

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
August 9, 2005

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to construct a three-story office building containing approximately 65,300 square feet as a major alteration to an existing conditional use on property located at 610 John Nolen Drive.
2. Applicable Regulations: Section 28.04(22) requires that new development located within 150-feet from a public park must obtain a conditional use permit. Section 28.09(6)(c) lists office buildings as a permitted use in the C3L Commercial Service and Distribution District.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Gary Williams, Wisconsin Automobile and Truck Dealers Association, 150 East Gilman Street, Madison, WI 53703; and Ron Mastalski, Strang, Inc., Inc., 6411 Mineral Point Road, Madison, WI 53705.
2. Status of Applicants: Property owner and architect.
3. Development Schedule: The applicant wishes to commence construction on the proposed office building as soon as land use approvals have been obtained.
4. Parcel Location: Northeast side of John Nolen Drive approximately one block north of the intersection with Rimrock Road adjacent to the Wisconsin and Southern Railroad right-of-way and across the right-of-way from Olin-Turville Park, Aldermanic District 14, Madison Metropolitan School District.
5. Parcel Size: 116,274 square feet (2.67 acres).
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Three-story office building containing approximately 55,800 square feet of office area and a 9,500 square foot parking garage on the first floor.
9. Surrounding Land Use and Zoning:  
  
North – Railroad right-of-way and Olin-Turville Park zoned C3L and C (Conservancy) District.

- East – Hotels, offices, contractor’s office and shop and Lake Monona zoned C (Conservancy) and C3L.
- South – Offices, wetlands and open space zoned C3L in the City of Madison and County A-1 in the Town of Madison.
- West – Dane County Fairgrounds and Alliant Center properties zoned County A-1 in the Town of Madison.

- 10. Adopted Land Use Plan: Cc Community Commercial District.
- 11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. This property is located within 150-feet of a City owned public park.

**PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

**STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards. This property is located within Urban Design District No. 1.

**ANALYSIS, EVALUATION AND CONCLUSION:**

In April, 2002, the Plan Commission approved a demolition permit and a conditional use permit for the subject property and the adjacent lot to allow for the removal of a building foundation and concrete loading dock on this property, and a conditional use permit for development within 150-feet of a public park to construct a four-story, 86,500 square foot office building. Subsequent to these approvals, the applicant removed the existing structures, received approval of a certified survey map for this property, and commenced marketing of the proposed office space. A prospective tenant for this property wished to occupy their own building and applied for approval to construct a separate office building containing approximately 31,800 square feet on the southerly portion of the underlying property. A certified survey map was approved to divide the original parcel into two lots to allow for the development of two office buildings, one of which was sold to the previous developer. This application was approved by the Plan Commission in May, 2005.

The current applicant also wishes to occupy their own building. This change will result in the construction of two office buildings on the underlying site, which will, together, result in two structures containing approximately the same office space as previously approved single office building. The applicant will occupy the second floor of the proposed building and plans to lease the entire third floor and a portion of the first floor office space. The remaining first floor area will contain common area, a cafeteria, and training rooms. Approximately 9,500 square feet of first floor space will be devoted to a parking garage containing 21 parking stalls.

The office building which is the subject of this application will be constructed on Lot 2 of the recently approved certified survey map. This lot contains 116,274 square feet (2.67 acres). The proposed office building will be three stories in height and provide a total of approximately 55,800 square feet of office area and a 9,500 square foot parking garage containing 21 parking stalls on the first floor. This building will also be provided with 160 surface parking stalls. The 181 total parking stalls includes 6 required accessible parking stalls. The Zoning Code requires 186 off-street parking stalls to be provided to support an office building of the size being proposed for this site. This proposal will comply with the City Ordinance requirements since some of the required off-street parking stalls will be shared with the adjacent office building.

The applicant has provided a landscape plan for the proposed office building and its off-street parking facility, which provides a mixture of deciduous and evergreen trees and shrubs and should provide an attractive setting for the proposed office building, including screening of the off-street parking facility from the adjacent land uses and public rights-of-way, as required. The proposed development is located in Urban Design District No. 1. The Urban Design Commission, at their August 3, 2005 meeting, granted final approval for this proposal (see attached report).

The Zoning Code requires all multi-family residential and commercial development, which is located within 150-feet of a public park, obtain a conditional use permit. This property is located across the Wisconsin and Southern Railroad right-of-way from Olin Turville Park. This portion of the park is a conservancy area that is substantially wooded (see attached aerial photograph). In addition to the existing trees and understory growth within Olin Turville Park, and the natural growth along the railroad corridor, the applicant is introducing canopy shade trees within islands throughout the parking area to screen the proposed development from the nearby public park. The standards for approval of development adjacent to public parks includes an inventory of vegetation in any area proposed for building, filling, grading or excavating within 100-feet of the park. The subject property line is 99-feet from the park boundary (the width of the railroad right-of-way) and little vegetation exists on the development site, other than weedy growth. All landscaping is proposed as shown on the attached landscape plan. This proposal does comply with development standard number 1. Standard number 2 regulates signs within 200-feet of a public park. No signage will be provided within 200-feet of Olin Turville Park, nor will any signage for this site interfere with views to or from Olin Turville Park. Standard number 3 limits grading and drainage alterations within 35-feet of a park property. This development is a minimum of 99-feet from the park boundary. Standard number 4 requires that pedestrian traffic to and from the park not be unduly hampered by traffic pattern and volume. The subject property is located at the end of a cul-de-sac (John Nolen Drive frontage road) and is separated from the public parklands by a railroad right-of-way. No pedestrian traffic would be accessing Olin Turville Park from or through the subject property. Staff concludes that the proposed development can meet the standards for development within 150-feet of a public park.

### **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the conditional use standards and the standards for development within 150-feet of a public park are met and approve the construction of a new 65,300 square foot, 3-story office building on the property located at 610 John Nolen Drive as a major alteration to the previous conditional use approval on this property subject to input at the public hearing and reviewing agency comments.

**AGENDA # IV.B.**

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** August 3, 2005

**TITLE:** 610 John Nolen Drive – New  
Construction/Ext. Remodeling in Urban  
Design District No. 1, Office Building

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** August 3, 2005

**ID NUMBER:**

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Members present were: Lou Host-Jablonski, acting Chair; Lisa Geer, Cathleen Feland, Robert March, Todd Barnett, and Michael Barrett, and Bruce Woods.

**SUMMARY:**

At its meeting of August 3, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of the development of a new office building on property located at 610 John Nolen Drive. Appearing on behalf of the project was Ron Mastalski, Christopher Thiel of Schreiber-Anderson & Associates, TC Lin of Strang Architects, and Gary Williams and Larry Skartvedt of the Wisconsin Automobile and Truck Dealers Association. The final plans as presented featured the following:

- An L-shaped, asymmetrical building featuring an undulating, 3'- 4' landscape wall with benches, provided at the property's frontage on the terminal end of the John Nolen Drive Service Road's cul-de-sac terminus.
- The main entry to the building is at its rear, opposite its frontage with John Nolen Drive and features a plaza drop-off area including a seating area with benches.
- A bikeway path connector is provided from the bikeway path paralleling John Nolen Drive to the rear main entry of the building.
- An on-site storm water detention basin is provided on the northerly apex of the site which accommodates and directs all storm water on the site due to problems with existing soil contamination issues.
- The color palette of the building ties back and is complementary to the recently approved office building on the opposite side of the cul-de-sac terminus of the John Nolen Drive service road at 660 John Nolen Drive. Building materials consist of a pre-cast buff dome base, vertical pre-cast columns, brick with metal trim in a champagne anodized aluminum treatment.

Following the presentation of the plans, the Commission expressed concerns on the following:

- The proposed use of "Midwest Wildflower Mix" by the Olds Seed Co. shall be substituted for a wildflower mix that includes a more complementary mix with more native plants rather than the annuals contained within this specific mix.
- The landscape plan appears to not provide sufficient deciduous trees along the property's frontage with John Nolen Drive as well as the rail corridor, including tree islands along the rail corridor. The use of swamp white oak and burr oak is suggested to be incorporated within the overall landscape plan.

- Eliminate some parking stalls in front of the rear entry to the building in order to enhance vehicular circulation.
- Ground floor fenestration and detailing is missing on the lower level façades of the building's west elevation as well as portions of its northeast elevation, consider transoms and glass or block windows on the lower level façade of the building elevations, in addition to the incorporation of reveals, art, and consideration for clear story window elements.
- Some concern was expressed about the expansive parking as proposed. The applicant noted that the combined parking between the previously approved project at 660 John Nolen Drive and this companion office development reflected less parking than previously approved proposal for a one-building development on the combined sites.

**ACTION:**

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a vote of (6-1) with Barrett voting no. The motion required that:

- Canopy trees be placed in all tree islands along the railroad right-of-way, as well as the incorporation of deciduous trees along the property's John Nolen Drive frontage to include consideration for swamp white and burr oaks.
- Eliminate some surface parking adjacent to the rear main entry of the building to enhance vehicular circulation without wiping out tree islands as well as maintaining handicapped accessibility and required fire access.
- Provide daylighting amenities along the lower level of the John Nolen Drive elevation as well as the rear northeast elevation in addition to other options for more detailing and fenestration.
- The modified plans shall be reviewed and approved by staff.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 7, 7.5, 7.5, 8, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 610 John Nolen Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	9	7	8	-	8	8	8
	8	8	9	9	-	8	7	8
	-	-	-	-	-	-	-	7
	6	7	7	5	-	5	6	6
	-	-	-	-	-	-	-	7.5
	5	7	7	6	-	6	3	5
	6	7	8	7	-	8	8	7.5
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Parking excessive but well screened. Landscaping needs tweaking.
- Well thought out; windows in base; excellent integration of front door.
- Very nice building. Increase the amount of large shade trees in parking lot and along John Nolen Drive.
- Handsome building. Needs daylighting into parking to save electric lighting. Also, needs more trees to shade parking lot.
- Nice building, nice landscaping, but why so much parking this close to downtown?
- Very attractive and inviting landscape solution, good linkage with bike and pedestrian traffic. Improve the wildflower seed mix to compliment the native prairie and detention mixes, specifically all perennials and preferably native or naturalized plants. Add shade trees in outer parking islands to reduce parking lot heat. Submit cut sheet for lighting. Like the permanent grid system to allow for tenant change. LED lighting is also a good option for the letters.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** Aug. 6, 2005

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 610 John Nolen Dr.

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**Present Zoning District:** C3L

**Proposed Use:** Construct a 60,000 sq. ft. Office Building with 22 stall internal parking gar. (Office 55,829 sf., 9,443 s.f. parking level)

**Conditional Use:** 28.04(21) New development in excess of 5,000 adjacent to a park is a conditional use.

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). **NONE**

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of seven total accessible stalls striped per State requirements (6 surface and 1 in the garage. A minimum of one of the stalls in the surface lot and one on the garage shall be van accessible stalls 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the accessible stalls. **(Note: the sign cannot be at the head of the striped out area. It shall be at the head of the accessible parking stall.)**
2. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide 18 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. **NOTE:** A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

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4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	116,274 sq. ft.
Lot width	50'	420.99'
Usable open space	n/a	n/a
Front yard	0'	5'
Side yards	0'	36' and 46'
Rear yard	30'	125'
Floor area ratio	3.0	.48
Building height	--	3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	186	160 surface <u>21 garage</u> 181 Total (Parking Reduct.)
Accessible stalls	6 surface <u>1 garage</u> 7 Total	(1)
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	18	(3)
Landscaping	Yes	(4)
Lighting	No	(5)



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Other Critical Zoning Items	
Urban Design	Yes, District 01
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



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  
608 267 8677 TDD

**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.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

DATE: August 12, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 610 John Nolen Drive Conditional Use

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. Access to Rimrock Road (CTH MC) must be approved by Dane County Highways.
2. Stormwater management required includes oil and grease control, infiltration, 80% sediment control and detention.
3. All utility work in the Rimrock Road right-of-way will require permits from Dane County Highways.
4. Prior to approval, owner shall provide copy permit from MMSD to connect to their structure.

**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: 610 John Nolen Drive Conditional Use

**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 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 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**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 \_\_\_\_\_.
- 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.

**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.
- 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.
- 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.
- 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

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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.

#### 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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 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. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 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.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 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.
- 4.13 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) Version 2001 or older, MicroStation (dgn) Version J or older, 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.)

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in this transmittal.

- 4.14 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 dedicated 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.

#### 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 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.
- 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 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 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 and alignment of the proposed service.



**Traffic Engineering Division**

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

August 11, 2005

**TO:** Plan Commission  
**FROM:** David C. Dryer, P.E., City Traffic Engineer  
**SUBJECT:** 610 John Nolen Drive - Conditional Use – Construct 60,000 Sq. Ft. Office Building

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.)

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1. When site plans are submitted for approval, the developer shall provide a recorded copy of the land agreement for passage over, upon, across and through the proposed C.S.M. lot 1 for Madison Metro Sewage District facility, 522 John Nolen Drive. This land agreement for vehicular access shall be a perpetual, non-exclusive, unimpeded or unobstructed land agreement only for MMSD over lot 1. The property owner/tenants of 610 & 660 John Nolen Drive shall not have access over MMSD site to John Nolen Dr. This comment shall be noted in the easement and on the site plan.
2. The applicant is proposing to modify the Madison Metro Sewage District access to John Nolen Drive. The MMSD driveway and approach to John Nolen shall be decreased to sixteen (16) ft. with two 5-foot flares and public sidewalk/bike path across the John Nolen Drive approach. MMSD shall note on the conditional use site plans the following: "Madison Metro Sewage District Vehicle Access Only to John Nolen Dr. Madison Metro Sewage District shall maintain and control gate operations, at all times preventing any other access at this approach." The applicant shall show the access restriction and crossing easements over lots 1 & 2 for the MMSD as noted on C.S.M. 11220 on the site plans.
3. The applicant shall provide a copy of the MMSD easement recorded July 22, 2002 as Document No. 3517419.
4. The applicant shall show notes 4 to 8 as noted on CSM # 11220 on sheet 5 of 5 site plan.
5. The applicant shall relocate that all bike rack to the building, accommodating direct linkage of the bike racks and bike path.
6. The applicant shall not take construction access directly to John Nolen Drive, All construction access shall be from the frontage road and shall be noted on the site plans.
7. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction or interest in the site plans. The applicant shall provide the Madison Metro Sewage District approval letter to Traffic Engineering prior to approval.

#### GENERAL OR STANDARD REVIEW COMMENTS

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

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, 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'.

9. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, truck movements, ingress/egress easements and approaches. The applicant shall show on the plan truck route for MSSD across the lot.
10. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
11. "Stop" and "Right Turn Only" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at all driveway approaches to John Nolen Service Road and John Nolen Drive. 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.
12. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the underground parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
13. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
14. 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: Ron Mastalski  
Fax: 608-275-9204  
Email: mastalski@strang-inc.com

DCD:DJM:dm





# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 8/5/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **610 John Nolen Dr.**

The City of Madison Fire Department (MFD) 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. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. 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. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
3. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of 2 shall be shown.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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