

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of July 9, 2007**

RE: I.D. #06316, Demolition Permit – 2501 W. Beltline Highway

1. Requested Action: Approval of a demolition permit for five primary structures and one accessory structure to accommodate a mixed-use redevelopment project.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Kevin Firchow AICP, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Bradley Hutter; Arbor Gate Development, LLC; 3001 W. Beltline Highway Suite 202; Madison, WI 53713

Agent: Andy Inman; Vierbicher Associates, Inc.; 999 Fourier Drive #201; Madison, WI 53717
2. Development Schedule: The applicant wishes to begin demolition as soon as all necessary approvals have been obtained. The application indicates the project will begin in August 2007 and be complete in August 2008.
3. Parcel Location: The 5.64 acre project area is located on the Beltline Frontage Road at Todd Drive.
4. Existing Conditions: The site is currently occupied by seven individual parcels. Five of the seven parcels are currently zoned C-2 and the remaining two are zoned C-3 L. The site is currently occupied by a variety of commercial tenants including Verlo Mattress Factory (relocating to the Design Center, Allen Kitchen & Bath (relocating to the Design Center), the Kayser Suzuki Dealership, Pantera Embroidery, Brembo Cars, and several surface parking lots. The applicant has submitted a photo inventory of the existing conditions.
5. Proposed Use: A mixed-use redevelopment project containing two six-story buildings with 24,800 square feet of ground-floor retail and 173,140 square feet of commercial office is proposed.
6. Surrounding Land Use and Zoning:

North: Beltline Highway, Commercial, zoned C-3 L

South: Multi-family Residential, Zoned R-4

East: Commercial Development, Zoned C-3 L, Multi-family residential development in the Town of Madison.

West: Temporary surface parking lots and construction staging, zoned M-1 and PUD-GDP.

7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for CMU-Community Mixed Use.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22).

ANALYSIS, EVALUATION, AND CONCLUSION

The applicant wishes to demolish five primary structures and one accessory structure to allow for the redevelopment of the subject area with two six-story buildings. A total of 24,800 square feet of ground-floor retail and 173,140 square feet of commercial office are proposed. As with all demolition permit applications, the Plan Commission needs to determine that the requested demolition and the proposed new use of the property are compatible with the purpose of the demolition permit section of the zoning ordinance and the zoning district in which the property is located.

Based on the photo evidence supplied by the applicant, the buildings appear to be in various states of repair. Staff has not performed an inspection of the interior of any of the buildings. The subject area is currently occupied and utilized for a variety of commercial purposes. The applicant cites that two tenants on the subject party: Verlo Mattress Factory and Allen Kitchen and Bath are relocating to the Design Center, currently under construction on the west side of Todd Drive on the Frontage Road.

The proposed new retail/office building represents infill development in an area that the Comprehensive Plan recommends for CMU- Community Mixed Use. The recommended land uses in this district include commercial buildings, employment, retail, and service uses intended to serve both adjacent neighborhoods and wider community markets. Planning Division staff view this proposal as consistent with the Comprehensive Plan.

The new development will occur under C-2 zoning, the district that currently regulates five of the seven subject parcels. Two other parcels are currently zoned C-3L. The proposed development is consistent with zoning.

The plans submitted show both proposed six-story buildings facing the Beltline, with a five-story structured parking facility located at the rear, near the middle of the site. Retail signage will be limited to the first floor level of the two buildings. Tenant space above the first floor level would be dedicated for office. The proposed building materials will consist of brick, pre-cast metal panels and glass/windows.

Access on the site will be provided by four separate driveways. The primary access for customers and visitors will come via two driveways on the Beltline Frontage Road. There are currently five access points along this same frontage. Another access point will be provided from Todd Drive. The final access point will come from McDivitt Road and will be used as an alternative to access the parking structure. Truck traffic will access the building from the Todd Drive and the Frontage Road Drives.

The applicant has had one informational presentation with the Urban Design Commission. The Urban Design Commission offered several recommendations relating to parking design, increasing open space, improving sidewalk/pedestrian access, and roundabout location. It should be noted that the UDC review is not required but the applicant has taken the project their on their own accord to get advice from the Commission. These comments are attached.

In addition to these comments, Planning Division staff require a few clarifications related to site landscaping and the proposed parking structure. The submitted "Planting Plan and Plant Schedule" plan depicts the general extent of landscaping, screening, and plant materials to be used. However, it is unclear in some instances what specific type of landscaping is proposed. Landscaping and screening along the parking structure and adjacent residential property will need to be clarified and will be a condition of approval.

The proposed structure replaces a large surface parking lot and metal shed. In the letter of intent, the applicant states that the proposed structure will accommodate a five-level parking structure with 597 spaces. The first floor of the structure will be partially sunken to reduce the height of the structure and to make it more comparable in size to the surrounding residential structures. The plan set does not, however, include elevations or other depictions indicating the specific design, massing, and materials on the proposed parking structure. Planning Division staff will need to review parking structure elevations as a final condition of approval.

The applicant has submitted a reuse and recycling plan with this application that will need approval by the Recycling Coordinator prior to the issuance of wrecking permit if this request is approved. That report is included in the applicant's submittal.

In conclusion, Planning Division staff finds that the proposal is consistent with zoning and adopted plans and would support the normal and orderly development and improvement of surrounding properties. Staff supports the demolition of the buildings as a necessary component of the redevelopment of this portion of the West Beltline Highway at Todd Drive.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the demolition of the identified primary structures located at 2501, 2525, 2609 (two structures), and 2613 West Beltline Highway and the accessory structure at 2688 McDivitt Road subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a revised "Planting Plan and Plant Schedule" that includes a key linking the plant list to their specific locations on the plan, subject to final approval by Planning Division staff.
3. That the applicant submits elevations depicting the all sides of parking structure, subject to final approval by Planning Division staff.
4. That a CSM combining the parcels is approved.

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION
TITLE: 2613 West Beltline Highway – New
Retail/Office/Development. 14th Ald. Dist.
(06316)

PRESENTED: May 9, 2007

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 9, 2007

ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Todd Barnett, Michael Barrett, Marsha Rummel, Bruce Woods, Robert March and Richard Slayton.

Wagner abstained.

SUMMARY:

At its meeting of May 9, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new retail/office/development at 2613 West Beltline Highway. Appearing on behalf of the project were Doug Hursh, Andrew B. Inman, P.E., Sarah Shoemaker and David Marquardt. The project provides for the development of a commercial/retail/office development featuring two 5-story buildings facing the Beltline, with structured parking to the rear at the middle of the site, including a small building to the rear. Signage will be limited to the retail first floor level of the front two buildings with the remainder of the tenant space dedicated for office above the first floor level. The building materials will consist of brick, precast metal panels and glass/windows. Following the presentation the Commission noted the following:

- Encourage and challenge the applicant to look at providing for more green landscaped open space areas in light of the significant amount of hard surface, a lot of pavement around buildings with no relief; incorporate screen plantings in bioswales areas to screen cars, the queuing space in the turn around space is too short, consider moving in between the two front buildings.
- The roundabout needs to be done right not at the center.
- The amount of parking appears excessive.
- Sidewalks should meet the corners at 90 degree angles, not 45.
- Integrate pedestrian access with adjacent sites.
- Consider one side and one-way fire access lane which will allow tightening up of the amount of drive aisle at the front of the building to create more greenspace.
- Consider moving building closer to street with parking at the rear to resolve issues with front versus back.
- Pull some of the parking to the back to move building to street and/or provide more greenspace at front.
- Consider underground parking below buildings to reduce the amount of surface parking proposed.
- Square off front of buildings to eliminate the roundabout to create a greenspace plaza in front and in between both structures.

- Face parking garage with building as an alternative.
- Lots of impervious surface issues with stormwater. Consider incorporating porous paving within half the surface parking lot in front of the two proposed buildings facing the West Beltline Highway, in addition to using openings and curbing to accommodate additional stormwater run-off and provide for infiltration.
- Provide more trees along the property's West Beltline Highway frontage.

Following the presentation, the Commission and the applicant noted that the siting of the buildings was intended to take advantage of solar orientation, provisions for some collection and direction of stormwater into open space and bioretention areas have been provided, in addition to looking at the utilization of some green roof amenities.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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, 5/6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2613 West Beltline Highway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	-	7	-	-	-	-	-	-	
	5	6	5	-	-	5	6	5/6	
	6	8	7	-	-	6	7	7	
	6	-	5	-	-	5	6	6	
	5	5	5	5	-	4	4	5	

General Comments:

- Traffic concern with round-a-bout too close to frontage road.
- Parking garage exposed at south end should be addressed. Lose round-a-bout and create public gathering where buildings meet.
- Needs a lot of tweaking.
- More greenspace in front of building. Very nice start and improvement from existing.
- Parking structure – relation to McDivitt. Rethink rotary entrance – enhance outdoor space. Utilize solar access.
- Needs a thorough review of ped connectivity site-wide. Round-a-bout is poorly designed. Front parking area could be tightened up to create more green. Green roofs would be welcome.



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
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: June 19, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 2501 West Beltline Demolition

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. Any damage to the new asphalt on the beltline frontage road will require restoration in accordance with the City's Patching Criteria.
2. If multiple lots shall share a private sanitary sewer, an ownership and maintenance agreement shall be recorded.
3. McDivitt Road right-of-way dedication of three feet, consistent with right-of-way dedication per Certified Survey Map (CSM) 8548, will be required. This can be accomplished by a new CSM application dedicating such, or independent Real Estate project, which requires a \$500 administrative processing fee. The CSM application may better serve both the owner and the city with the given circumstances. In the event of the Phase I Environmental Assessment disclosing contamination and subsequent remediation does not coincide with CSM recording, permanent easement rights in lieu of fee dedication can be accepted.
4. Please submit all Phase I Environmental Documentation to Joe Demorett, of City Engineering.
5. Multiple lots share a private storm sewer, which shall require an ownership and maintenance agreement be recorded.
6. Public utility easement releases must be recorded and provided to City Real Estate and City release recorded prior to CSM recording. CSM must create necessary public utility replacement easements to serve the site.

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.

21



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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or

21

- b. modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 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 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.

- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:

- Detain the 2 & 10-year storm events.
- Detain the 2, 10, & 100-year storm events.
- Control 40% TSS (20 micron particle).
- Control 80% TSS (5 micron particle).
- Provide infiltration in accordance with NR-151.
- Provide substantial thermal control.
- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.10 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.
- 4.11 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.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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 . Include the site address in this transmittal.

- 4.13 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.

- 4.14 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).

- 4.15 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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

June 28, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **2501 West Beltline Highway – Demolish – Demolish of Commercial Buildings & for Mixed-Use Development**

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.)

1. The attached Traffic Signal/Street Light declaration of conditions and covenants shall be executed and returned with site plans. The development shall acknowledge on their proportionate share of traffic signal assessments. The development shall further agree in writing to not oppose their proportionate share of the traffic signal assessments as part of the City's Special Assessment districts for traffic signals.
2. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant would have needed to contact Lisa Stern, Wisconsin Department of Transportation (608-246-3816), with site plans sets for review and approval. *City of Madison Traffic Engineering Division Staff has contacted the Wisconsin Dept. of Transportation (WDOT) about the property line and all access to the West Beltline Highway Service as shown. WDOT and Traffic Engineering staffs have agreed to grant/grandfather in access in the "No Access" Restriction, driveway in the right-of-way and access as noted on the site plan. The applicant shall modify the most easterly driveway approach per WDOT request to 30 ft with 10 ft flares.*
3. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
4. The applicant shall show residential buildings and driveways, and landscaping across Mc Divitt Road. The applicant shall demonstrate impact of auto headlights on the residential property across the street. The Plan Commission may require the applicant to address properties across the street to reduce headlights impact on sites.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

5. None

GENERAL OR STANDARD REVIEW COMMENTS

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

6. 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), existing driveway approaches, 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' according to M.G.O.
7. The applicant shall show the dimensions for proposed surface and parking ramp plan parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned. Aisles, ramps, bumper stops, columns, or street light poles are to be excluded from the rectangular stall areas. The applicant will need to submit parking ramp plans.
8. A "Stop" sign shall be installed at a height of seven (7) feet at the W. Beltline Service Road and Todd Drive driveway approaches. 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.
9. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
10. The applicant shall modify the all driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed maximum of 30 ft width for the driveway approach, and shall have two 5 to 10 ft flares. The westerly driveway approach on the Beltline Service Road, Wisconsin Dept. of Transportation (WDOT) recommended the driveway be a Class III approach in the past. The applicant shall contact WDOT would approve the approach with a median. If WDOT will approve the westerly approach, the applicant shall contact Traffic Engineering, City of Madison, for details of the design to be included in submittal. This change shall be revised on the plan submit for approval.
11. The applicant shall modify the westerly driveway according to M.G.O. 10.08(3)(b), No entrance shall be closer than five (5) ft. to an adjacent property line. The applicant shall dimension all driveway approaches that any two driveway approaches shall be at least ten (10) ft. apart and in no case less than the sum of the approach flare. The applicant shall modify the Todd Drive approach with the adjacent property.
12. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

13. 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: Andy Inman
Fax: 608-826-0530
Email: ainm@vierbicker.com

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2501 W Beltline Hwy., Demolition for (Arbor Gate Development)

Present Zoning District: C3L

Proposed Use: Demolish 5 buildings for mixed use development

Conditional Use: 28.04(22) Demolition of principal buildings 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 **16** accessible stalls striped per State requirements. A minimum of **four** of the stalls shall be van accessible stalls 8' wide with an 8' striped out area adjacent. Disburse stalls in ramp and surface lot. (Show floor plans of the ramp including accessible stalls.)
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Indicate on site plan the overhead building connections between the buildings and the ramp.
3. Show addresses of the tenant spaces on the site plan.
4. Provide **64** bike parking stalls in a safe and convenient locations 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. Disburse the bike stalls on the surface of the site and in the ramp.**

5. 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.
6. 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.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	5.64 acres (435,605.64 sq. ft.)
Lot width	50'	adequate
Front yard	0'	80'
Side yards	0'	10' (parking ramp)
Through Lot	0'	10' McDivitt Rd
Floor area ratio	3.0	less than 1.0
Building height	---	6 stories

2501 W Beltline Hwy
 June 16, 2007
 Page 3

Site Design	Required	Proposed
Number parking stalls	635 retail/office (190,440 sf) ? restaurants (7,500 sf) Need restaurant capacity	180 surface 597 parking ramp 777 total
Accessible stalls	16	(1)
Loading	4 (10' x 35') areas	provided
Number bike parking stalls	64	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

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

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



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: June 28, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2501 W. Beltline Hwy**

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.)

No comments on Demo.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - d. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan