

March 30, 2007

City of Madison Planning Department  
Attn: Brad Murphy, Planning Unit Director  
215 Martin Luther King Jr Blvd, Rm LL 100  
Madison, WI 53703



Re: 9701 Brader Way – Baer Insurance SIP

Dear Mr. Murphy:

On January 16, 2007, the Common Council conditionally approved a rezoning application from PUD-GDP to PUD-SIP for a commercial project located at 9701 Brader Way in the Blackhawk Church Town Center Commercial Plat.

One of the conditions of approval was *“The site plan shall include a defined pedestrian access route connecting the building to Mineral Point Road.”* Arthur Ross was contacted to discuss the location and necessary requirements needed on the site plan to conform with this condition. He has directed us to make the connection from Mineral Point Road to the building directly through the parking lot, see attached plan sheet.

We are respectfully requesting the release of the requirement for the direct connection from Mineral Point Road to the building via the parking lot for the following reasons that we feel are plausible:

- This location is approximately 75-feet from an existing City sidewalk that has a direct connection to the building.
- Pedestrians crossing Mineral Point Road from the south will continue on Veritas Drive sidewalk into the building
- Four valuable parking stalls will be lost
- The anticipated bus route will be through the development via Veritas Drive and Brader Way to the north, both street sidewalks having a direct connection to the building as well.

Please review the information provided and if you have any questions, feel free to call me.

Sincerely,  
D’Onofrio, Kottke & Assoc., Inc.

  
Bruce J Hollar, P.E.

FN:06-05-146  
Cc: Keith Ketterhenry  
Alex King



Location  
9701 Brader Way

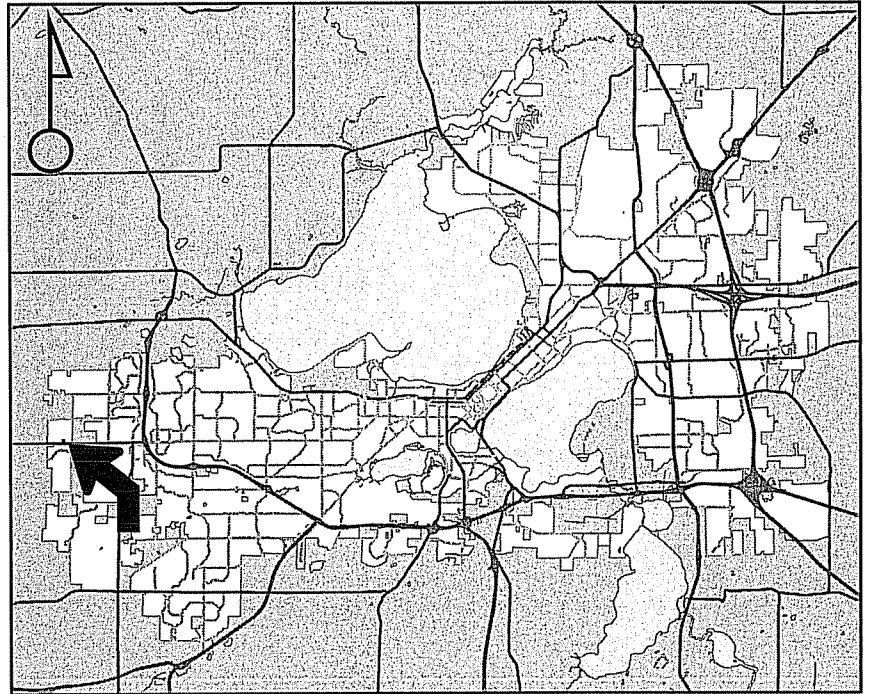
Applicant  
Keith Ketterhenry/  
Alex King - K.F. Sullivan Company

From: PUD(GDP) To: PUD(SIP)

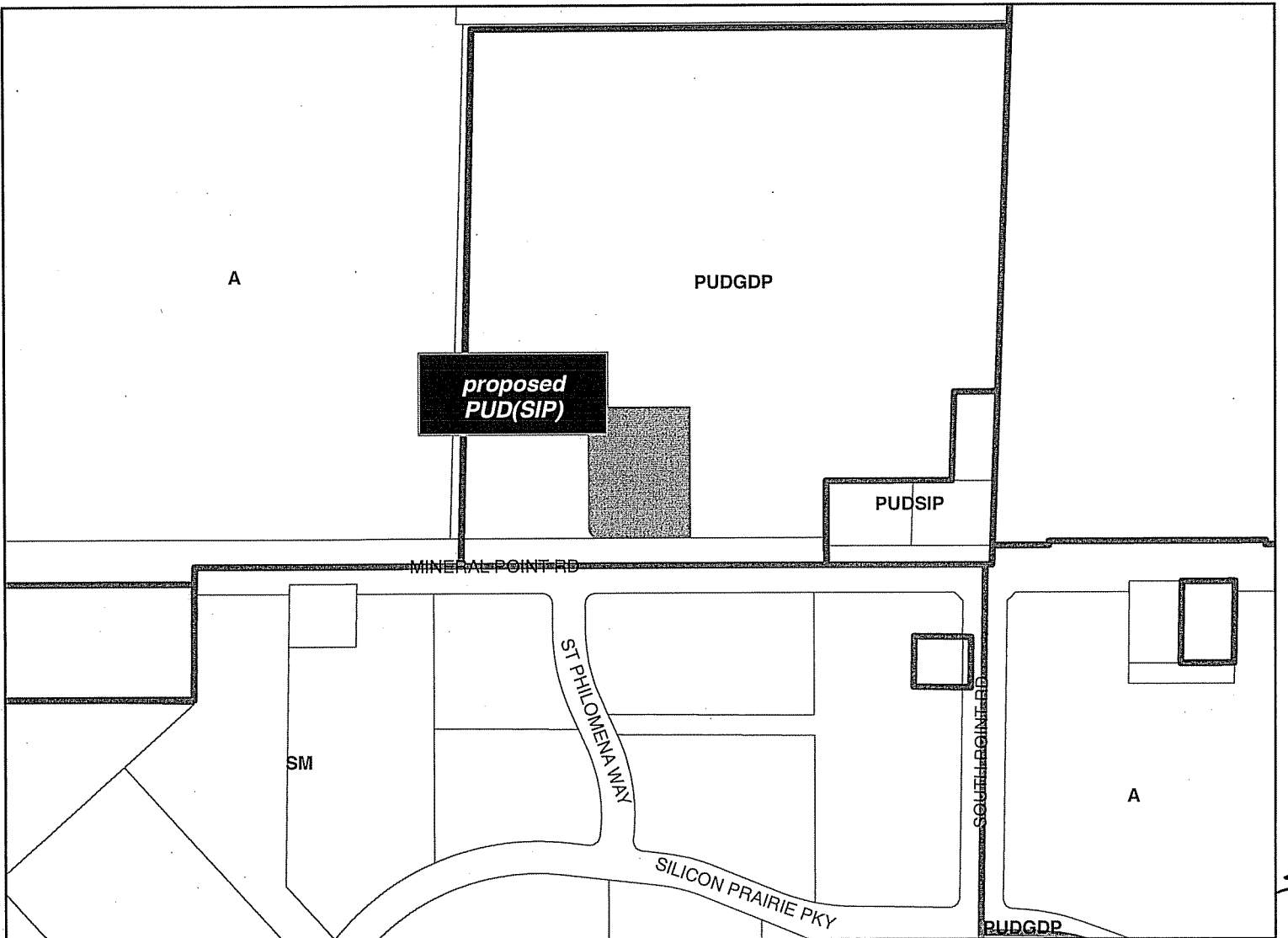
Existing Use  
Vacant Land

Proposed Use  
3-Story, 46,000 sf Office Building

Public Hearing Date  
Plan Commission  
08 January 2007  
Common Council  
16 January 2007



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

Planning Unit, Department of Planning and Development : RPJ : Date : 18 December 2006

3





Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TTY/TEXTNET 866 704 2318  
FAX 608 266-8739  
PH 608 266-4635

January 17, 2007

Alex King  
K.F. Sullivan Co.  
1314 Emil Street  
Madison, WI 53713

SUBJECT: 9701 Brader Way

Dear Mr. King:

The Common Council, at its January 16, 2007 meeting, conditionally approved your application for rezoning from PUD-GDP to PUD-SIP for property located at 9701 Brader Way.

The conditions of approval are:

**PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING NINE ITEMS:**

1. The applicant shall provide a deposit of \$15,213.00 prior to final approval for future area traffic signals and associated intersection changes at the intersections the City plans to signalize. The proportional share of the cost based on the parcels' 507.1 daily trips generated as defined by the industry standard known as the Institute of Transportation Engineers' Trip Generation Manual. As of 2004, the City is assessing approximately \$30 per trip for the capital cost of improvements for this area.
- 2. The site plan shall include a defined pedestrian access route connecting the building to Mineral Point Road.
3. The site plan shall show the accessible pedestrian route from the parking spaces for people with disabilities to the building entrance.
4. The pedestrian route between the building and the area indicated as "employee outdoor area" shall be shown as an accessible pedestrian route, including curb ramps where appropriate.
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), adjacent driveway approaches to lots on either side and across the street, signage, percent

- of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
  7. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10-feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25-feet from the street intersection in order to provide adequate vehicular vision clearance.
  8. The applicant shall dimension the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
  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 LARRY NELSON, CITY ENGINEERING, AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THIRTEEN ITEMS:**

10. A maintenance agreement shall be required for the retaining wall adjacent to the public pond and for any special paving in the public right-of-way.
11. The applicant shall agree to pay the fees associated with the proposed Lower Badger Mill Creek Impact Fee District.
12. Page SP1.0 shows an encircled area on adjacent Outlot 1 labeled as "Employee Outdoor Area." Prior to approval, provide details of what is proposed. This may not be permissible for a stormwater treatment area, as determined by the City Engineer.
13. Proposed storm discharge elevations are not consistent from page C1.1 to page C1.2. Also, these elevations are not consistent with existing pond elevation. All must be corrected for review of the City Engineer.
14. Applicant will be responsible for payment of the South Point Lift Station Sanitary Sewer Area Fees (current 2006 rate \$53.86/1,000 square feet).
15. All work in the public right-of-way shall be performed by a City licensed contractor.
16. 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.
17. 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.

18. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- a. Provide oil and grease control from the first ½" of runoff from parking areas.
19. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

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

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

20. 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.

21. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

**PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SEVEN ITEMS:**

22. Meet all applicable State accessible requirements, including but not limited to:
- a. Provide a minimum of six accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls. 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 or wheel stops where required.
23. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
24. Provide 17 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
25. 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.
26. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet.) Lighting will be limited to .08 watts per square foot.
27. The plan sheets shall be consistent, parking stall configuration, accessible stall locations, drive aisles, etc.
28. Provide a PUD(SIP) zoning text that is site specific to this project. Allowed retail uses for first floor shall be listed specifically in the text per discussion with staff on January 4, 2007. The zoning text for "signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the O4 District. Signage shall be approved by the Urban Design Commission."

**PLEASE CONTACT BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:**

29. All the conditions of approval contained in the PUD-GDP preliminary plat and final plat letter applicable to Lot 2 shall be addressed. This includes the provision that a note be added to the plans and the zoning text that: "the square footage devoted to retail Lots 1 and 2 shall be limited to 50% of the first floor area of each building and retail uses in these buildings shall not be allowed until buildings 3, 5 and 6 have been approved and building permits have been issued for each."

**PLEASE CONTACT AL MARTIN, STAFF TO THE URBAN DESIGN COMMISSION, AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:**

30. The Urban Design Commission granted final approval. The motion for final approval required that the applicant make sure the planters stay large at the entry off of Brader Way and the raised patio area on Veritas Drive. In addition, relevant to the overhangs as shown in elevation, the applicant had the latitude to make them deeper with smooth face masonry to be utilized as a replacement for split face masonry and with the elevations to be modified to show the patio doors.

**PLEASE CONTACT SCOTT STRASSBURG, MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:**

31. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:

- a. The site plans shall clearly identify the location of all fire lanes.
- b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
- c. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.

32. All portions of the exterior walls of newly constructed 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.

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building



Mr. A. King

1/17/07

Page 6

permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

**IF YOU HAVE ANY QUESTIONS REGARDING RECORDING THIS PLAN OR OBTAINING PERMITS, PLEASE CALL KATHY VOECK, RON TOWLE OR MATT TUCKER, ZONING ADMINISTRATOR, AT 266-4551.**

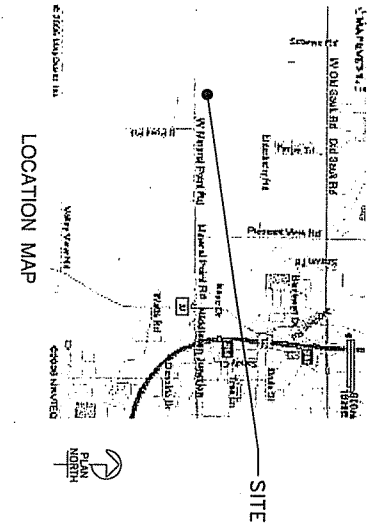
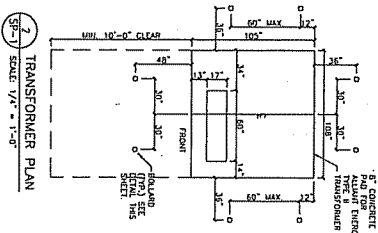
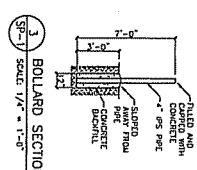
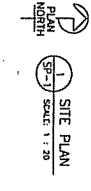
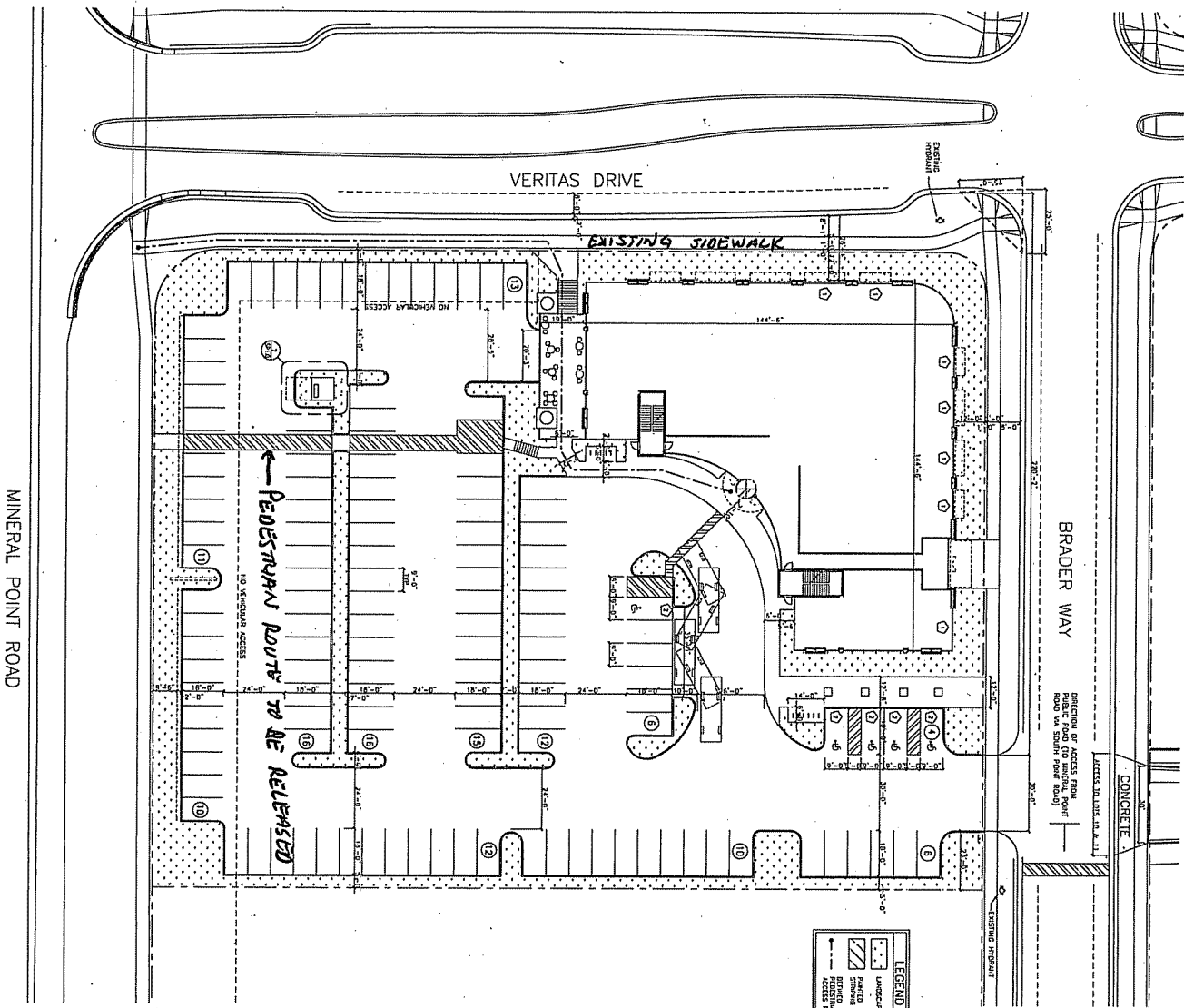
Sincerely,



Bill Roberts  
Planning & Development

Traffic Engineering
City Engineering
Fire Department
Zoning Administrator
Urban Design Commission (AM)
Planning (BR)

c: Zoning Administrator  
City Engineering  
Traffic Engineering



**LEGAL DESCRIPTION**  
 PARCEL 2 OF THE "BLACKHAWK CHURCH TOWN CENTER PLAT" AS SHOWN ON THE RECORD MAP OF THE CITY OF MADISON, WISCONSIN, COUNTY OF MADISON, DANE COUNTY, WISCONSIN)

**SPECIFIC PLAN NOTES:**  
 1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.01.  
 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02.  
 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.03.  
 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.04.  
 5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.05.

SITING INFORMATION		SITING INFORMATION	
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SHEET NO. **C-0.1**

DRAWING NAME: **SITE PLAN**

SCALE: 1 : 20

DRAWN BY: AK

DATE: 3/2/2007

PROJ. #206-086

**H.F. Sullivan Co.**  
 CIVIL ENGINEERS  
 1314 EMIL ST. - MADISON, WI 53713  
 TEL: (608) 257-2289 www.HFSullivan.com

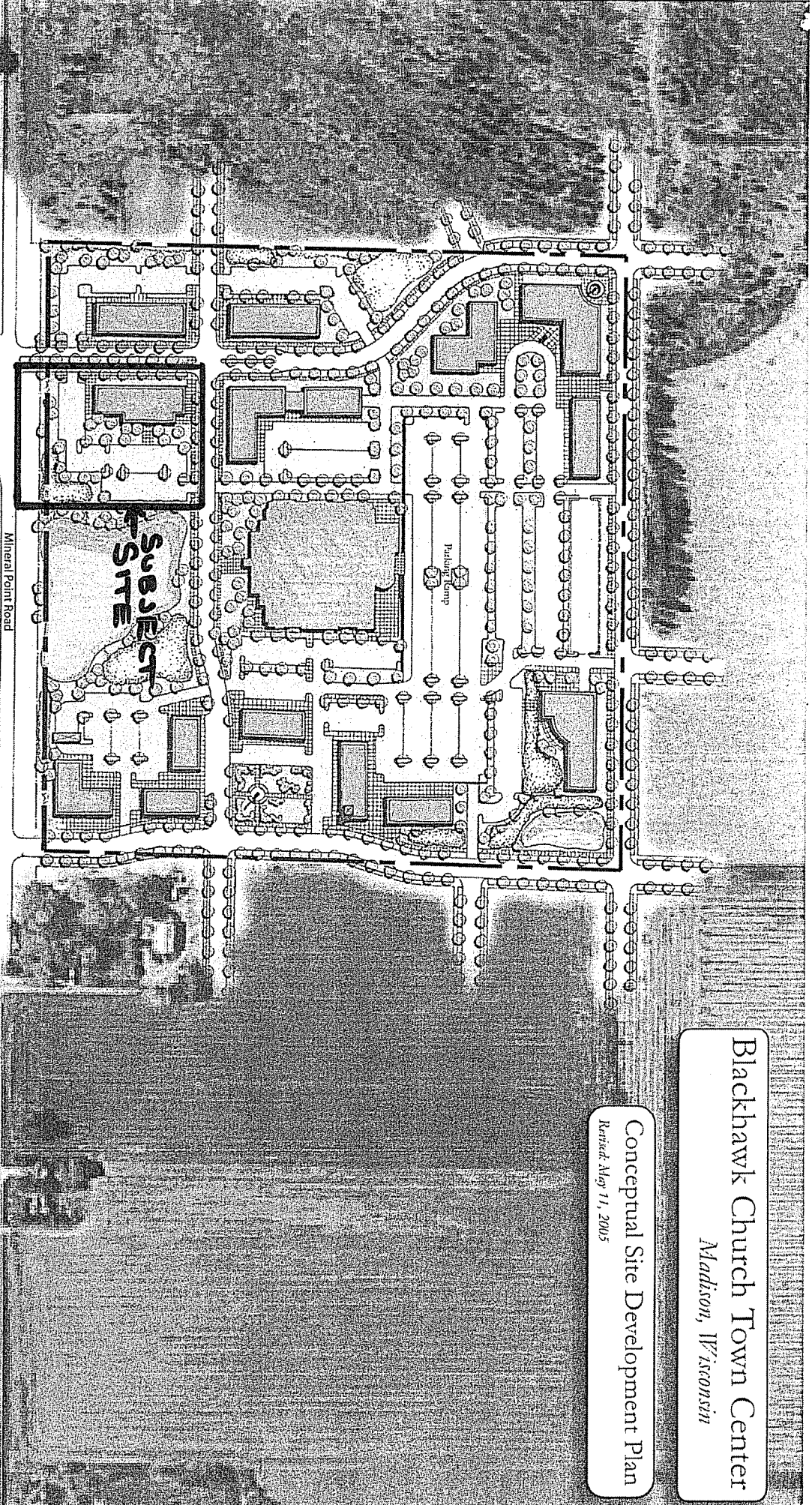
**Baer Insurance Building**  
 9701 Brader Way  
 Madison, Wisconsin 53593  
 (Blackhawk Church Town Center Plat, Parcel 2)

REVISIONS

3

# Blackhawk Church Town Center Madison, Wisconsin

Conceptual Site Development Plan  
Revised May 11, 2005



Mineral Point Road

**SUBJECT SITE**

Parking Loop

Vastaville & Associates  
 © 2005  
 Bluestem Architecture  
 477 Madison Ave.  
 Madison, WI 53703

100' 200' 400'  
 N