



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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July 25, 2006

Thomas McCoy
McCoy Engineering
5440 Willow Road – 115
Wausaukee, WI 53597

SUBJECT: 4402-4420 East Buckeye Road

Dear Mr. McCoy:

The Plan Commission, at its July 24, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a demolition permit/conditional use located at 4402-4420 East Buckeye Road.

In order to receive final approval of your proposal, the following conditions must be met:

The Plan Commission specifically directed that the buildings shall not be burned down as a Fire Department training activity. In the event that burning the building might be proposed, a neighborhood meeting must be held.

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

1. If the automobile laundry has some type of indoor drying equipment, the exit door shall be forty (40) feet beyond the dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line, and meets Section 28.08, Madison General Ordinances, and all other requirements.
2. PDQ letter of intent, PDQ is open 24 hours. The Plan Commission did not impose limits on the hours of operation of the car wash.
3. The applicant shall prevent drainage or deposition of water, which may create icing on any public sidewalk or right-of-way. In addition, the applicant shall prevent the drainage or deposit of cleaning material that may create undesirable conditions in the storm drainage system. Both water and cleaning material controls shall be noted on the site plan.
4. In addition, for every self-service stall, the applicant shall provide five (5) reservoir parking spaces. This site has two (2) self-service stalls and requires 10 reservoir parking spaces dimensioned nine (9)

feet by twenty (20) feet to be shown on the site plan. The car wash reservoir parking spaces shall be clearly identified. The applicant shall provide a proposed Queuing Model with the plans.

5. 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'.
6. The applicant shall show and dimension the gas pumps on the plans as to comply with the following: Gasoline pumps or similar facilities served by such driveways and approaches shall be a minimum of 15-feet from the right-of-way line of the street.
7. The applicant shall demonstrate the tanker truck movement through the site to ingress and egress in a forward manner.
8. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking, and conduit and handholes including labor and materials for both temporary and permanent installations.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following twenty items:

11. Submit for approval and recording, a one lot Certified Survey Map (CSM) combining the existing PDQ store property and the proposed acquired property to the east. That CSM can also then facilitate the probable right-of-way dedications along East Buckeye Road. Coordinate the proposed East Buckeye Road right-of-way configurations with City Engineering and/or Traffic Engineering.
12. The developer shall dedicate right-of-way along East Buckeye Road a minimum of 11-feet from the existing face of curb on Buckeye Road.
13. The developer shall construct 5-foot wide concrete sidewalk along East Buckeye Road. The edge of the new sidewalk closest to the street shall be 5.5-feet off the existing face of curb on Buckeye Road. This will create a grass tree terrace 5-foot wide.
14. The developer shall address the existing encroachment of pavement in the existing right-of-way along East Buckeye Road near Blossom Lane by obtaining a Privilege in Streets Permit or other alternatives as may be acceptable to the City Engineer.
15. The developer shall modify the plan for pavement around the fuel pumps to reflect the requirements for right-of-way and sidewalk.
16. "Tracking" run-off from the car wash must be collected in an inlet prior to the sidewalk on Buckeye Road.

17. The construction of this building will require removal and replacement of the 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.
18. The applicant shall dedicate an 11-foot wide strip of right-of-way along East Buckeye Road (measured from existing face of curb).
19. **Value of sidewalk installation over \$5,000.** The applicant shall construct sidewalk to a plan approved by the City Engineer along East Buckeye Road.
20. 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.
21. 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.
22. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
23. 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.
24. If the lots within this certified survey map are inter-dependent upon one another for stormwater 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 certified survey map and recorded at the Dane County Register of Deeds.
25. Prior to approval, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a. Control 40% TSS (20 micron particle).
 - b. Provide oil and grease control from the first ½" of runoff from parking areas.Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.
26. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

27. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a. SLAMM DAT files.
 - b. RECARGA files.
 - c. TR-55/HYDROCAD/Etc.
 - d. Sediment loading calculations.

If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided.

28. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a. Building Footprints
 - b. Internal walkway areas
 - c. Internal site parking areas
 - d. Lot lines and right-of-way lines.
 - e. Street names
 - f. Stormwater management facilities.
 - g. Detail drawings associated with Stormwater Management Facilities (including if applicable, planting plans).
29. 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.

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

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:

31. Show the rear setback dimension on the site plan.
32. Meet all applicable State requirements including, but not limited to:
- a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8-feet wide with an 8-foot striped out area adjacent. **Show dimensions of the stall on the plan.**
 - b. Show signage at the head of the stalls. Accessible stalls shall be a minimum of 60" between the bottom of the sign and the ground.
33. Provide 2 (10' x 35') loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
34. 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.
35. Exterior lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
36. The following provisions shall apply to automobile laundries:
- a. A buffer area at least six (6) feet in width and initially landscaped with four-foot tall evergreen shrubs to ultimately form a contiguous hedge not less than five (5) feet nor more than six (6) feet in height, shall be established and maintained at any rear or side lot line abutting a residence district. A solid wall or fence providing a visual screen and of decorative design may be substituted for the evergreen hedge. **Although the adjacent residential use is zoned commercial, a screening buffer is required because of the residential use and shown on the final plans.**
 - b. Any exterior lighting to illuminate the premises shall be arranged so as not to reflect rays of light into adjacent lots nor shine rays of light directly into the streets. (Chapter 28)
 - c. NOTE: This automobile laundry is not within 3/8 of a mile (1,980 feet) of 3 or more automobile service stations or automobile laundries.

Contact Harry Sulzer, 266-4568, regarding the following two conditions:

37. For a self-service or full-service automobile laundry having some type of indoor drying equipment, the exit door shall be at least 40-feet beyond such dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line and meets Section 24.09, Madison General Ordinances and all other requirements (Chapter 10).
38. Chapter 24 of the Madison General Ordinances regulates stationary noise in the City of Madison. Your final mechanical equipment selections, including but not limited to, HVAC equipment and generators, must comply with the ordinance. Noise levels at the lot line may be as low as 65 dBA or as high as 75 dBA depending on the zoning district of your property and the neighbors' properties on all sides. Chapter 24 of the Madison General Ordinances is available on the internet or at the Building Inspection counter.

Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

39. All portions of the exterior walls of newly constructed buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section

28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
PDQ Food Stores, Inc., 8383 Greenway Blvd., Middleton, WI 53562

Zoning City Engineering Traffic Engineering
