



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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September 6, 2006

DJK REAL ESTATE, LLC
DON ESPOSITO
6801 SOUTH TOWNE DRIVE
MADISON, WI 53713

SUBJECT: 6001 Kilpatrick Lane

Dear Mr. Esposito:

The Common Council, at its September 5, 2006 meeting, conditionally approved your application for rezoning from PUD-GDP to PUD-SIP for property located at 6001 Kilpatrick Lane.

The conditions of approval are:

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

1. The applicant shall modify the two (2) driveway approaches according to MGO 10.08(3)(c). Any two entrances shall be at least ten (10) feet apart and in case less than sum of the approach flare or radii.
2. The applicant shall revise site plans for driveway and approach should be at least ten (10) feet wide according to MGO.
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), 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'.
4. The applicant shall modify the driveway approaches according to the design criteria for a "Class I" driveway in accordance to Madison General Ordinance Section 10.08(4).
5. 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 DAILEY, CITY ENGINEERING, AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING NINE ITEMS:

6. Mailing addresses will need to be assigned to the individual units, contact Lori Zenchenko to discuss an addressing plan.
7. 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.

8. 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.
9. 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 and the WDNR is required.
10. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:

- a. Provide infiltration in accordance with NR-151.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

11. 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

12. 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).
13. 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.

14. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

15. Show the footprint of all the decks on the site plan. Show building setbacks from the closest part of the building to the property lines.
16. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. Note: This area may be provided in an off-street drive aisle since the building square footage is between 10,000 and 50,000.
17. At the time of the future parking stall development, obtain a minor alteration to an existing PUD(SIP).

PLEASE CONTACT JOHN LIPPITT, MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

18. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
- a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
19. 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.
20. 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. Per IFC 503.3 show approved "fire lane, no parking" signs posted on the site plan. A max of 150-feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.
 - c. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.

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

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

IF YOU HAVE ANY QUESTIONS REGARDING RECORDING THIS PLAN OR OBTAINING PERMITS, PLEASE CALL KATHY VOECK, RON TOWLE OR MATT TUCKER, ZONING ADMINISTRATOR, AT 266-4551.

Sincerely,

Bill Roberts
Planner IV

Traffic Engineering City Engineering Fire Department Zoning Administrator
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c: Zoning Administrator
City Engineering
Traffic Engineering
Brian Munson, Vandewalle & Assoc, 120 E Lakeside St, Madison, WI 53715