



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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September 20, 2005

Tom McCoy
McCoy Engineering
5440 Willow Road, Suite 115
Waunakee, WI 53597

SUBJECT: 6600 Watts Road

Dear Tom:

The Plan Commission, at its September 19, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for the demolition of two contractor's offices and the construction of new contractor's offices and shops located at 6600 Watts Road.

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

Please contact John Leach in the Office of the City Traffic Engineer if you have questions regarding the following three items:

1. 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'.
2. 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.
3. 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 Gary Dallmann in the Office of the City Engineer if you have questions regarding the following eighteen items:

4. 6600 Watts Road will not be a valid address for this site. Contact City Engineering for new addresses for this site.

5. The developer shall note that the City plans to reconstruct Struck Street in 2006 with special assessments. Please contact Rob Phillips at 266-4090 to obtain the proposed grade of Struck Street. The site plan shall be revised to show the grade of the sidewalk along Struck Street prior to sign-off.
6. City of Madison vacated surplus Watts Road right-of-way and recorded quit claim deed to owner (Struck Street, LLC). The quit claim deed contained errors in the legal description prepared by the owner's surveyor – David Cheney. Mr. Cheney has corrected the errors and a corrective deed must be recorded prior to approval of this plan. Contact Jeff Ekola at 267-8719 and refer to Real Estate Project No. 7892.
7. Stormwater management requirements include: sediment control (40% TSS), 2, 10 and 100-year detention.
8. This lot is in the Upper Badger Mill Creek Impact Fee District and is required to pay impact fees prior to development being approved.
9. Prior to approval of the City Engineer, the owner shall provide evidence that Madison Metropolitan Sewerage District (owner of 30-foot sanitary easement) has reviewed and approved the plans.
10. 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.
11. **Value of sidewalk installation over \$5000.** The applicant shall construct sidewalk to a plan approved by the City Engineer along Watts Road and Struck Street.
12. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
13. All work in the public right-of-way shall be performed by a City licensed contractor.
14. 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.
15. 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.
16. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
17. 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.

18. 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

19. 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.
20. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
21. 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.

Please contact Kathy Voeck, Assistant Zoning Administrator at 266-5978, if you have questions regarding the following two items:

22. 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.
23. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

Please contact Al Larson, Madison Water Utility, if you have questions regarding the following two items:

24. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
25. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

Please contact Scott Strassburg, Madison Fire Department, if you have questions regarding the following two items:

26. 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.

27. 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.

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.
- 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.

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Fire Department
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