



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

October 11, 2005

Don Peterson
MGE Construct, LLC
PO Box 1231
133 S. Blair Street
Madison, Wisconsin 53701

RE: Approval of a conditional use permit to allow construction of a ground- water recharge system pump house facility at 4635 Odana Road on the Odana Hills Golf Course.

Dear Mr. Peterson:

The Plan Commission, meeting in regular session on October 10, 2005, determined that the ordinance standards could be met and **approved** your request for a conditional use permit to allow construction of a groundwater recharge system pump house facility on the Odana Hills Golf Course, subject to the conditions below. In order to receive final approval of the conditional use, these conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

1. Obtain Wisconsin Department of Natural Resources (WDNR) approval for proximity to wetland with this facility.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following six items:

2. Property shall be put on flat rate billing plan upon connection to sanitary sewer system.
3. Obtain a permit for sanitary sewer lateral connection.
4. 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.
5. 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 (WDNR). Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.

6. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal parking areas, other miscellaneous impervious areas.
7. 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 John Leach, Traffic Engineering, at 267-8755 if you have questions about the following three items:

8. 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, 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'.
9. The applicant is required to get a "Permit to Construct Commercial Driveway Approach." MGO Driveway Approach Fee \$100.00 MGO Deposit to Insure Conduit \$(May be required at time of approval). Make Check Payable to the City of Madison Treasurer to be delivered to Traffic Engineering, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.
10. All directional/regulatory gates, signage and pavement markings on the site shall be shown and noted on the plan.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

11. The fire lanes shown on the site plans 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.
12. The fire hydrants shown on the site plans do not comply with MGO 34.20(1); 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 contact my office at 261-9632 if you have questions about the following eight items:

13. That the applicant receive approval from the Wisconsin Department of Natural Resources prior to final Planning Unit approval of this conditional use.
14. Approval may be subject to the comments of the Dane County Community Analysis and Planning Division related to the proposed construction within the environmental corridor and the proximity to the wetland boundary.
15. That Madison Gas & Electric (MG&E) support outreach education about the Wingra watershed through a rain garden and information kiosk at Odana Hills Golf Course and promote the adoption of innovative stormwater runoff reduction measures throughout the watershed.
16. That a landscaping plan be developed and implemented that addresses changes to habitats, creation of mudflats, and other changes to Odana Pond. MG&E agrees to finance this plan, which shall be subject to the approval of the Superintendent of Parks and the Director of the Planning Unit.
17. That a landscaping plan be submitted for screening of all proposed buildings subject to the approval of the Superintendent of Parks and the Director of the Planning Unit.
18. That during construction and initial operation of the system, the applicant work with the district alder to form a neighborhood advisory committee appointed by the neighborhood association that includes the alder to address operational concerns with this project.
19. That MG&E work with the City of Madison, Friends of Lake Wingra and Friends of the Arboretum to identify ways to continue to improve the water quality in Lake Wingra and Odana Pond, including but not limited to those proposed by the Friends of Lake Wingra communication on this item.
20. If the effects of this project are substantially different than presented, that this matter come back to the Plan Commission under its continuing jurisdiction.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
John Leach, Traffic Engineering
Gary Dallmann, City Engineer's Office
Si Widstrand, Parks Division
John Lippitt, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: