



Department of Planning & Development  
**Planning Unit**

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

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May 4, 2006

Alan Larson  
Madison Water Utility  
119 East Olin Avenue  
Madison, WI 53713

SUBJECT: 1224 Felland Road

Dear Mr. Larson:

The Plan Commission, at its April 17, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for the Water Utility reservoir at this site.

The Common Council, at their May 2, 2006 meeting, approved the zoning map amendment for the property located at 1224 Felland Road.

In order to receive final approval of your proposal, the following conditions must be met:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following four items:**

1. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction at the entrance.
2. 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 (driveway will need to be paved and noted on the site plan), existing property lines, one contiguous plan dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 50'.
3. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. 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 Janet Gebert, City Engineering, at 261-9688 if you have questions regarding the following eight items:**

5. Public sanitary sewer service is presently unavailable to this site. Sewer service may become available in the future and the owner shall be obligated to pay sewer area charges regardless of whether or not sewer service is desired.

6. All work in the public right-of-way shall be performed by a City licensed contractor.
7. 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.
8. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - a. Detain the 2 and 10-year storm events.
  - b. Control 80% TSS (5 micron particle).
9. 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)

10. 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).

11. 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.

12. 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.

**Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:**

13. The fire lanes shown on the site do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans. Please call John Lippitt for further information (608-261-9658).
14. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
  - b. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 pounds.
  - c. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

Approval of this proposal 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 trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.

Mr. A. Larson

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3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

**Bill Roberts**  
Planning & Development

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering  
Clark Dietz, P.O. Box 995, Spring Green, WI 53588

Zoning City Engineering Traffic Engineering
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