believes that the conditional use standards can continue to be met for the golf course/ driving range in the Conservancy zoning district. The proposed clubhouse appears to abide by the 300-foot setback from the nearest residentially zoned lot as required as a condition of such uses in Conservancy zoning and should have negligible impact on the use, enjoyment or development of nearby properties. In closing, the Planning Unit believes that the new building represents a significant investment into a highly regarded community asset on Madison's far west side that should assist the site in remaining financially viable heretofore.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the demolition and conditional use standards are met and **approve** a demolition permit for the current Vitense Golfland clubhouse and an alteration to the existing conditional use permit to allow construction of a new 19,960 square-foot clubhouse with outdoor eating area, all on lands located at 5501 W.

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Beltline Highway, subject to input at the public hearing and the comments from reviewing agencies.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 5501 W. Beltline Hwy

Present Zoning District: C-2 and Conservancy

Proposed Use: Demolish golf course clubhouse and build a new clubhouse (Min. 300' from a residential district)

Conditional Use: 28.07(2)(c)6 Golf courses are a conditional use.

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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of 7 accessible stalls striped per State requirements. 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.
2. **Provide 20** 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.
3. 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.

4. 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.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. This is also in an Urban Design District and needs UDC approval.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	10 acres (Conservancy)	29 + acres
Lot width	500'	adequate
Front yard	60'	adequate
Side yards	80'	adequate
Rear yard	100'	adequate
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	137	209
Accessible stalls	7	(1)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	20	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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

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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: 10/25/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5501 W. Beltline Hwy.**

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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
2. Move hydrant #2 to entrance of parking lot. Location proposed is not located for effective use.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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, and including turn around leading back out of parking lot.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - c. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.

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

cc: John Lippitt



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

October 27, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5501 West Beltline Hwy – Demolition & Alteration to Conditional Use –
George Vitense Golfland**

The City Traffic 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. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet to include 5501 W. Beltline Hwy., 902, 916, & 1002 South Whitney Way showing all the facility's approved access, existing and proposed buildings, layouts of parking lots, loading areas, dumpster locations, trees, signs, semi trailer and vehicle movements, *ingress/egress easements* and approaches.
2. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking site in the facility. The applicant shall show on the contiguous plan all easements, when submitting for approval.
3. The applicant shall modify the site plans to install a 5 to 6 ft. sidewalk in front of the westerly parking spaces from the Schroeder Rd. public sidewalk to the Golfland's entrance. This sidewalk will better align the drive aisle to the Schroeder Rd. driveway approach and reduce vehicle and pedestrian conflict ingressing/egressing the site. In addition, the applicant should also consider additional measures, which would further enhance pedestrian pathways/linkage between the building entrances.

GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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), driveway approaches to all lots in the facility, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
5. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
6. The applicant shall align the westerly drive aisle with the Schroeder Rd. driveway approach.
7. "Stop " signs shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
8. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each stall, when plans are submitted for approval.
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.
10. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Paul Cuta
Fax: 608-250-0200
Email: pcuta@eadp.com

DCD:DJM:dm

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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. Dalley, 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: October 25, 2005

TO: Plan Commission

FROM: for Larry D. Nelson, P.E., City Engineer

SUBJECT: 5501 West Beltline Highway Conditional Use and Demolition

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. New building must use a Schroeder Road address. There is no direct access to the West Beltline, per MGO 10.34; the address is no longer acceptable. 5501 Schroeder Road may be used or a new number may be obtained from Lori Zenchenko.
2. CAD file needs to show entire site with lot dimensions.
3. Only cut in of islands and new roof area; so no stormwater required.

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: 5501 West Beltline Highway Conditional Use and Demolition

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.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's

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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. 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.

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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant 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 275-3201 to discuss this requirement.
- 4.8 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.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 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.
- 4.13 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) 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.)

NOTE: Email file transmissions preferred zenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.14 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