



Department of Planning & Community & Economic Development  
**Planning Division**

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

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March 27, 2012

Brian Munson  
Vandewalle & Associates  
120 E. Lakeside Street  
Madison, Wisconsin 53715

RE: Approval of a request to rezone properties generally addressed as 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive from Temp. A (Agriculture District), Planned Unit Development-General Development Plan (PUD-GDP) and Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended PUD-GDP and R2T (Single-Family Residence District) to establish a General Development Plan for the future development of 109,000 square feet of retail/office space, a 24,000 square-foot library and 110 multi-family residential units; and

Approval of the preliminary plat of Town Center Addition to Grandview Commons, creating 18 single-family lots, 5 town center lots and 1 outlot for the future development. (Veridian Homes)

Dear Mr. Munson;

At its March 20, 2012 meeting, the Common Council **conditionally approved** your application to rezone properties generally addressed as 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive from Temp. A, PUD-GDP and PUD-SIP to Amended PUD-GDP and R2T and the preliminary plat of Town Center Addition to Grandview Commons, all subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the Amended PUD-GDP:

**Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following thirty-one (31) items:**

1. The developer shall construct Gemini Drive and reconstruct portions of Big Dipper Drive, Orion Trail, Kilpatrick Lane to accommodate the re-platting of the property. If parking is expanded on Sharpsburg Drive, additional reconstruction of the existing street may be required.
2. The developer shall make improvements to Cottage Grove Road as required by the City Engineering and Traffic Engineering divisions. Further, the developer shall meet with City staff to discuss the improvements and determine what temporary and permanent improvements will be required as part of the future specific implementation plan and final subdivision plat.
3. The developer shall dedicate additional right of way on Cottage Grove Road for sidewalk if 8-foot wide sidewalks are required along Cottage Grove Road, as determined by City Engineering and Traffic Engineering.
4. The developer shall execute a waiver for hearing and notice of assessments related to the reconstruction of Cottage Grove Road in 2015.

5. The proposed sidewalk/ path connection from the end of Kilpatrick Lane to the eastern lot line of the proposed [town center] development shall be considered a Type V sidewalk, which is privately owned and maintained.
6. The developer is proposing to install public water and sanitary sewer for this development. Dedication of public easements shall be coordinated with the final plat. Access easements for maintenance across the parking areas will be required if these improvements are outside of the public right of way.
7. The developer is proposing expansion of the existing retention basin within the Grandview Commons plat to provide off-site stormwater management for this development. The expansion of the existing pond shall require a developer's agreement prior to the approval of any subsequent specific implementation plan or final plat.
8. The developer shall submit the new subdivision plat/ replat to facilitate the necessary redevelopment concept. There are potential street realignments and street name changes associated with Big Dipper Drive and Kilpatrick Lane, which most likely will result in address changes to the existing Grandview Commons III Condominium property currently addressed as 6021 Kilpatrick Lane. Condominium amendment documents may be required.
9. A partial street vacation and dedication allowing for a cul-de-sac street design and improvements are likely on the western end of the existing Kilpatrick Lane segment west of McLean Drive, which will now dead end near the eastern line of this proposed [town center] development.
10. The construction of this development 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. This development is subject to impact fees for the Door Creek North– Phase 2 Sanitary Sewer and Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued (per MGO Ch. 20). The following note shall be placed on the face of the plans and final plat:  
  
*“Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”*
12. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
13. The applicant shall execute a waiver of notice and hearing on the assessments for the improvement of Cottage Grove Road in accordance with Section 66.0703(7)(b) of Wisconsin Statutes and MGO Section 4.09.
14. The applicant shall construct sidewalk along Cottage Grove Road, Big Dipper Drive and Kilpatrick Lane to a plan approved by the City Engineer.

15. The applicant shall make improvements to Cottage Grove Road in order to facilitate ingress and egress to the development. The improvement shall include turn lanes and median improvements.
16. The approval of this development 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.
17. 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.
18. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
19. The applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this planned unit development does not constitute or guarantee approval of the encroachments.
20. All work in the public right of way shall be performed by a City-licensed contractor.
21. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan in PDF format to Dean Kahl, of the City Parks Department - [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816.
22. All damage to the pavement on Cottage Grove Road, Sharpsburg Drive, Big Dipper Drive and Kilpatrick Lane adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
23. 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.
24. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Division may require individual control plans and measures for each building.
25. Prior to final 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; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide oil & grease control from the first 1/2" of runoff from parking areas, and; 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.

26. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
27. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
28. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
29. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. (Per MGO 37.05(7))
30. Prior to approval of the project, 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.
31. 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 Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.

**Please contact Bryan Walker of the Traffic Engineering Division at 267-8754 if you have questions about the following twenty (20) items:**

32. The general development plan and plat shall be modified for and contain a number of improvements to adequately support the development, City concerns, and multimodal options.
33. Due to limited pedestrian-bike connections, the applicant shall work with Planning, City Engineering and Traffic Engineering staff to develop a pedestrian-bike plan for connections to McLean Drive, Cottage Grove Road, North Star Drive, Thompson Drive, and the Grandview Commons Neighborhood. The plan shall include cross-sections, intersection treatments, and right of way

needs. The plan may require changes to the general development plan /plat and shall be approved as part of the general development plan and plat sign-off.

34. The applicant shall provide a considerable deposit for signing and marking for new traffic control measures, including on Sharpsburg Drive and its intersections with Gemini Drive and North Star Drive. This includes money for stops signs, parking, crosswalks and bike lanes.
35. To address potential traffic impacts on the surrounding neighborhood streets, the applicant shall provide a deposit of \$25,000 for traffic calming. Said monies shall be used at locations to be determined by the City and implemented under the City's traffic calming program, policies and procedures.
36. The applicant shall work with Planning, City Engineering and Traffic Engineering staff to develop an interim construction plan for Cottage Grove Road for the development until Cottage Grove Road is reconstructed in the future (currently planned for 2015).
37. To address concerns with conflicts and traffic concerns with the driveway on Cottage Grove Road to the storefront, the applicant shall work with Planning, City Engineering and Traffic Engineering staff to explore multiple options and site designs to reduce traffic conflicts and congestion problems associated with this proposed driveway. The proximity of the storefront entrance to Cottage Grove Road, and the site's building location exacerbates these concerns. Options shall include full closure, right-in/ right-out, and left-in. The plan may require changes to the GDP/plat and shall be approved by the Traffic Engineer as part of the GDP and plat sign-off.
38. The right of way for Gemini Drive shall be 80 feet wide with a 44-foot wide street, a 14-foot wide terrace on the west side, and a 20-foot wide terrace on the east side. The 20 feet includes a 6-foot sidewalk, 8-foot cycle track, and 6-foot tree/sign terrace.
39. Additional right of way may be required along Sharpsburg Drive for adequate transportation provisions, including at the intersection of Gemini Drive. The location of the library and reduction of streets to this part of the development makes this street and intersection a highly intense area for which multiple treatments will be required to adequately support the multiple users and activities. The applicant shall work with Planning, City Engineering and Traffic Engineering staff to explore multiple options and site designs to develop a plan. The plan shall include cross-sections, intersection treatments, and right of way needs. The plan may require changes to the general development plan /plat and shall be approved by the Traffic Engineer as part of the general development plan and plat sign-off.
40. The site plan shall be revised to provide a 20-foot wide walkway along the grocery storefront from Cottage Grove Road to the central walkway and Big Dipper Drive. The 20 feet includes a 6-foot sidewalk, 8-foot cycle track, and 6-foot tree/sign terrace.
41. The site's northern walkway needs to provide a 3-5-foot wide terrace and buffer plus 8-foot sidewalk for shared use (to be connected from the property's eastern edge to the library and Gemini Drive).
42. Final details of the site plan parking lot and drive aisle widths, dimensions shall be finally reviewed and approved by the Traffic Engineer. Some drive lanes may need to be widened and/or relocated. The plan may require changes to the general development plan /plat and shall be approved by the Traffic Engineer as part of the general development plan and plat sign-off.

43. To increase pedestrian accommodations, all intersections of the site parking facilities with public streets shall be driveway-type connections, so the pedestrian sidewalk is elevated across the lanes.
44. Prior to GDP-SIP approval, the applicant shall be responsible for securing all proper permits and approvals for driveway approaches and proposed median breaks onto Cottage Grove Road (CTH BB) from the Dane County Highway and Transportation Department. The applicant shall provide copies of all approved permits to the Traffic Engineering Division prior to approval of plans.
45. The applicant will need enter into a developer's agreement contract with the City to pay for and provide the necessary improvements and roadway modifications that are required to support the proposed development, prior to final approval. The applicant may need to make improvements to the public streets considered temporary until such time as the ultimate improvements are undertaken.
46. The applicant will need to demonstrate how the truck service will ingress the truck loading area off of Cottage Grove Road as well as maneuver through the site and egress back onto Cottage Grove Road.
47. The applicant shall be responsible financially to maintain pavement markings and signage as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, and signage. The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, 12-inch cross walk lines, 24-inch stop bars, pavement markings details and signage to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "All pavement markings shall be installed in epoxy and maintained by the property owner."
48. The applicant shall be required to provide any necessary easements for the installation of street lights and traffic signals, including control boxes, loops, hand-holes, markings and signing.
49. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1"=20'.
50. 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.
51. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible. If the internal street is to be public, the developer shall provide an upfront capital fee for the annual upkeep and maintenance, to be determined by the Traffic Engineer.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:**

52. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, and more specifically as follows: fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls,

loading zones, changes in elevation, power poles, trees, bushes, fences or posts. Building E1 includes street trees that would obstruct aerial access from the fire lane.

53. Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:**

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

55. All public water mains and water service laterals shall be installed by a standard City subdivision contract. A minimum 20-foot wide public water main easement shall be dedicated over those mains not located in the public right-of-way.

**Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:**

56. Final park dedication and development fees for any future multi-family residential units in the Town Center General Development Plan will be determined when specific implementation plans are submitted that include residential units. In addition, park fees will be required for the additional single-family lots proposed in the R2T zoning. The applicant must select a method for payment of park fees before final approval and recording of an PUD-SIP containing residential units or the final plat creating the single-family lots. This development is within the Door Creek impact fee district (S123).

**Please contact my office at 261-9632 if you have questions about the following eight (8) items:**

57. That the Amended General Development Plan be revised per Planning Division and Zoning Administrator approval prior to recording as follows:

- a.) remove the sections entitled "Maximum Development & Maximum Dwelling Units" and "Projected Development" on page 22 of the February 8, 2012 document;
- b.) include language in the zoning text that requires a minimum of 50 percent of the gross floor area in the B block (Buildings B1-B4) be provided above the first/ ground floor to compel multi-story construction;
- c.) revise the "Parking" sections on pages 18 and 21 to note that parking for the B and C blocks will be established as part of the approval of the first specific implementation plan that proposes development on those blocks; the approximate parking counts shall be removed and the other three notes combined into one on the final zoning text (current page 18);
- d.) revise the family definition on page 18 to reference the R4 zoning district and also include a reference to the SR-V1 zoning district from the new Zoning Code (scheduled to be effective in 2012) as successor to the existing R4 district;
- e.) provide a range for the residential and non-residential uses on page 20, with clear minimums and maximums, and consider revising the title of this section to provide more certainty;
- f.) remove the "Accessory Building Regulations" section from page 18 (the gazebos and archways conceptually shown could be considered accessory buildings depending on their construction, and the existing telephone equipment shed that will remain is an accessory structure);
- g.) remove any references to the proposed R2T single-family lots from the final zoning text;

- h.) revise the list of permitted/ allowable uses in the zoning text to allow drive-up service windows as a conditional use to be approved at the time of specific implementation plan approval, and to remove small appliance sales and service, which is a duplicate of home appliances;
  - i.) include in the permitted use section the following provisions for outdoor eating areas:
    - outdoor eating areas for restaurants, brewpubs, taverns, etc. shall be allowed as shown on approved specific implementation plans, or as minor alterations to approved and recorded specific implementation plans when approved by the Planning Division Director following a recommendation by the District Alderperson, with the following conditions or as otherwise provided for through the alteration process:
      - 1) Music: No additional outdoor amplification of sound is permitted.
      - 2) Outdoor eating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11)h.4.
  - j.) limit the "Flex Space" section to Building E1; flex space may only be allowed in Buildings B1-B4 on a building by building basis and as an amendment to the general development plan at the time of the review of a specific implementation plan for those buildings;
  - k.) place the list of Permitted Uses into the body of the zoning text instead of in an appendix, as is currently drafted.
58. The letter of intent summarizing the project history, existing conditions and proposed development shall be separated from the zoning text for the project prior to the final approval and recording of the amended planned unit development. The final zoning text shall include the remaining "General Project Components" not removed in condition #1 in a format approved by the Planning Division.
59. Note: A more detailed review of the proposed grocery store's conformance with the standards for large-format retail establishments outlined in Section 33.24(4)(f) of the Urban Design Commission Ordinance will be conducted as part of the review and approval of a specific implementation plan for the store prior to construction.
60. That the developer work with City staff prior to the recording of this Amended PUD-GDP to develop an overall general development plan for the entire town center that aggregates the existing and future development approved for the three town center sites from the 2002, 2007 and 2012 approvals. The aggregate plan will be approved by the Director of the Planning Division and recorded with the documents for this PUD amendment to serve as the base plan for the entire town center.
61. That the Plan Commission finds the extension of Kilpatrick Lane to not be necessary for the advantageous development of the adjacent lands.
62. That any proposed non-compete clauses or private land use restrictions be submitted for approval by the Plan Commission and Common Council as part of future specific implementation plans for Grandview Commons Town Center, with the goal of ensuring that any such non-compete clauses or private land use restrictions not limit the ability for the approved general development plan for the mixed-use town center to be implemented to the fullest extent possible. The City may consider a restrictive covenant against the proposed town center lots to enforce this condition.
63. A detailed landscaping plan for Outlot 32 shall be submitted for approval by the Planning Division prior to final approval and recording of the final plat creating the residential lots on Kilpatrick Lane. The landscaping plan shall include a detailed grading plan for the area located between the rear yards of Lots P-643 and P-647 and the eastern edge of pavement at the rear of the grocery store and the size and species of landscape materials to be planted. The final landscaping plan shall be installed prior to the completion of grading activities in this area.



64. The developer shall submit reciprocal cross-access and shared parking easements and agreements to govern the town center development for the review and approval of the City Engineer, City Traffic Engineer and Planning Division Director prior to the recording of the final plat and first specific implementation plan.

**In addition, please contact my office if you have questions about the following four (4) conditions of approval added by the Common Council:**

65. Prior to or concurrent with, the Specific Implementation Plan (SIP) for the grocery store being recorded and building permits issued, an SIP shall be approved and recorded and building permits issued for one other building in the town center (other than the library) on the B or C blocks.

66. At the time of submittal of the first SIP, the developer and property owners shall evaluate the size, placement and orientation of Buildings C2 and C3 with the goal of increasing their presence along Gemini Drive and the pedestrian corridor extending from the entrance of the grocery store through the B and C blocks.

67. Preserve the existing mature trees west of the phone switch along Cottage Grove Road.

68. At the time of submittal of the first SIP, the developer and property owners shall create detailed screening and landscape treatments along Cottage Grove Road.

**The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

Approval of the 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.

After the Amended PUD-GDP has been revised per the above conditions, please file **nine (9) sets** of complete, fully dimensioned, and to-scale plan sets and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The final revised PUD-GDP and related documents will be circulated by Zoning staff to the City department staff listed above for their final approval prior to recording.

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 the Amended PUD-GDP 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 the PUD zoning district shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded. The R2T zoning will take effect upon the recording of the final plat for the 18 single-family lots shown on the approved preliminary plat.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
 Planner

- cc: Janet Dailey, City Engineering Division  
 Bryan Walker, Traffic Engineering Division  
 Bill Sullivan, Madison Fire Department  
 Kay Rutledge, Parks Division  
 Dennis Cawley, Madison Water Utility  
 Pat Anderson, Asst. Zoning Administrator

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