



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

May 17, 2006

Gary Brink  
Gary Brink & Associates  
8401 Excelsior Drive  
Madison, Wisconsin 53717

RE: Approval of a request to rezone 8102 Watts Road from A (Agriculture District) to Planned Unit Development, General Development Plan (PUD-GDP) to allow future development of two hotels and 17,000 square feet of retail and restaurant space (Raymond Property Management).

Dear Mr. Brink:

At its May 16, 2006 meeting, the Common Council **conditionally approved** your client's application for rezoning property located at 8102 Watts Road from A to PUD-GDP. The following conditions of approval shall be satisfied prior to final approval and recording:

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following thirteen items:**

1. Private easements will be necessary from private sanitary sewer laterals running across neighboring lots. Ownership/ maintenance agreements will need to be in place prior to approval. Private easements will be necessary from private sewer mains.
2. A City licensed contractor shall perform all work in the public right-of-way.
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. 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.
5. 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 Wisconsin Department of Natural Resources is required.
6. 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 County Register of Deeds.

7. 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; control 80% TSS (5 micron particle); provide infiltration in accordance with NR-151, and; provide oil & grease control from the first 1/2" of runoff from parking areas.
8. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, and other miscellaneous impervious areas.
9. 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, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
10. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; 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.
11. 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.
12. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
13. 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 John Leach, Traffic Engineering, at 267-8755 if you have questions about the following eleven items:**

14. The rezoning is subject to the same conditions of approval as the Certified Survey Map.
15. The attached traffic signal and streetlight declaration of conditions and covenants shall be executed and returned to City Traffic Engineering.
16. The application will need to comply with MGO Sec. 16.23(3)(d)–Highway Noise Land Use Provisions. The applicant should submit a noise study, for final approval and certification. The applicant shall submit plans to the Planning Unit which show the noise barrier as built and relate and coordinate the certified noise site study report with grades, each corner of the building, outdoor living area or open space on the lot. These plans shall also include plans and specifications (e.g., manufacture’s specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: Structure meets the interior sound level criteria (52dBA or Less) as set forth in MGO Sec. 16.23(3)(d) – Highway Noise Land Use Provisions.

17. The main driveway approach entrance on Commerce Drive shall be a special design "Street Type Entrance" maximum of forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way for a distance of 100 feet with a 100-foot taper down to 30 feet. The egress shall be two lanes with a twelve-foot right turn lane separated by an eight - inch solid epoxy white line with a pavement arrow in the lane with sign and a twelve-foot thru and left turn lane with a double yellow epoxy line dividing the fourteen-foot ingress lane. A six-inch epoxy white lines for the six-foot wide crosswalk and twenty-four-inch epoxy white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The applicant shall provide detail drawing of the approach. In addition, a note shall be shown on the plan, " ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
18. 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'.
19. The applicant shall submit one contiguous plan sheet showing all the easterly adjacent facility easements, all pavement markings, building placement, bike path, and parking stalls.
20. The applicant shall show the dimensions for existing and proposed 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 MGO Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
21. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to Watts Rd. and a "Stop" sign shall be installed at a height of seven (7) feet at the Commerce Dr. driveway approach. The applicant shall show "Stop" signs for property driveways at connections to the main drive aisles. 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. The applicant shall work with the adjacent property owner to sign the 4-leg intersection with the main driveway through the facilities. The applicant shall secure a letter of agreement form the adjacent property for the work.
22. Direct, safe and reasonable pedestrian and bike pathways with ramps and crosswalks shall be provide from the buildings fronts to the public walkway from/to logical directions of approach:
  - a.) The applicant shall modify site the pedestrian linkage from the corner building to Restaurant A with ramps and crosswalks where the sidewalks end in the driveway.
  - b.) The applicant shall modify and show on site to install ramps and crosswalks along the northerly sidewalk to the easterly adjacent site.
  - c.) The applicant shall modify site plans connecting to the adjacent Princeton Club site existing sidewalks and driveway. The applicant shall provide a letter of agreement from adjacent property owner to do work. The applicant shall install ramps and crosswalks to the adjacent existing Princeton Club walkways.
23. 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.
24. 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 Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

25. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 as follows:
  - a.) 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;
  - b.) the site plans shall clearly identify the location of all fire lanes;
  - c.) provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
26. All portions of the exterior walls of newly constructed public 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 hoselays off the truck. See MGO 34.20 for additional information.

**Please contact my office at 261-9632 if you have questions about the following three items:**

27. That a note be placed on the building plans and in the zoning text stating that the proposed hotels will be designed so that traffic-induced interior noise levels will not exceed 52 decibels.
28. That the general development plan receive final approval by the Urban Design Commission.
29. That the PUD-GDP zoning text be amended as follows:
  - a.) modify the building height section of the text to identify that the building located at the northeast corner of Watts Road and Commerce Drive shall be a full two-stories;
  - b.) identify the following permitted uses for this project: retail uses up to 5,000 square feet; sit-down restaurants with no drive-up service; offices; hotels and ;residential units on the second-floor of either building fronting Watts Road;
  - c.) a note indicating that an Inclusionary Dwelling Unit Plan will be submitted for the two future commercial buildings along Watts Road should ten or more residential units be developed.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, 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.

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-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the

Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and 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. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Kathy Voeck, Assistant Zoning Administrator  
Janet Gebert, City Engineering  
John Leach, Traffic Engineering  
John Lippitt, Madison Fire Department

<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: