



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
PH 608 266-4635

November 30, 2005

Kevin Carey
The Carey Group
700 Ray-o-Vac Drive
Madison, WI 53711

SUBJECT: 7502 West Towne Way

Dear Mr. Carey:

The Common Council, at its November 29, 2005 meeting, conditionally approved your application for rezoning from PCD(GDP) to PCD(SIP) for property located at 7502 West Towne Way.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following four 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. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
3. A sidewalk shall be installed from the building entrance to West Towne Way and Zor Shrine Place, public sidewalks with ramps and crosswalks as required.
4. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Street Lighting, Traffic Signals, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
5. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following sixteen items:

6. Stormwater requirements include detention, 80% TSS control, infiltration and oil and grease control.
7. Revise plans to show existing private storm and sanitary sewers and easements, crossing this lot, benefiting adjacent lot to the south.
8. Revise plan, or simply reprint Sheet A101, so that it is to scale.
9. All work in the public right-of-way shall be performed by a City licensed contractor.
10. 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.
11. 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.
12. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
14. 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.
15. 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.)

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

16. 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.
17. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

18. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
19. The utility's contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
20. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
21. 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.

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

22. The site plans shall be to scale 1" = 20'. The plans shall be consistent. Show dimensions of the site, building and setbacks of the building to the property line.
23. In the zoning text, signage will be allowed as per Chapter 31 of the Madison General Ordinances as it applies to the C2. Under permitted uses, delete "other uses listed here..." if there are none.
24. Provide 4 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
25. 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.
26. 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 .10 watts per square foot.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:

27. The applicant shall provide a full landscape material list accompanying the landscape plan submitted with the final Specific Implementation Plan documents.
28. The applicant shall comply with the conditions of approval as specified by the Urban Design Commission at their October 19, 2005 meeting.
29. The Plan Commission requested that the applicant work with City staff to provide a pedestrian connection to the residential development to the south of the subject property.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

30. All portions of the exterior wall of this new building shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.20 for additional information.
31. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of 2 shall be shown.
32. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.29, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.

Please contact Tim Sobota, Madison Metro Transit at 266-4904 if you have questions regarding the following four items:

33. The applicant shall install a concrete passenger boarding pad on the south side of West Towne Way, approximately 80-feet east of D'Onofrio Drive. The concrete pad shall occupy the full distance of the terrace, measure 6-feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
34. The developer shall include the location of this concrete passenger boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.
35. Metro Transit operates bus service seven days a week along West Towne Way. Metro bus stop #6281 is on the south side of West Towne Way, approximately 80-feet east of D'Onofrio Drive.
36. Metro Transit requests to sign and review final documents submitted for this project.

Approval of the SIP 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. 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 street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file nine (9) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, 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 signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Mr. K. Carey

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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 (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain 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.

Sincerely,

Peter Olson
City Planning

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Fire Department Planning Urban Design Commission Madison Metro
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