



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 23, 2015

Randy Bruce
Knothe and Bruce Architects, LLC
7601 University Ave.
Middleton, WI, 53562

RE: Approval of conditional use for a multifamily residential building with 16 dwelling units and for light production and processing in the Commercial Corridor Transitional (CC-T) District.

Dear Mr. Bruce:

At its June 22, 2015 meeting, the Plan Commission found the standards met and **approved** your client's request for a conditional use at 4130 Lien Road, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 3 items:

1. Final plans submitted for review and approval by staff shall be revised to include dimensioned setbacks to all property lines, rather than to the street curb.
2. Final plans submitted for review and approval by staff shall include at least 20 indoor or covered bicycle parking stalls. A plan showing a convenient route for bicyclists in and out of the covered bicycle parking area(s) shall be included.
3. Final plans submitted for review and approval by staff shall include either a new entrance or a relocated entrance oriented to Lien Road for the new building, in order to meet basic zoning requirements. This entrance shall be connected by private sidewalk to Lien Road. With this change, brick shall be incorporated on the Lien Road façade of the building in the area of the relocated or new entrance.

Please contact Matt Tucker, Zoning Administrator at 266-4569 if you have questions regarding the following 8 items:

4. For all residential uses, at least 90% of required resident bicycle parking shall be designed as long-term parking. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users.
5. The proposed residential building shall meet the design standards for mixed-use and commercial districts and the building form requirements for a large multi-family building, including entrance orientation requirements. Per sections 28.060(2)(a) and 28.172(7)(b), the principal entry to the building shall be oriented to the primary abutting street. Additional entrances may be oriented to a parking area.

6. Provide the required number of bicycle parking stalls per Table 28I-3 and section 28.141(11). Per section 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Submit a detail showing the model of bike rack to be installed.
7. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect. Per section 28.142(3), landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
8. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
9. Submit a detail of the dumpster enclosure area. The dumpster enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) and not more than eight (8) feet tall.
10. Submit a detailed calculation showing that the proposed residential building meets the design standards for door and window openings per section 28.060(2)(d).
11. The proposed project meets lot coverage and useable open space requirements. For the final plan submittal, please revise the lot coverage and useable open space exhibits to accurately reflect the code requirements per sections 28.140 Usable Open Space and 28.211 Definitions.

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have questions regarding the following 7 items:

12. Applicant shall construct crosswalk, ADA compliant pedestrian ramps and sidewalk connection across Lien Road to connect to the Eastbound Lien Road bus stop. Applicant shall construct an ADA compliant boarding pad at both bus stop locations.
13. Applicant shall understand that due to sight visibility at the Thierer and Lien Road intersection that a crossing of Thierer Road is not possible. No additional treatments are feasible that will permit a pedestrian to safely cross Thierer Road at this location.
14. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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.
15. 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.
16. 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.
17. Applicant shall submit for review a Commercial Delivery Plan this shall include an onsite Loading Zone (10' x 35') note on the plan.

18. All parking facility design shall conform to MGO standards, as set in section 10.08(6)

Please contact Tim Sobota, Metro Transit at 261-4289 if you have questions regarding the following 4 items:

19. In their letter of intent, the applicant states they “will work with the traffic engineering department to improve the pedestrian access to the existing bus stop on Thierer [Lien] Road just southeast of the site.” This eastbound bus stop #9849 is on the south side of Lien Road, east of the Thierer/Lien intersection. The stop is currently unimproved – having no accessible boarding pad, sidewalk, curb ramp or marked crosswalk connection to other pedestrian facilities in the area.
20. The applicant shall include these bus stop pedestrian access improvements on the final documents filed with their permit application so that Metro Transit may review and approve the design.
21. Metro Transit operates daily transit service (every thirty minutes) along both sides of Lien Road through the Thierer Road intersection adjacent to the project site. The westbound bus stop zone #9192 currently extends along the north side of Lien Road, from the existing bus stop sign pole back east to the intersection – including an accessible concrete boarding pad.
22. The applicant might consider additional transit amenities on the property opposite this accessible concrete boarding pad location, such as a trash receptacle or a seating amenity, in finalizing their landscape plan

Please contact Janet Schmidt, City Engineering Division at 261-9688 if you have questions regarding the following 16 items:

23. This project removes the primary access along Lien Rd. As a result, the existing building will require an address change. New Thierer Road addresses will be assigned for all existing and future tenants.
24. The new 16 unit building will have the base addresses of 1714 and 1718 Thierer Road.
25. The applicant is advised to confirm elevation of Madison Metropolitan Sewerage District (MMSD) 48” diameter sewer being crossed with the proposed sanitary sewer lateral. If the new lateral cannot cross MMSD sewer because of vertical conflict, the applicant shall provide a copy of the approved permit to connect from MMSD prior to plan approval. Provide a note to the plan to contact Ray Schneider 3 days prior to doing lateral work near MSMD sewer (608) 347-3628. The applicant is advised to use caution when working in area of MMSD facilities.
26. 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.
27. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. 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 interior address plan is subject to the review and approval of the Fire Marshal.
28. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
29. 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 (POLICY).

30. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
31. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
32. All damage to the pavement on Lien Road, and Thierer Road adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
33. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
34. 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 5.0 tons per acre per year.
35. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, 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. (NOTIFICATION).
36. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a) Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - b) Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - c) 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 the Madison General Ordinances.Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
37. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the 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:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

- e) Right-of-Way lines (public and private)
- f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) 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.

Note: Email CAD file transmissions are preferred to: jbendict@cityofmadison.com or ttroester@cityofmadison.com. The party responsible for the CAD file email 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.

38. 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 (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) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

39. 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 (POLICY and MGO 37.09(2))

40. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

41. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).

42. 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 (POLICY).

Please contact Kay Rutledge, Parks Division at 266-4714 if you have questions regarding the following 2 items:

43. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Reindahl park impact fee district (SI22). Please reference ID# 15131 when contacting Parks about this project.
44. Approval of plans for this project 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.

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following 2 items:

45. This property is not in a wellhead protection district.
46. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan of the Fire Department at 261-9658 if you have any questions regarding the following 2 items:

47. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances
48. Coordinate new addresses for the site with City Engineering, following Madison General Ordinances.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your permits:

1. Please revise the plans per the above conditions and file **ten (10)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Matt Tucker, Zoning Administrator
Bill Sullivan, Fire Department
Eric Halvorson, Traffic Engineering
Kay Rutledge, Parks Division
Tim Sobota, Metro Transit

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

Signature of Applicant

Signature of Property Owner (if not Applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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 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 checked="" type="checkbox"/>	Metro Transit