

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of August 20, 2007**

RE: I.D. #07271, Demolition Permit – 34 Schroeder Court

1. Requested Action: Approval of a demolition permit for a 50,000 square foot medical office building at 34 Schroeder Court.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Drafted By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION:

1. Applicant & Property Owner: Vishal Lal; Advanced Pain Management; 4131 W. Loomis Road; Greenfield, WI 53121

Agent: Ray Rodenbeck; Welman Architects, 21675 Long View Drive; Waukesha, WI 53186

2. Development Schedule: The applicants wish to begin demolition in November 2007 and complete construction in February 2008.
3. Parcel Location: A 2.33-acre parcel located at 34 Schroeder Court located approximately 500 feet north of Schroeder Road; Aldermanic District 1, Urban Design District 2; Madison Metropolitan School District.
4. Existing Conditions: The site is the former Boys Scouts of America Four Lakes Council building.
5. Proposed Use: A three-story medical office building.
6. Surrounding Land Use and Zoning:

North: Beltline Highway (US 12/14); various commercial buildings north of highway, zoned C3L (Commercial Service and Distribution District);

South: Commercial Parking Lot, zoned C3L;

West: Office Building, zoned C2;

East: Three-story Commercial Building, zoned C3L

7. Adopted Land Use Plan: The subject site is recommended for "Employment" uses in the City of Madison Comprehensive 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).

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a demolition permit to raze an existing one-story, brick commercial building that formerly housed the Boys Scouts of America Four Lakes Council. The existing building is located in the north-central portion of the property, with surface parking occupying most of the remainder of the lot. The existing building is faced with brown brick. The site is located at the northern end of Schroeder Court, a short cul-de-sac that extends north from Schroeder Road and is largely developed with low-rise commercial uses that draw on the proximity of the Beltline Highway, which forms the northern edge of this site. Schroeder Road, directly south of the site, features a limited number of highway commercial uses as well as Vittense Golfland closer to Whitney Way before transitioning into a mixed-density residential corridor further west.

The building will be demolished to allow construction of a new three-story medical office building that will include over 50,000 square feet of space. The new building will be constructed in roughly the same portion of the site, with parking for 165 automobiles to be located generally to the south and east of the building. The building will also be constructed with 39 underground parking stalls accessed via a ramp located near the western end of the front (south) building facade. The number of proposed parking stalls is below the number required by the zoning ordinance and the applicant was advised by the Zoning Administrator to utilize the City's parking reduction process. While no request for parking reduction has been made to date, staff anticipates one will be filed. Such a request is approved administratively.

The building will be clad in two colors of brick, metal panel, and an aluminum glazing system. Building entrances will face to the south, toward the primary parking area. The Beltline facade includes individual letters signing the business name, located above the third floor.

The applicant has submitted a substantial landscaping plan for the site that includes a significant amount of plantings in and around the proposed parking areas. This includes the installation of a variety of shade and ornamental trees. The southern and western edges of the parking lot will be planted with a variety of evergreen shrubs and trees that should effectively screen the parking lot from surrounding uses. A retention pond, surrounded by a variety of plants, remains in the same general location where it exists today.

Due to the adjacency of the Beltline, the site was required by the Wisconsin Department of Transportation to include a 20-foot setback line parallel to the highway when the surrounding areas were platted in 1966. In addition, the City's Subdivision Regulations require a 30-foot landscape buffer and building setback adjacent to state or federal highways. Both the proposed building and site improvements comply with the 30-foot setback. The landscaping plan includes the planting of a line of shade trees and shrubs along the northern 30 feet of the property.

The applicant has provided pictures of the exterior of the building to be demolished, which appears to be in average condition for a building of its age. Staff have 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 that the proposed alternative use of the property will allow this property, located in a commercial district with substantial highway visibility, to continue to be economically productive for the foreseeable future. Staff believes that the proposal can comply with the demolition standards and have no concerns with the granting of the demolition permit. The proposed medical office building is consistent with the Employment use recommended in the Comprehensive Plan. Staff believes the proposed building to be a significantly better utilization of the site that features a well-designed building with a significant amount of landscaping.

This site is within Urban Design District 2 and requires Urban Design Commission approval. The Urban Design Commission reviewed the proposed building demolition and replacement building on August 8, 2007 and granted initial approval (see attached report).

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** a demolition permit for a one-story building located at 34 Schroeder Court to allow construction of a three-story medical office building, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant receive a parking reduction from the Zoning Administrator.
3. That a reuse and recycling plan be approved by the City's Recycling Coordinator.
4. That the applicant receive final approval from the Urban Design Commission.



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
1 866 704 2315 Textnet

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.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: August 6, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 34 Schroeder Court 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.)

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| <ol style="list-style-type: none"> The owner/applicant shall note that the City Engineering approved address for this site is 34 Schroeder Court, not 26 Schroeder Court as shown on plan sheet C2.0. The TSS reduction will be a blended rate of 40% for redevelopment - 80% for new development. |
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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: 34 Schroeder Court Demolition

General

- 1.1 The construction of this building will require the installation of storm sewer, 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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering



- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be

removed by the City without replacement or compensation to the property owner.

- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.
- 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, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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.

4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 9, 2007

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: **34 Schroeder Court – Demolition – Build New Office Building**

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 be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
2. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. The applicant shall provide a 20-foot wide ped-bike easement along the eastern and northern property line from Schroeder Court to the Beltline for a connection to a future beltline bike path and potential underpass.

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), adjacent driveway approaches to lots on either side, 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'.

5. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site and underground parking area shall be shown and noted on the plan.
6. The ramp down to underground parking percent of sloped shall be designed to be 3% to 6%, and noted on the plan.
7. 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. The applicant should use "One Size Fits All" stall maybe used for the underground parking area only, which is a stall S = 8'-9" in width by L = 17'-0" in length with a E = 23'-0" backup. The applicant should modify and dimensions for proposed parking stalls' items S = 17 ft., B = 8.75 ft., C = 17 ft., D = 17 ft., E = 23 ft., and F = 20 ft., and for ninety-degree angle parking width and backing up. Stair cases, Elevators shafts, Aisles, ramps, **columns**, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas. In addition, the applicant should modify the parking spaces along the northerly wall with allowing storage or bike/moped spaces front of the parking spaces. The parking spaces will end or start at the columns in the drive aisle excluding columns 17 ft in length.
8. The "Compact Car" spaces and 90 degree parking by the garage door shall be modified. The applicant shall revise and dimension all parking spaces according to M.G.O. parking design standards.
9. 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: Ray Rodenbeck
Fax: 262-798-7001
Email: rrodenbeck@welmanarch.com

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9, 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 34 Schroeder Ct.

Present Zoning District: C3L

Proposed Use: Demolish office building to build a 3 story office building.

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission approval.

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. The submitted plans reflect that the proposal is 16 parking spaces deficient of the required number of spaces for the proposed office use. Submit a parking stall reduction request application, to be approved by the Director of Planning and Community and Economic Development, upon recommendation from the Parking Utility Manager and Traffic Engineer.
2. The submitted plan shows 17 bicycle parking spaces, dispersed near the entrance to the building and in the parking garage. Provide 18 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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.
4. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards.
5. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of seven accessible stalls striped per State requirements. A minimum of one of the stalls in both the garage and surface lot shall be van accessible stalls, 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps/curbs/wheel stops where required.

6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
7. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
8. The site shares a zoning district boundary with a residential development to the west and south. This development must provide effective 6' – 8' high screening along the lot line of this commercial district adjoining a residential zoning district.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	101,359 sq. ft.
Lot width	50'	187'
Front yard	0'	Adequate
Side yards	0' (zoning)	Adequate
Rear yard	30'	30'
Floor area ratio	3.0	Less than 1.0
Building height	---	3 stories

Site Design	Required	Proposed
Number parking stalls	181	39 Basement garage 126 Surface (1)
Accessible stalls	2 garage <u>5 surface</u> 7 total	2 garage <u>5 surface</u> 7 total (5)
Loading	1 (10' x 35') area	Provided
Number bike parking stalls	18 minimum	11 surface 6 parking garage (2)
Landscaping & Screening	Yes	(3) (8)
Lighting	No	(4)

Other Critical Zoning Items		
Urban Design	Yes	(6)
Hwy 12 & 14 Setback/landscaping buffer	Yes	(2)
Utility easements	None shown	
Barrier free (ILHR 69)	Yes	(5)

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

REPORT OF: URBAN DESIGN COMMISSION**PRESENTED:** August 8, 2007**TITLE:** 34 Schroeder Court – New Construction,
Office Building in UDD No. 2. 1st Ald.
Dist. (06638)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** August 8, 2007**ID NUMBER:**

Members present were: Paul Wagner, Marsha Rummel, Richard Slayton, Michael Barrett and Todd Barnett.

SUMMARY:

At its meeting of August 8, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an office building located at 34 Schroeder Court. Appearing on behalf of the project were G. Welman, Ray Rodenbeck and Roy Stalowski. The modified plans as presented featured the following:

- The surface parking on the east side of the building has been adjusted to provide for an additional 6-feet of landscape area.
- The loading area has been relocated to the front face of the building.
- The overall layout has been reexamined and modified to provide for the preservation of 12 large existing trees on the property.
- The entry to the ramp has been reoriented to the north-south axis.
- An outside lunch area has been provided along the west side of the building adjacent to an internal lunch room.
- The landscaping has been increased to a level double that of which is minimally required.
- The architecture has been reworked to create recesses and off-sets on all façades, in-set windows with the utilization of two different colors of brick.
- Previously stated concerns relevant to spandrel panels were further elaborated on by the applicant; emphasizing that spandrel panels didn't appear in significant quantities and are limited primarily to the lower level of the building.
- A review of ground signage was presented where staff noted that 173 square foot wall sign on the upper portions of the third floor's northern elevation was inconsistent with the provisions of Urban Design District No. 2 that limited its size to 40 square feet; requiring a variance and separate public hearing.

Roy Stalowski, a member of the family which owns several adjacent residential apartment buildings spoke in favor of the project. Further comments by the Commission noted the following:

- Provide no curbs on islands where saving trees, also need to identify what type of trees to be preserved.
- Adjust stalls to be 16-feet in length to the curb stop to provide more area with the preservation of trees.
- The mercury vapor fixtures should be eliminated in favor of the use of metal halide.

- The wall sign is too large and requires reconsideration to be more consistent with the provisions of Urban Design District No. 2.
- The glass on the building has too much of a tint.
- Like changes to building and building design and site plan, all of which are much improved.
- The tree preservation plan as distributed is not the same as in the packet. The note indicating optional island necessary to save two adjacent existing trees along the northeasterly boundary of the site should be mandatory.
- Relevant to the spandrel issue, typically the proposed elevations detail and note the location of which panels will be spandrel. Further consideration of the project requires that the elevations need to be modified and brought back for further review that detail locations of spandrels; full bays of spandrels may be an issue.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (5-0). The motion required:

- The lighting plan be modified to utilize metal halide fixtures, along with revisions to the photometric plan.
- Exterior signage shall come back for separate consideration along with a request for any necessary variances from the provisions for Urban Design District No. 2.
- The parking stalls on the periphery shall be modified to a 16-foot depth, 2-foot overhang to minimize paving.
- Alternatives to the proposed tint of glazing shall be provided for further review.
- Locate the proposed use of spandrel panels on all elevations. Provide consistent detailing of the site plan to reflect the preservation of the 12 existing trees on the site, curbing in islands around the trees to be preserved shall be modified to provide for more infiltration.
- A tree preservation plan shall be provided which identifies the species of each tree to be maintained on the site with an arborist to look at their condition and feasibility for preservation, as well as provide a tree protection plan as part of a report.
- Need to see details of the bike rack type to be consistent with City requirements, as well as provide opportunities for bike parking within the lower level garage.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 34 Schroeder Court

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	5	5	3	5	4	5
	6	7	7	5	5	6	6	6
	6	6	6	6	6	6	6	6
	6.5	6.5	7	6	6	7	7	6.5
	-	-	-	-	-	-	-	6

General Comments:

- Major worry regarding spandrel glass!
- Site lighting should be metal halide.
- Do not install curbs at islands with existing trees to be saved.
- Site plan and building architecture much improved.



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: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **34 Schroeder Ct.**

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.)

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - 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.
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.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan

913 Laurie Drive
Madison, WI 53711
August 6, 2007

Mr. Brad Murphy
City of Madison
Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

RE: Development of 34 Schroeder Court

Dear Mr. Murphy:

At this time the Greentree Neighborhood Association Board has no objections to the demolition of the former Boy Scout Building and the construction of a medical/professional office building at 34 Schroeder Court. Concerns were expressed by some board members that the project would increase traffic on Schroeder Road, and that sufficient parking might not be provided resulting in some people parking along Schroeder Road. However, the Board would like the land between Schroeder Road and the Beltline Highway used for purposes other than apartment rental units since we believe this area of Madison has an oversupply of such housing. Since this project is in accordance with Madison's Comprehensive Plan and is other than multi-family housing we give it our tentative approval. Though we realize we may not be aware of all the implications of this project so reserve the right to make further comments in the future.

Thank you for the opportunity to comment on this proposal.

Sincerely,



Nancy Priegel
President, Greentree Neighborhood Association Board