



Department of Planning & Development
Planning Unit

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May 3, 2005

Harvey Johnson
Ayres Associates
1802 Pankratz Street
Madison, WI 53704

Richard Wilberg
American Family Mutual Insurance Co.
6000 American Parkway
Madison, WI 53783

SUBJECT: "American Center - Hanson Addition" and Zoning Map Amendment

Dear Gentlemen:

This is to inform you that the Plan Commission, at its May 2, 2005 meeting, recommended approval of the final plat of "American Center, Hanson Addition" and a Zoning Map Amendment from O3 to O4 for this site.

The Common Council will approve this matter at their May 17, 2005 meeting.

The conditions of approval are:

Please contact John Leach or Dan McCormick, City Traffic Engineering, at 266-4761 if you have questions regarding the following three items:

1. 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'.
2. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime".
3. The applicant shall show the dimensions for existing and proposed surface/underground parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in

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Section 10.08(6)(b)2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)

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

4. Portions of the area proposed for rezoning appear to be delineated environmental corridor and shall be so noted.
5. 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) from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter 111. 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.

6. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

The plat shall be approved by the State Department of Development.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Bill Roberts at 266-5974 x 205, about the steps which should be taken to meet and receive signoff from the reviewing agencies that must signoff on this plat.

Sincerely,

Bill Roberts
Planner IV

Enclosure

cc: City Engineering
Traffic Engineering
Zoning Administrator
Real Estate – Jeff Ekola
Surveyor: