



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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August 26, 2005

Ron Mastalski
Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705

SUBJECT: 610 John Nolen Drive

Dear Mr. Mastalski:

The Plan Commission, at its August 22, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a 3-story office building located at 610 John Nolen Drive.

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

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

1. When site plans are submitted for approval, the developer shall provide a recorded copy of the land agreement for passage over, upon, across and through the proposed CSM Lot 1 for Madison Metro Sewerage District facility, 522 John Nolen Drive. This land agreement for vehicular access shall be a perpetual, non-exclusive, unimpeded or unobstructed land agreement only for MMSD over Lot 1. The property owner/tenants of 610 and 660 John Nolen Drive shall not have access over MMSD site to John Nolen Drive. This comment shall be noted in the easement and on the site plan.
2. The applicant is proposing to modify the Madison Metro Sewerage District access to John Nolen Drive. The MMSD driveway and approach to John Nolen Drive shall be decreased to sixteen (16) feet with two 5-foot flares and public sidewalk/bike path across the John Nolen Drive approach. MMSD shall note on the conditional use site plans the following: "Madison Metro Sewerage District Vehicle Access Only to John Nolen Drive. Madison Metro Sewerage District shall maintain and control gate operations, at all times preventing any other access at this approach." The applicant shall show the access restriction and crossing easements over Lots 1 and 2 for the MMSD as noted on CSM 11220 on the site plans.
3. The applicant shall provide a copy of the MMSD easement recorded July 22, 2002 as Document No. 3517419.
4. The applicant shall show notes 4 to 8 as noted on CSM #11220 on Sheet 5 of 5 site plan.
5. The applicant shall relocate all bike racks to the building, accommodating direct linkage of the bike racks and bike path.

6. The applicant shall not take construction access directly to John Nolen Drive. All construction access shall be from the frontage road and shall be noted on the site plans.
7. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction or interest in the site plans. The applicant shall provide the Madison Metro Sewerage District approval letter to Traffic Engineering prior to approval.
8. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
9. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheets showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs semi-trailer and vehicle movements, ingress/egress easements and approaches. The applicant shall show on the plan truck route for MMSD across the lot.
10. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
11. "Stop" and "Right Turn Only" signs shall be installed at a height of seven (7) feet at all driveway approaches to John Nolen Service Road and John Nolen Drive. 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.
12. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the underground parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
13. 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.
14. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following thirteen items:

15. Access to Rimrock Road (CTH MC) must be approved by Dane County Highways.
16. Stormwater management required includes oil and grease control., infiltration, 80% sediment control and detention.
17. All utility work in the Rimrock Road right-of-way will require permits from Dane County Highways.
18. Prior to approval, the owner shall provide copy permit from MMSD to connect to their structure.

19. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
20. All work in the right-of-way shall be performed by a City licensed contractor.
21. 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.
22. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
23. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
24. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

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

25. 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.
26. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
27. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

28. Meet all applicable State requirements including, but not limited to:
 - a. Provide a minimum of seven total accessible stalls striped per State requirements (6 surface and 1 in the garage). A minimum of one of the stalls in the surface lot and one on the garage shall be a van accessible stall 8' wide with an 8' striped out area adjacent.

- b. Show signage at the head of the accessible stalls. (**Note: The sign cannot be at the head of the striped out area. It shall be at the head of the accessible parking stall.**)
29. Provide 18 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
30. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
31. 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.
32. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards (see parking lot packet). Lighting will be limited to .08 watts per square foot.

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

33. 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.
34. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of 2 shall be shown.

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

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

1. Please revise plans per the above conditions and submit seven (7) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Urban Design staff and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

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

Sincerely,

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

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineer Traffic Engineer Fire Department Urban Design Commission
