



Department of Planning & Community & Economic Development

Planning Division

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January 12, 2016

Brad Koning
Shulfer Architects, LLC
1918 Parmenter Street, Suite 2
Middleton, Wisconsin 53562

RE: Approval of a Planned Development–Specific Implementation Plan to allow construction of a 3,955 square-foot multi-tenant commercial building at 6012 Gemini Drive in the Grandview Commons Town Center (Building C2) [Elkhead Capital, LLC].

Dear Mr. Koning;

At its January 5, 2016 meeting, the Common Council **conditionally approved** your application for PD (SIP) approval of Building C2 at Grandview Commons Town Center on land addressed as 6012 Gemini Drive subject to the following conditions, which shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of permits for new construction:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have any questions regarding the following nine (9) items:

1. The applicant shall move note 7 regarding storm sewer pipe material ADS N-12. It currently is labeling the sanitary lateral. This material would not be an acceptable material for sanitary sewer applications.
2. Contact City Engineering to determine if outstanding impact fee payments are due for this development. All outstanding impact fees shall be paid prior to issuance of building permit.
3. 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.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
5. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.

6. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, 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.
7. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
8. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
9. A permit to excavate in the right of way is required for the proposed public sidewalk.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following four (4) items:

10. Tenant addresses previously approved: Tenant suite F = 6012 Gemini Dr.; Tenant suite E = 6016 Gemini Dr.; Tenant suite D = 6020 Gemini Dr.
11. This site is subject to and benefits from Declaration of Easements, restrictions and covenants per Document No. 5007395, Stormwater Management and access easement per Document No. 5007401 and Stormwater Management Declaration of Conditions, Covenants and Restrictions per Document No. 5075951. The site plan shall add notes referring to these documents.
12. The site plan shall identify lot and block numbers per a recorded Certified Survey Map or plat.
13. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following five (5) items:

14. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
15. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
16. All parking facility design shall conform to the standards in MGO Section 10.08(6).
17. It is recommended that all bicycle stalls be a minimum of 2 feet setback from pedestrian walkways to prevent encroachment from irregularly parked bicycles and/or bicycle trailers.
18. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions about the following five (5) items:

19. Submit an overall site plan showing the entire planned multi-use site including the C3 retail site and grocery store.
20. Submit an overall landscape plan for the entire planned multi-use site including existing as well as proposed landscaping. The landscape plan shall be stamped by the registered landscape architect. Per MGO Section 28.142(3), landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
21. Provide a detail for the refuse enclosure. The enclosure area shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of 6 feet and not greater than 8 feet.
22. Submit a rooftop plan showing any proposed rooftop mechanical equipment and screening. All rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from 6 feet above ground level.
23. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Dennis Cawley of the Water Utility at 261-9243 if you have questions about the following item:

24. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions about the following item:

25. To protect the economic interests of the owner, occupant, and the City of Madison from losses due to fire, the Madison Fire Department **recommends** the installation of a fire sprinkler system.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following item:

26. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction.

Please contact my office at 261-9632 if you have any questions regarding the following four (4) items:

27. Revise all references in the Specific Implementation Plan to "Building C2" (Building C4 is the Metro Market).
28. The Gemini Drive entrances into the commercial spaces shall be unlocked and operable during business hours. Operable doors into those spaces from the parking area are also encouraged.
29. That the specific implementation plan for be revised per Planning Division approval prior to recording and the issuance of building permits to revise the design of the proposed multi-tenant building to meet the design requirements for the C2 building in the 2012 Grandview Commons Town Center General Development Plan, namely the height of the one-story building as measured to the top of the parapet. [A similar treatment as the one approved for Building C3 would be acceptable.]
30. The applicant shall note in the final plans that this project is subject to the zoning text approved with the Grandview Commons Town Center General Development Plan (dated June 11, 2012).

The applicant is also required to satisfy the UDC conditions of approval 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.

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, 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 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-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. 28.181(5), 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: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility

Jenny Kirchgatter, Assistant Zoning Administrator
Janet Schmidt, Parks Division
Bill Sullivan, Madison Fire Department

Accela ID: LNDUSE-2015-00057			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" 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"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: