



Department of Planning & Community & Economic Development
Planning Division

Website: 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
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September 2, 2009

Angie Black
Michael, Best & Friedrich
1 S. Pinckney St. Ste 700
Madison, WI 53703

RE: Approval of an alteration to an approved and recorded Planned Unit Development-General Development Plan (PUD-GDP) to allow for the future accommodation of a fire station for Lots 1 & 2 of the MetroTech development

Dear Ms. Black:

At its September 1, 2009 meeting, the Common Council approved your client's application for of an alteration to an approved and recorded Planned Unit Development-General Development Plan (PUD-GDP) to allow for the future accommodation of a fire station for Lots 1 & 2 of the MetroTech development. The following conditions of approval shall be satisfied prior to final approval and recording of the revised General Development Plan:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following four (23) items:

1. The City sanitary sewer is currently configured for 2 lots and the proposed redevelopment of 4 lots will require additional laterals. Proposed Lot #2B will require a main/lateral across Lot #2A or a sewer extension within the stormwater management easement. Both will require sanitary sewer easements.
2. If this rezone application is approved and granted, the owner/applicant shall submit a Certified Survey Map or Subdivision Plat to dissolve the underlying platted lot lines and public drainage easements and create the new lots in accordance with this approved Amended GDP plan.
3. Proposed Lot 2B does not have frontage on a public street and appears to be landlocked. If this rezone is approved and granted, the Subdivision Plat or Certified Survey Map submittal to follow, shall create or identify cross access easement rights by separate recorded document as required in accordance with Chapter 16 Madison General Ordinances.
4. This development is subject to impact fees for the Door Creek Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be placed on the face of the plans:

LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four (4) items:

5. Meet all applicable State accessible requirements, City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of all accessible stalls.
 - b. Show the accessible path from the stalls to the building.
 - c. The accessible ramps shall not be within the striped out loading areas.
6. Parking lot plans with greater than twenty (20) stalls, shall comply with City of Madison General Ordinances Section 28.04 (12). 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.)
7. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Dennis Cawley, Water Utility, at 266-4711 if you have questions about the following item:

12. Each proposed lot shall have a separate water lateral connected to a public water main. At this time proposed Lots 2 & 3 does not have separate water laterals.

Please contact my office at 267-1150 if you have questions about the following three (3) items:

9. That final approval and recording of this GDP amendment not occur until the referenced CSM for the subject properties be approved and recorded.
10. That the applicant works with Planning and Zoning staff to update the "Land Use Tabulations" chart table to reflect the approved alterations.
11. That the applicant provides a revised copy of the entire MetroTech GDP, incorporating the approved alterations.

Please now follow the procedures listed below:

After the plans have been changed as per the above conditions, please file six (6) 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Dennis Cawley, Water Utility

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Metro Transit