



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

May 1, 2020

Daniel Stewart
7050 Watts Rd, LLC
405 State Hwy 121, Suite A250
Lewisville, TX 75067

RE: (Legistar ID 59131 | LNDUSE-2019-00109) Approval of a request to amend the PD-GDP and create two lots via Certified Survey Map at 7050 Watts Road

Dear Mr. Stewart,

At its April 21, 2019 meeting, the Madison Common Council found the standards met and **approved** your request to amend the PD-GDP (Planned Development – General Development Plan) and create two lots via Certified Survey Map at 7050 Watts Road. The conditions of approval in the following sections shall be satisfied prior to issuance of permits for the project.

Please contact my office at (608) 243-0455 if you have any questions regarding the following two (2) items, including the second, added by the Plan Commission:

1. Note: Future development of this site will require the approval of a Specific Implementation Plan.
2. The Zoning Text shall be revised for staff approval and include the following in the “Landscape Section” for the intent of preserving as many existing trees as possible. The revised General Development Plan (GDP) approved by the Common Council includes the extent of the revised development area and landscape buffer along Watts Road. The existing trees and vegetation within this landscape buffer shall not be removed to accommodate future Specific Implementation Plan (SIP) proposals and further modifications to the boundaries of this landscape area shall require approval of alteration to the GDP.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following two (2) items:

3. Work with Planning and Zoning staff to finalize the Zoning text.
4. Update the conceptual site plan page C102 to show the landscape buffer a minimum of 20 feet deep between the property line and edge of the parking lot.

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following ten (10) items:

5. Existing lateral for 7202 Watts (Wal Mart lot) crosses the proposed lot #1 (proposed lot with new building). Applicant shall show existing easements of record (sewer and water laterals).

6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
7. No proposed utility plan provided. Revise the site plan 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. (POLICY)
8. Revise the site plans to show the location, depth, type, and size of existing and proposed private utilities (gas, electric, phone, steam, chilled water, etc.) in the project area or the adjacent right-of-way. (POLICY)
9. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
10. If the future pad site disturbs 20,000 sf or more of land area and require an Erosion Control Plan.
11. The future development will be required to comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specific comments will be provided with the subsequent zoning submission.
12. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
13. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West).
14. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

Please contact Jeffrey Quamme of the City Engineering Division Mapping Section at (608) 266-4097 if you have any questions regarding the following six (6) items:

15. The proposed parcels within this development and the adjacent Walmart Parcel are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within and adjacent (Walmart) to this development shall be drafted, executed and recorded prior to building permit issuance.

The site plan to be provided for SIP approval shall accurately show the existing storm water and drainage facilities for both parcels included in the pending Certified Survey Map.

16. It appears there will not be any disturbance of any facilities within the Walmart parcel. If the plan should change and there is any construction activity on the Walmart lands, a copy of the construction easement /

agreement shall be provided prior to final site plan approval.

17. The lands subject to this GDP Amendment is subject to a Declaration setting forth Sign, Cross Access, Driveway and Pedestrian Access per Document No 4653546. This shall be referenced on the final SIP plans.
18. The Easement for Traffic Signals per Doc No 4575314 shall be shown and labeled on the final SIP plans.
19. The site plan for the future SIP 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.
20. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following twelve (12) items:

21. The applicant shall be required to construct an 8' terrace and 7' sidewalk and dedicate the appropriate Right of Way for an additional 1' behind future sidewalk, if necessary.
22. 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; vision triangles; 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 two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
23. 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.
24. 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.
25. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
26. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant,

in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.

27. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
28. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
29. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
30. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway. The applicant shall provide a more direct connection to the proposed building from the Watts Road sidewalk.
31. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
32. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

33. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following three (3) items:

34. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface at the existing Metro bus stop on the north side of Watts Road, west of the signalized property entrance driveway (#6464).
35. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscape plan. The applicant may alternatively elect to install and maintain a passenger waiting shelter, with bench seating, if the applicant believes this upgraded amenity feature would be more compatible with the hedge screen and parking area that area shown directly opposite the bus stop loading zone area.
36. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.
37. Metro Transit currently operates daily transit service along Watts Road. Bus stop ID #6464 is adjacent the proposed project site along the north side of Watts Road, with the bus stop zone encompassing the area from the existing bus stop sign pole east through to the signalized entrance driveway intersection.

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. Please revise your plans per the above conditions and **submit seven (7) copies of a complete, fully dimensioned and scaled plans** set to the Zoning Administrator for final review and comment. Be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by 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 017, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard**. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their 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
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
3. Requests to alter a Planned Development District shall be made to the Director of Planning and Community and Economic Development (DPCED). Upon receipt of the request, the Director shall determine if the request constitutes a major or minor alteration to the Planned Development District. The Director may refer any request for alteration to the Urban Design Commission for an advisory recommendation. Minor alterations may be approved the Director of DPCED or designee following consideration by the alderperson

of the district if the requested alterations are consistent with the concept approved by the Common Council. If the alderperson of the district and the Director of DPCED do not agree that a request for minor alteration should be approved, then the request for minor alteration shall be decided by the Plan Commission. Major alterations may be approved by the City Plan Commission if the requested alterations are consistent with the concept approved by the Common Council. Major alterations that represent a substantial departure from the concept approved by the Common Council may be approved only after all of the procedures in Sec. 28.098(5) have been satisfied.

4. This approval shall become null and void one (1) year after the date of the Common Council approval if a copy of the plans, zoning ordinance amendment, and related documents have not been recorded with the Dane County Register of Deeds office. Where the plans have not been altered from the Common Council's approval, the Director of Planning and Community and Economic Development may approve an extension for up to 24 months from the expiration date

If you have any questions regarding obtaining your final approval or building 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 243-0455.

Sincerely,



Colin Punt
 Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

- cc: Jenny Kirchgatter, Assistant Zoning Administrator
 Tim Troester, City Engineering Division
 Jeff Quamme, Engineering – Mapping
 Sean Malloy, Traffic Engineering Division
 Jeff Belshaw, Water Utility
 Tim Sobota, Metro Transit

LNDUSE-2019-00109			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<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 type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Water Utility
<input checked="" type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry