



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 23, 2015

Jeff Connelly & Larry Barton
Strang, Inc.
6411 Mineral Point Road
Madison, Wisconsin 53705

RE: Approval of a request to rezone 1325 Greenway Cross from IL (Industrial–Limited District) to CC-T (Commercial Corridor–Transitional District) (Ryan Palmer, 1325GC, LLC).

Gentlemen;

At its June 16, 2015 meeting, the Common Council **approved** your client's request to rezone 1325 Greenway Cross from IL to CC-T. The following conditions of approval shall be satisfied prior to final approval of this request and the issuance of permits for new construction or change in occupancy:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following item:

1. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. 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).

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items:

2. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
3. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all

associated costs including engineering, labor and materials for both temporary and permanent installations.

4. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
5. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

6. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

Please contact Tim Sobota of Metro Transit at 261-4289 if you have any questions about the following two (2) items:

7. In their letter of intent, the applicant makes reference to the fact that "the property remains automobile oriented but yet is seated along the Madison Metro transit route which encourages other means public transportation." Metro Transit has raised repeated concerns about the conditional use applications made for this property, citing the general lack of sidewalks along the property frontage and specific lack of wheelchair accessibility both at the Metro Transit bus stop location adjacent the property and between the bus stop location and the business entrances.
8. Due to applicant citing the availability of the existing Metro Transit route as reason to rezone this property, the applicant shall coordinate public works improvements to install an accessible concrete boarding pad at the existing bus stop, and provide an accessible pedestrian connection between this bus stop boarding pad and the building entrance.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. After the plans have been revised to address any of the comments or conditions listed above, please file **nine (9) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, 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 Zoning staff to the City department staff listed above for their final approval prior to the issuance of building or occupancy permits.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting permit approval.

If you have any questions regarding obtaining your building or occupancy permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Matt Tucker, Zoning Administrator
Dennis Cawley, Madison Water Utility
Bill Sullivan, Madison Fire Department
Tim Sobota, Metro Transit

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit