

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 11, 2005

ZONING MAP AMENDMENT, I.D. 00219 LOCATED AT 6402 MILLPOND ROAD:

1. Requested Action: Approval to rezone property from Temporary A (Agriculture) to C2 General Commercial District and approval of a conditional use permit to allow the applicant to operate an outdoor eating area in conjunction with a fraternal lodge to be located in the existing building on this property.
2. Applicable Regulations: Section 28.12(10) provides the procedure for zoning map amendments. Section 28.09(3) provides the framework and regulations for the C2 General Commercial District. Section 28.09(2)(d)6 requires outdoor eating areas to obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Larry Frahmman, Madison Moose Lodge #1451, P.O. Box 14518, Madison, WI 53714.
2. Status of Applicant: Property owner (accepted offer to purchase).
3. Development Schedule: The applicant wishes to commence remodeling of this former fast food restaurant as soon as all land use approvals have been obtained.
4. Parcel Location: South side of U.S. Highway 12/18, just east of the intersection with Interstate Highway 90/39, Aldermanic District 16, Monona Grove School District.
5. Parcel Size: 1.87 acres.
6. Existing Zoning: This property was provided with a Temporary A (Agriculture) zoning classification upon its annexation in 1992.
7. Existing Land Use: Former fast food franchise restaurant with drive-up window, currently vacant.
8. Proposed Use: Fraternal lodge meeting space. The applicant wishes to provide an outdoor eating area in conjunction with its food service activities.
9. Surrounding Land Use and Zoning (See map): This property is located near the interchange of I90/39 with U.S. Highways 12 and 18 and is surrounded by a variety of commercial service activities, including hotels and motels, convenience store with gasoline sales, building materials sales, the DeJope Bingo Parlor, a municipal golf course,

other open space and vacant lands. These lands are zoned Temporary A (Agriculture), C (Conservancy), W (Wetlands), and PUD(SIP) in the City of Madison, and County A-1, C-1 and C-2 in the Town of Blooming Grove.

10. **Adopted Land Use Plan:** This property was outside the Central Urban Service Area at the time of the latest revisions to the City's comprehensive Land Use Plan. This property is not located within the planning boundaries of a neighborhood development plan. This land is included within Peripheral Planning Area E6 within the City of Madison's Peripheral Area Development Plan. The subject property and surrounding development sites are now located within the Central Urban Service Area. Planning Area E6 within the Peripheral Area Development Plan notes that lands west of Yahara Golf Course within the Central Urban Service Area are suitable for additional development, if urban services are provided.
11. **Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this area upon its development.

ANALYSIS, EVALUATION AND CONCLUSION:

The subject property was annexed to the City of Madison in 1992 along with lands owned by the Ho-Chunk Indian Tribe. At that time, lands annexed contained a Holiday Inn hotel, Mobil gas service station and convenience store and a McDonald's fast food franchise restaurant. The Town of Blooming Grove commenced a lengthy lawsuit contesting this annexation. Ultimately, the Wisconsin Supreme Court ruled the annexation valid. Since annexation, the Ho-Chunk Tribe has demolished the Holiday Inn hotel and constructed the DeJope Bingo Parlor. Little other development or redevelopment has occurred on land annexed to the City within this immediate area. Due to the lengthy lawsuit regarding annexation, and despite preliminary planning discussions with the Ho-Chunk Tribe, the City has yet to finalize redevelopment plans for this area. Due to these issues, permanent zoning classifications have only been approved for a portion of the adjacent Mobil convenience store site and the DeJope Bingo Parlor lands. State Statute and City Ordinance allow existing land uses, upon annexation, to remain as existing legally non-conforming uses until a permanent zoning classification has been approved for the annexed lands. McDonald's restaurant officials apparently felt no need to change their operation at this location and never applied for a permanent zoning classification on their property.

In the recent past, the McDonald's restaurant ceased operations on this property. This building has remained vacant since that time. Madison Moose Lodge #1451 recently sold their former lodge located on Northport Drive on the City's far north side. The applicant has now decided to purchase the subject property for the use of their fraternal organization. To remodel this existing property to suit their needs, the Moose Lodge intends to reinstall kitchen equipment and remodel the interior of the building for meeting room and dining room purposes. In addition to other community service activities, the Moose Lodge provides limited food service availability to its

5

members and the general public. These include Friday night fish fries and other special events. The applicants wish to utilize former the McDonald's outdoor patio (where the play equipment had been located) for an outdoor eating area in conjunction with their food service activity. The Zoning Code requires that outdoor eating areas in conjunction with restaurants must obtain a conditional use permit. Planning Unit staff has no objection to the use of this property as a fraternal organization meeting lodge, nor the operation of the restaurant and outdoor eating area.

The applicant plans little, if any, alterations to the existing site with the exception of the installation of additional decorative landscape materials (see attached site plan). The applicant plans only cosmetic changes to the interior and exterior of the subject property to make it suitable for their use. Documentation submitted by the applicant indicates that the use of this property will be limited to five days a week (specific days not specified) from Noon until Midnight. There are no residential uses within approximately one mile of this site. The use of the subject property as a fraternal organization and for restaurant and outdoor eating purposes should have no appreciable impact upon existing surrounding land uses, nor any envisioned future land uses, and would likely be significantly less intense than the former use of this property as a fast food franchise restaurant with an outdoor eating area and drive-up service window. Section 28.09(2)(c)10 allows private clubs and lodges (including fraternal organizations) as permitted uses in all commercial districts, and Section 28.09(2)(c)32 allows restaurants and food service as a permitted use in all commercial districts.





RECOMMENDATIONS:

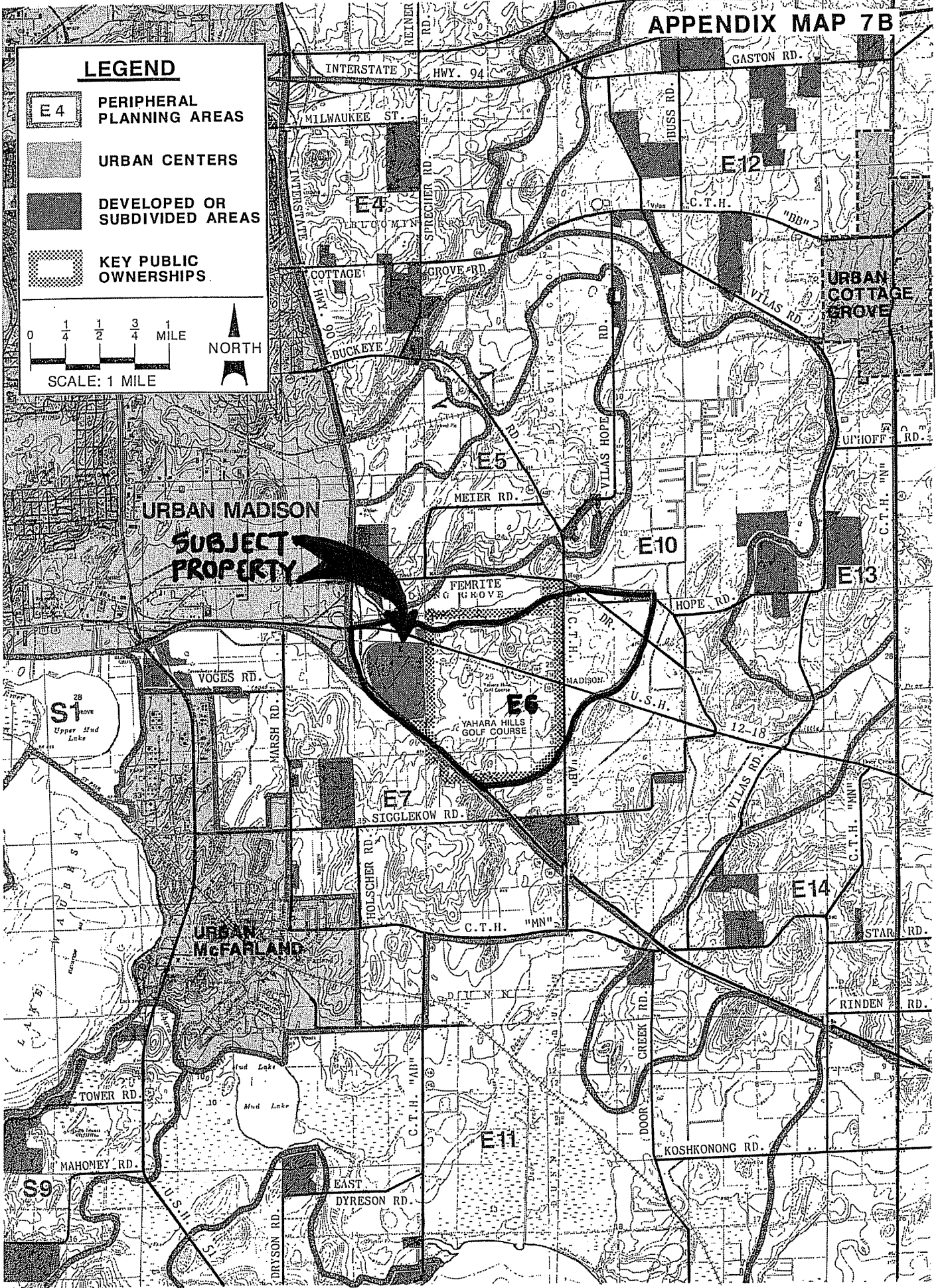
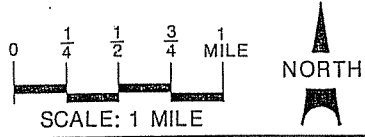
The Planning Unit recommends that the Plan Commission forward zoning map amendment, I.D. _____, rezoning property from Temporary A (Agriculture) to C2 General Commercial District to the Common Council with a favorable recommendation, and find that the ordinance standards are met and approve an outdoor eating area in conjunction with Madison Moose Lodge #1451 in a former fast food franchise restaurant building located at 6402 Millpond Road, subject to input at the public hearing and reviewing agency comments.

5

APPENDIX MAP 7B

LEGEND

-  E 4 PERIPHERAL PLANNING AREAS
-  URBAN CENTERS
-  DEVELOPED OR SUBDIVIDED AREAS
-  KEY PUBLIC OWNERSHIPS



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PLANNING AREA E6

PLANNING AREA E6

DEVELOPMENT PLAN RECOMMENDATION: PERMANENT OPEN SPACE*
 RECOMMENDED URBAN JURISDICTION: C. MADISON
 PRESENT JURISDICTION: C. MADISON, T. COTTAGE GROVE
 T. BLOOMING GROVE

LAND USE	ACRES		
	INSIDE USA	OUTSIDE USA	TOTAL
DEVELOPED OR SUBDIVIDED LAND	130	3	133
EXISTING OR REC. OPEN SPACE LAND	11	989**	1,000
RURAL USE OR VACANT LAND	---	---	---
TOTAL ACRES	141	992	1,133

* Except lands currently within the Central Urban Service Area.

** Includes 722 acres in Yahara Hills Golf Course, County Landfill and other public ownerships.

Basis for Development Plan Recommendation

Planning Area E6, except for the western segment currently within the Central Urban Service Area, is recommended for permanent open space preservation as a Permanent Open Space district.

- Most of this area consists of the City of Madison's Yahara Hills Golf Course, the Dane County Landfill site and other public ownership.
- The area is bounded on the east and north by a large corridor of land recommended as a Permanent Open Space preservation district centered on Door Creek and an extensive area of drained wetlands, marsh, drumlins, and wooded slopes (Planning Area E10).
- The small portion of Area E6 east of the Golf Course could be developed more intensively, but this area would be isolated, too small to create a complete urban neighborhood, and relatively inefficient to provide with most City services compared to its development potential.

Planning Recommendations

Unless there is significant reduction and narrowing of the recommended Permanent Open Space corridor (Area E10), and substantial urban development in the surrounding areas (E5, E13), these lands should also be preserved as open space.



The lands west of the golf course within the Central Urban Service Area are suitable for additional development, if urban services are provided.



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: February 9, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 6402 Millpond Road Rezoning

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. Address is 6402 Millpond Road, not 3444 Millpond Road as shown on the parking lot plan site information block. Revise for clarification.

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: 6402 Millpond Road Rezoning

General

- 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.

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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.

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.
- 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 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.

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- 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.

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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 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.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 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.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

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

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

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.
- 4.14 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.

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
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 11, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 6402 Millpond Rd.

Present Zoning District: Temp. Ag

Proposed Use: Convert former restaurant into Fraternal Lodge (Moose Club) with an outdoor eating area.

Requested Zoning District: C-2

Conditional Use: 28.09(3)(d)32 Outdoor eating areas accessory to another use are a conditional use in the C-2 district.

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of four 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.
 - c. Show the accessible path from the stalls to the building.

2. Provide 8 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

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. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	77,191 sq. ft.
Lot width	50'	75'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	52	81
Accessible stalls	4	3 (1)
Loading	n/a	n/a
Number bike parking stalls	8	(2)
Landscaping	Yes	
Lighting		

Other Critical Zoning Items	
Urban Design	
Historic District	
Landmark building	
Flood plain	
Utility easements	
Water front development	
Adjacent to park	
Barrier free (ILHR 69)	

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 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

February 11, 2005

TO: Plan Commission

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

SUBJECT: **6402 Millpond Rd. – Rezoning – Temp A to C2– Convert Former Restaurant into Fraternal Lodge With Outdoor Eating Area**

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. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. When the applicant submits final updated site 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'.
3. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet showing 6402 & 6402 Millpond Rd. shared facility's access to Long Dr., existing buildings, layouts of parking lots, loading areas, trees, signs, and vehicle movements, ingress/egress easements and approaches.
4. When site plans are submitted for approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project

5. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, and F, and 0-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
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 Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
8. 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: Larry Frahmman
Fax: None
Email: None

Mail Address:
Larry Frahmman
4507 Sanpiper Tr.
Cottage Grove WI 53527

DCD:DJM:dm



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: 2/4/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6402 Millpond 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. Also: show hydrants on site plans.

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

cc: John Lippitt



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

6402 MILLPOND ROAD
 RZ: TEMP A → C2
 CONVERT FORMER RESTAURANT INTO FRATERNAL LODGE WITH
 OUTDOOR EATING AREA
 LARRY FRAHMAN

PLANNING UNIT CONTACT: PETE OLSON

RETURN COMMENTS BY: 11 FEBRUARY 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: _____ Fax: _____

Date Submitted: 29 DECEMBER 2004 Plan Commission: 21 FEBRUARY 2005

Date Circulated: 03 JANUARY 2005 Common Council: 01 MARCH 2005

CIRCULATED TO:

- | | | |
|--|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input checked="" type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - HURIE | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | _____ | _____ |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

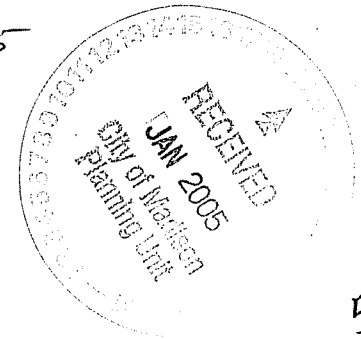
A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

Apply for Food + Drink license, submit Kitchen floor plans for Health Dept. review.

Jim R. Blush 310 1/19/05



5