

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of July 1, 2008**

RE: ID # 11133, Demolition Permit – 414 Grand Canyon Drive

1. Requested Actions: Approval of a demolition permit to allow the demolition of a former restaurant and construction of two retail/office buildings located at 414 Grand Canyon Drive.
2. Applicable Regulations: Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property Owner: Sara Investment Real Estate; 1612 N. High Point Road; Middleton; Dave Stone, representative.

Agent: Steve Connor, Bouril Design Studio; 6602 Grand Teton Drive; Madison.
2. Development Schedule: The applicant wishes to commence demolition and construction as soon as all regulatory approvals have been granted.
3. Location: Approximately 2 acres of land located 300 feet south of Mineral Point Road on the west side of Grand Canyon Drive, Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: Former Chi-Chi's Restaurant, zoned C3L (Commercial Service and Distribution District). The site is also located within Wellhead Protection zoning district for Well #16, which is located on the north side of Mineral Point Road west of Grand Canyon Drive.
5. Proposed Land Use: A one-story, 12,040 square-foot retail building and a two-story, 21,732 square-foot retail/office building with surface parking.
6. Surrounding Land Use and Zoning: The subject property is surrounded to the north, south and east primarily by a variety of commercial uses in C3L commercial zoning, including a Zimbrick Honda service center to the south, a BP-Amoco gas station to the north at Mineral Point Road, and a multi-tenant retail building located to the east across Grand Canyon Drive. Fire Station #2 is also located across Grand Canyon from the site. The western boundary of the property abuts a regional stormwater management facility and soccer fields, zoned A (Agriculture District).

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7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and the surrounding area south of Mineral Point Road for general commercial uses.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor. The adjoining regional stormwater management area is mapped within a corridor and is noted as both being public land and containing open water.
9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.12 (12).

PREVIOUS APPROVAL

On July 10, 2006, the Plan Commission granted approval of a demolition permit to allow the vacant former restaurant on the subject site to be demolished and a new two-story office building to be built.

ANALYSIS, EVALUATION & CONCLUSION

The applicant is requesting approval of a demolition permit to allow a one-story, approximately 11,000 square-foot vacant former Chi-Chi's restaurant to be razed to accommodate construction of two commercial buildings on the approximately 2-acre subject site, which is located south of Mineral Point Road on the west side of Grand Canyon Drive in C3L commercial zoning. The restaurant is situated near the center of the site and is surrounded by approximately 216 parking spaces accessed by two driveways from Grand Canyon Drive.

The two commercial buildings proposed to replace the demolished restaurant will include a one-story, 12,040 square-foot retail building to be situated along the southern property line of the site and a two-story, 21,732 square-foot retail/office building that will extend along the western line. Parking for 128 automobiles will occupy the remainder of the site, with one 30-foot wide driveway proposed to provide access to the property.

Plans for the two-story building along the western property line call for 10,954 square feet of first floor space that will primarily house retail uses and a 10,778 square-foot second floor with office uses. The building will be setback 30.5 feet from the western property line abutting the regional stormwater management open space. The building will face east and will include up to 8 storefront entrances for the first floor tenants as well as a central lobby entrance to provide access to the second floor tenant(s). Plans for the build-out of the second floor have not been included but suggest that there will be ample window openings on all four sides of the second floor.

The one-story retail building will be set back 38 feet from Grand Canyon Drive and 10 feet from the southern property line and will include a storefront design along its northern elevation facing the proposed parking lot similar to the storefront façade of the western building. The storefront treatment will extend along the eastern facade and the southeastern corner in an effort to provide a street presence along Grand Canyon Drive.

Both buildings will share a similar architectural motif that features brick bases and vertical columns, with the remainder of the walls to be comprised of a combination of EIFS panels and architectural metal panels. Both buildings will feature flat roofs with parapets above the top floors and canvas awnings extending across the aluminum storefront windows and entrances. A landscaping plan for the proposed redevelopment calls for the planting of a combination of shade and ornamental trees between the two-story building and regional detention lands in addition to the inclusion of five tree islands within the parking lot and some perimeter plantings along the eastern edge of the site. The area between the northern edge of the 128-stall parking lot and property line is proposed to be preserved as lawn space in the interim pending a potential future redevelopment proposal for the gas station property to the north abutting Mineral Point Road.

The applicant has provided pictures of the interior and exterior of the building to be demolished and notes that the design of the building does not lend itself to reuse except as a similarly themed restaurant and that structural deficiencies exist that could make repurposing of the building infeasible. The existing 10,878 square-foot building appears to be in average to below-average condition for a building of its age based on a windshield survey of the site conducted by staff. Staff has no information that would indicate that the building is not structurally sound or capable of being rehabilitated or repaired but would note that the Plan Commission previously found the demolition standards to be met for the same building with a different proposed alternative use two years earlier.

The area surrounding the site is characterized by a variety of mostly auto-oriented commercial uses to the north, south and east of the site in the greater Park Towne commercial area generally located south of Mineral Point Road between West Towne Mall and the University Research Park. Nearby uses include a Zimbrick Honda service facility and Chuck-E-Cheese pizzeria due south of the site, a gas station to the north and a new multi-tenant retail facility located across Grand Canyon Drive from the site at the southeastern corner of Mineral Point Road, which was approved in August 2006 to replace another former restaurant. The southeastern corner of the site also sits opposite Fire Station #2 at the corner of Grand Canyon Drive and Grand Teton Plaza. The western edge of the subject site borders a large City-owned regional detention facility that is also used as a soccer park.

Staff believes that the proposed redevelopment of the property following the restaurant demolition will allow this site to continue to be economically productive for the foreseeable

future and believes that the proposal can generally comply with the demolition standards. With this proposed demolition and the razing of another themed restaurant across Grand Canyon Drive from the site, which resulted in the multi-tenant building that houses a Panera Bread store and two other retail tenants, staff believes that a less auto-dominated land use pattern is beginning to take form in portions of the Park Towne area. While the proposed redevelopment includes ample surface parking for the retail and office tenants, it also includes an improved pedestrian orientation currently lacking in the existing building and in many other developments to the south and east.

The Planning Division recommends that the proposed redevelopment could be improved through the use of more four-sided architecture, particularly for the one-story retail building along the southern edge of the site. The building plans feature few windows along the southern elevation facing down Grand Canyon Drive. Staff believes that this walls the project off from potential patrons approaching the site from the south and requests that the plans be revised to include full, non-spandrel windows along the southern façade to break up the otherwise unvaried wall and to open the project up to the south. Staff also recommends that any utility pedestals and building mechanicals proposed along this wall be full screened. Staff also recommends that vision glass be incorporated into the western wall of the two-story building, which will be partially visible from Mineral Point Road across the greenspace to the west of the site. Planning staff will also work with the developer to incorporate a pedestrian pathway across the northern portion of the parking lot to connect to the sidewalk in front of the two-story building, either as part of this project or as part of a redevelopment proposal for the gas station to the north of the site.

A reuse and recycling plan was submitted as part of this application. Approval of the plan by the City's Recycling Coordinator will be required prior to issuance of a wrecking permit.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** demolition of single-family residence at 414 Grand Canyon Drive subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the plan set be revised per Planning Division approval as follows:
 - a.) that all utility pedestals and ground-mounted mechanical equipment be fully screened with materials complimentary to the building architecture;
 - b.) that the south elevation of the one-story building and western elevation of the two-story building be revised to incorporate (vision glass, non-spandrel) windows along the first floors of those facades;

- c.) that the landscaping plan be revised to include screening along the eastern edge of the parking lot adjacent to Grand Canyon Drive south the of the project driveway to mirror the plantings proposed north of the driveway.
3. That the applicant work with the Planning Division to incorporate a pedestrian walkway through the northern half of the parking lot on the subject site and additional landscaping along the northern property line. In the event that a walkway and landscaping cannot be provided on the northern half of the lot at this time, efforts should be made to incorporate a pedestrian walkway between Grand Canyon Drive and the sidewalk along the eastern wall of the proposed two-story building as part of any future redevelopment of the gas station property to the north.
4. Note: Any future outdoor eating areas for any of the proposed first floor tenant spaces will require conditional use approval by the Plan Commission on separate applications.



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 Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: June 23, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 414 Grand Canyon 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.)

1. The approved primary address for proposed Building "A" is 414 Grand Canyon Drive and Building "B" is 420 Grand Canyon Drive. All proposed future tenant and office suite floor plans shall be submitted in PDF format to Engineering-Mapping (Lzenchenko@cityofmadison.com) to coordinate and assign final unit addresses for this site.
2. This project calls for the site to be subdivided into two separate legal parcels. The 1.995 acres "southern" parcel for this proposed project and the 0.65 acre "northern" parcel intended for use by the adjacent property for future redevelopment to the north. The Owner/Applicant stated their intentions to City Staff, at a previous Development Assistance Team meeting, to record a Certified Survey Map to accomplish such.
3. Any damage to pavement on Grand Canyon Drive will required restoration in accordance with the City's Patching Criteria.
4. Existing site drains to adjacent public stormwater basin with 2 concrete flumes. Said flumes shall be removed by applicant and public area restored to turf. Applicant shall obtain City permit for this work.

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: 414 Grand Canyon Demolition

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

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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 Submit a PDF of all floor plans to Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:zenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
- 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 _____.

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- 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.

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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.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City

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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) off of new paved surfaces
 - Control 80% TSS (5 micron particle) off of new paved surfaces
 - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 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 only 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

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All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

- 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 dedicate 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 be 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

June 26, 2008

TO: Plan Commission

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

SUBJECT: **414 Grand Canyon Drive – Demolition – Construct 2 Buildings Retail/Office**

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 modify the approach and driveway for ingress/egress to improve turning and queuing to Grand Canyon Dr. The applicant shall widen the drive aisle parallel to Grand Canyon Dr. to 30 ft. and enlarge radiuses on the landscape islands at the approach to accommodate turning vehicles.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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), 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'.
4. 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 shall be shown and noted on the plan.

5. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
6. 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: Steve Connor
Fax: 608-833-3408
Email: stevec@bourildesign.com

DCD: DJM: dm

Date: June 2, 2008
To: The Plan Commission
From: Larry D. Nelson P.E., Interim General Manager
Subject: DEMOLITION – 414 Grand Canyon Drive

The Madison Water Utility has reviewed this demolition request and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

This property is located in a Wellhead Protection District – Zone A. The developer shall notify the Water Utility General Manager of the nature of the proposed retail uses of this property so it can be determined if they are allowed in this Zoning District.

GENERAL OR STANDARD REVIEW COMMENTS

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

The Water Utility will need to sign off the final plans, but will not need a copy of the approved plans.

Larry D. Nelson, P.E.



Department of Public Works
Parks Division

City-County Building, Room 104
210 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TTY/Textnet: 866 704 2315
FAX: 608 267 1162

July 1, 2008

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: 414 Grand Canyon Drive

S.W.

- 1. The developer shall provide a 20-foot easement along the north property line for public access and for sanitary and storm sewer maintenance access.**

Approval of 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.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.





May 22, 2008

Mr. David Stone
Sara Investment Real Estate LLC
1612 N. High Point Road
#201
Middleton, WI 53562

Subject: 414 Grand Canyon Drive
Madison, WI
Two Building conceptual plans

Dear Dave:

Your plans for the initial two buildings at 414 Grand Canyon Drive, Madison, are preliminarily approved. All final exterior plans must be submitted for final approval.

Included in the final submission should be the site plan, landscape plan, colors of all materials and building details. If HVAC systems are outside or on the roof, please submit HVAC enclosure plans.

Trash and recycle enclosures are also required. It is suggested that an additional site other than the two shown be explored. The detail for the enclosures will also need to be submitted for approval.

Note that each sign for the tenants and any ground signs need individual approvals. Any ground signs are to be placed no closer to the lot line than 10 feet and be no larger than 8 feet by 4 feet and no higher than 6 feet to the top of the sign.

We look forward to the redevelopment of the site.

If I can be of assistance, please let me know.

Mary Feldt, VP
Park Towne Development Corp.

Enclosure: Site Plan Exhibit A