

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
July 5, 2006

DEMOLITION PERMIT/CONDITIONAL USE APPLICATION:

1. Requested Action: Approval of the expansion of an existing convenience store located at 4402 and 4420 East Buckeye Road, including the demolition of a house and commercial building, as well as construction of a new automated car wash.
2. Applicable Regulations: Section 28.04(22) requires Plan Commission approval of demolition of principal buildings. Section 28.09(3) allows automobile laundries as a conditional use in the C2 General Commercial District, which carries up to the C3 Highway Commercial District. Section 28.09(2) requires that automobile service stations with gasoline sales are a conditional use.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: PDQ Food Stores, Inc., 8383 Greenway Boulevard, Middleton, WI 53562; Thomas McCoy, McCoy Engineering, 5440 Willow Road-115, Waunakee, WI 53597.
2. Status of Applicant: Property owner and owner's engineer.
3. Development Schedule: 2006-2007.
4. Parcel Location: North side of Buckeye Road just east of South Stoughton Road, Madison Metropolitan School District, 16th Aldermanic District.
5. Parcel Size: 1.23 acres.
6. Existing Zoning: C3 Highway Commercial District.
7. Existing Land Use: Convenience store with gasoline pumps/tavern/single-family house.
8. Surrounding Land Use and Zoning: This site is surrounded by commercial uses along Buckeye Road including the recently approved East Side Dean Medical Clinic across Buckeye Road zoned C3 and M1. Predominantly single-family residential easterly along East Buckeye Road on the east side of the existing railroad right-of-way zoned R1. Mix of commercial uses including motorcycle sales business, a few single-family and six larger multi-family dwellings to the north along Blossom Lane and the South Stoughton Road frontage road zoned C3.
9. Adopted Land Use Plan: The recently adopted City of Madison Comprehensive Plan shows this site as GC General Commercial District.

10. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This site is served with the full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards and demolition permit standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The existing PDQ convenience store was constructed at this location in 1994. This application is for the expansion of the existing convenience store by 2,300 square feet, the addition of two gasoline pump islands and a 2-bay automated car wash. The proposal involves the demolition of an existing one-story metal building currently occupied by a tavern, "The Buckeye Inn," and demolition of an older two-story single-family house. The proposed car wash structure will be a free-standing 2,500 square foot building on the easterly edge of the site (see attached site plan).

The convenience store is open 24 hours daily.

The tavern building appears to be in good condition. The house proposed for demolition appears to be in average to poor condition. Staff have not inspected the buildings.

The Zoning Code requires the following regarding automobile laundries/car washes.

1. A buffer area of at least 6-feet in width and initially landscaped with 4-foot tall evergreen shrubs to uniformly form a continuous hedge not less than 5-feet nor more than 6-feet in height shall be established and maintained at the rear or side lot line abutting a residence district. A solid wall or fence providing a visual screening and/or decorative design may be substituted for the evergreen hedge.
2. Any exterior lighting to illuminate the premises shall be arranged so as not to reflect rays of light into adjacent lots or shine rays of light directly into the streets.
3. Automobile laundries must be located more than 3/8 of a mile from another automobile laundry or three or more automobile service stations or automobile laundries.

There are also provisions in the ordinance relative to the control of sound coming from automobile laundries. The attached staff report from the City Zoning Administrator outlines these requirements.

The proposed drive access to the car wash will be adjacent to a cluster of six apartment buildings on Blossom Lane. The site plan submitted for review shows an existing board fence along the rear of the existing convenience store and an existing chain link fence along the common property line between the apartment buildings and the proposed drive accessing the car wash.

19

The adopted Comprehensive Plan recognizes this site as a Community Commercial area where automobile oriented uses should be located along major arterial streets.

Staff has concerns regarding noise levels in placing an automatic car wash facility in close proximity to the residential apartments on Blossom Lane, as well as the single-family neighborhood to the east. Planning Unit staff and the Traffic Engineer are not particularly concerned with the additional traffic that a car wash might generate at this facility. This automated car wash is rather limited in operation and would not have the impacts of a full service car wash. Car wash facilities as a component of convenience stores are common throughout the Madison area. The design of automated car washes significantly mitigates the direct noise impacts, and will need to comply with the provisions of the Madison Ordinance regarding noise and site lighting.

The intent of the regulations contained in the Ordinance regarding automobile laundries was to lessen the impact on nearby residence districts. The nearby apartment complex is not within a residence district and is also zoned C3 Commercial. However, staff feels that the screening provisions required in the ordinance should be applicable to this proposed development. The existing chain link fence between the car wash drive aisle and the apartments on Blossom Lane is not adequate screening. Staff will recommend that if the Plan Commission approves this proposal that a solid fence or other decorative screening shall be provided between this site and the adjacent apartment sites in keeping with the intent of the ordinance.

Staff feels that the demolition of the older single-family house and the tavern building are justified to allow the expansion of this convenience store.

The Plan Commission, in review of this application and considering the input from the public hearing, will need to determine if all the conditional use standards have been or are reasonably expected to be addressed.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission review this application along with the applicant's presentation at the Plan Commission, the comments of the reviewing departments and any input from the neighborhood at the public hearing in determining whether all the ordinance standards have been met. Staff feels that the ordinance standards can be met provided that adequate screening is added near the adjacent apartments and the facility complying with the ordinance provisions regarding sound levels. The Plan Commission has the option to limit the hours of operation of the car wash if noise concerns are voiced by nearby residents. Planning Unit staff recommends approval with the following conditions:

1. Additional screening and landscaping shall be placed along the property line between the car wash entrance drive and the nearby apartments on Blossom Lane. Final plans shall show fencing details or other screening in accordance with the requirements of the Zoning Code.
2. The new automobile laundry will comply with all the ordinance requirements regarding sound levels.

3. The exterior lighting plan shall comply with the ordinance with details being provided to the Building Inspection staff for their approval.
4. All new signage shall be reviewed and approved by staff.
5. As required by ordinance, a recycling and reuse plan shall be submitted and approved by the City's Recycling Coordinator for the house and tavern building proposed for demolition.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4402 & 4420 E Buckeye Rd

Present Zoning District: C-3

Proposed Use: Demolish tavern and a house to build a 2,317 sq. ft. addition to the C-store totalling 5,529 sq. ft., add two gas pumps with canopy and construct a 1,980 sq. ft. 2 bay car wash building.

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com approval. 28.09(3)(d) Automobile laundries are a conditional use with the Plan Commission shall first obtain a report and recommendation from the Traffic Engineer on traffic matters. 28.09(2)(d) automobile service stations with gas sales 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. Show the rear setback dimension on the site plan.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent. **Show dimensions of the stall on the plan.**
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
3. Provide **one** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
4. 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.**

5. 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 .10 watts per square foot.
6. The following provisions shall apply to automobile laundries:
 - a. A buffer area at least six (6) feet in width and initially landscaped with four feet tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet nor more than six (6) in height, shall be established and maintained at any rear or side lot line abutting a residence district. A solid wall or fence providing a visual screen and of decorative design may be substituted for the evergreen hedge. **Although the adjacent residential use is zoned commercial, we would like to see a screening buffer because of the residential use.**
 - b. Any exterior lighting to illuminate the premises shall be arranged so as not to reflect rays of light into adjacent lots nor shine rays of light directly into the streets. (Chapter 28).
 - c. NOTE: This automobile laundry is not within 3/8 of a mile (1,980 feet) of 3 or more automobile service stations or automobile laundries.

CONTACT HARRY SULZER, 266-4568, REGARDING THE FOLLOWING TWO CONDITIONS:

7. For a self-service or full-service automobile laundry having some type of indoor drying equipment, the exit door shall be at least 40' beyond such dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line and meets Section 24.09, Madison General Ordinances and all other requirements. (Chapter 10).
8. Chapter 24 of the Madison General Ordinances regulates stationary noise in the City of Madison. Your final mechanical equipment selections, including but not limited to, HVAC equipment and generators, must comply with the ordinance. Noise levels at the lot line may be as low as 65 dBA or as high as 75 dBA depending on the zoning district of your property and the neighbors properties on all sides. Chapter 24 of the Madison General Ordinances is available on the internet or at the Building Inspection counter.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	53,506 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	(1)
Floor area ratio	3.0	less than 1.0
Building height	---	1 story buildings

Site Design	Required	Proposed
Number parking stalls	18 (C-store)	19 (C-store) 2 (Vacuum area) 21 total
Accessible stalls	1	(2)
Loading	1 (10' x 35') area	(3)
Number bike parking stalls	2	4 provided
Landscaping	Yes	(4)
Lighting	No	(5)

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

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



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 608/268-4761
TTY 608/267-9623
FAX 608/267-1158

July 13, 2006

TO: Plan Commission

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

SUBJECT: 4402 & 4420 East Buckeye Road – Demolish / Conditional Use – Tavern & House / PDQ Build Car Wash

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. If the automobile laundry has some type of indoor drying equipment, the exit door shall be forty (40) feet beyond the dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line, and meets Section 28.08, Madison General Ordinances, and all other requirements.
2. PDQ letter of intent, PDQ is open 24 hours. The Plan Commission will need to review hours of operation of the Car Wash. The automobile laundry time of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Exceptions to these hours are subject to City Plan Commission review and approval under Section 28.12(10). This site is around 500 ft to a residence area and the operation of this Car Wash should be limited to the hours between 7:00 a.m. and 9:00 p.m.
3. The applicant shall prevent drainage or deposition of water, which may create icing on any public sidewalk or right-of-way. In addition, the applicant shall prevent the drainage or deposit of cleaning material that may create undesirable conditions in the storm drainage system. Both water and cleaning material controls shall be noted on the site plan.
4. In addition, for every self-service stall the applicant shall provide five (5) reservoir parking spaces. This site has two (2) self-service stalls and requires 10 reservoir parking spaces dimensioned nine (9) feet by twenty (20) feet to be shown on the site plan. The car wash reservoir parking spaces shall be clearly identified. The applicant shall provide a proposed Queuing Model with the plans.

GENERAL OR STANDARD REVIEW COMMENTS

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

5. 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 be closed or reconstructed, signage, percent of slope, semi truck route through site, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. The applicant shall show and dimension the gas pumps on the plans as to comply with the following: Gasoline pumps or similar facilities served by such driveways and approaches shall be a minimum of 15 feet from the right-of-way line of the street.
7. The applicant shall demonstrate the tanker truck movement through the site to ingress and egress in a forward manner.
8. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering 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: Thomas W. McCoy
Fax: 608-441-0732
Email: mccoyengineering@charter.net

DCD: DJM: dm



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: July 6, 2006

TO: Plan Commission

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

SUBJECT: 4402 & 4420 East Buckeye Road 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. Submit for approval and recording, a one lot Certified Survey Map (CSM) combining the existing PDQ Store property and the proposed acquired property to the east. That CSM can also then facilitate the probable right-of-way dedications along East Buckeye Road. Coordinate the proposed East Buckeye Road right-of-way configurations with City Engineering and/or Traffic Engineering.
2. The Developer shall dedicate right of way along East Buckeye Road a minimum of 11 feet from the existing face of curb on Buckeye Road.
3. The Developer shall construct 5 feet wide concrete sidewalk along East Buckeye Road. The edge of the new sidewalk closest to the street shall be 5.5 feet off the existing face of curb on Buckeye Road. This will create a grass tree terrace 5 foot wide.
4. The Developer shall address the existing encroachment of pavement in the existing right of way along East Buckeye Road near Blossom Lane by obtaining a Privilege in Streets Permit or other alternatives as may be acceptable to the City Engineer.
5. The Developer shall modify the plan for pavement around the fuel pumps to reflect the requirements for right of way and sidewalk.
6. "Tracking" runoff from the car wash must be collected in an inlet prior to the sidewalk on Buckeye Road.

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: 4402 & 4420 East Buckeye Road Conditional Use and Demolition

General

19



- 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 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 an 11-foot wide strip of Right of Way along East Buckeye Road (measured from existing face of curb).
- 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 East Buckeye Road.
- 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

19

gress 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.
- 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 sign-off.

- 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 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.



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: 7/13/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **4402 & 4420 E. Buckeye 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. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information. Show hydrants on plan.

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

cc: John Lippitt