



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
TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

July 19, 2006

Veterinary Specialty Options
Dr. David Edinger
Dr. John Silbernagel
Dr. Bruce Jens
225 West Beltline Highway
Madison, WI 53713

SUBJECT: 8202 Mid-Town Road – Veterinary Clinic (1848 Waldorf Boulevard)

Dear Drs. Edinger, Silbernagel and Jens:

The Common Council, at its July 18, 2006 meeting, conditionally approved your application for rezoning from PUD(GDP) to PUD(SIP) for property located at 8202 Mid-Town Road.

The conditions of approval are:

THE PLAN COMMISSION, AT THEIR JULY 10, 2006 MEETING, ADDED THE FOLLOWING SPECIFIC CONDITION OF APPROVAL:

1. This development shall return to the Urban Design Commission prior to recording of the PUD-SIP so that the UDC can revisit the elevations of the southeast corner of the building to ensure that the building will relate as well as possible to the adjoining streets.

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SEVEN ITEMS:

2. To provide for adequate pedestrian pathways/linkage from the Waldorf Boulevard public sidewalk to the 8253 Mayo Drive buildings, the applicant shall modify the main drive aisle running west to east installing a five (5) foot sidewalk with a three (3) to five (5) foot grass terrace/buffer behind the curb/driveway along the south or north side of the driveway. In addition, the applicant shall provide pavement markings and ramps for all pedestrian crossings in the parking lot or along the drive aisle.
3. 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'.

4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. 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.
6. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
7. 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 SIXTEEN ITEMS:

8. Any damage to pavement shall require repair/restoration in accordance with City Engineering's Patching Criteria.
9. The plan shall be revised to show that there are no existing sanitary laterals serving this lot. The 8-inch lateral shown on the plan is only stubbed out of the structure and does not extend to the property line.
10. Correct address is 1848 Waldorf Boulevard.
11. 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.
12. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
13. All work in the public right-of-way shall be performed by a City licensed contractor.
14. 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.
15. 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.
16. 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.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a. Control 80% TSS (5 micron particle).

- b. Provide infiltration in accordance with NR-151.
- c. Provide substantial thermal control.
- d. 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.

18. 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

19. 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).

20. 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.

21. 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.
22. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

23. Provide 6 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. Note: The stalls shall be inside and outside the building divided among the residential and commercial use locations.
24. 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.
25. 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 .08 watts per square foot.
26. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installations.

PLEASE CONTACT AL MARTIN, STAFF TO THE URBAN DESIGN COMMISSION, AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

27. If not already obtained, final approval of this proposal will be required by the Urban Design Commission or staff.

PLEASE CONTACT JOHN LIPPITT, MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

28. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:

- a. The site plans shall clearly identify the location of all fire lanes.
- b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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 twelve (12) 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.

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 Kathy Voeck, Ron Towle, or Matt Tucker, Zoning Administrator, at 266-4551.

Sincerely,

SIGN-OFF

Traffic Engineering
City Engineering
Fire Department
Zoning Administrator
Urban Design Commission (AM)
Planning ()
CDBG (HH)
Parks Division
Metro Transit
Water Utility

Bill Roberts
Planning & Development

c: Zoning Administrator
City Engineering
Traffic Engineering
Peter Frautschi, 625 N. Segoe Rd. #101, Madison, WI 53705
Josh Johnson, The Renschler Co., Inc., 3 Point Pl., Madison, WI 53719
Calkins Engineering, 5010 Voges Rd., Madison, WI 53718