



Department of Planning & Community & Economic Development  
**Planning Division**

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

July 8, 2008

Steve Connor  
Bouril Design Studio  
6602 Grand Teton Drive  
Madison, Wisconsin 53719

RE: Approval of a demolition permit to allow the demolition of a former restaurant and construction of two retail/office buildings located at 414 Grand Canyon Drive (Sara Investment Real Estate).

Dear Mr. Connor:

The Plan Commission, meeting in regular session on July 7, 2008 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a former restaurant located at 414 Grand Canyon Drive to be razed and two retail/office buildings to be constructed, subject to the conditions below. In order to receive final approval of the demolition permit, the following conditions must be met:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following nineteen (19) items:**

1. The approved primary address for proposed Building "A" is 414 Grand Canyon Drive and Building "B" is 420 Grand Canyon Drive. All proposed future tenant and office suite floor plans shall be submitted in PDF format to Engineering-Mapping ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) to coordinate and assign final unit addresses for this site.
2. This project calls for the site to be subdivided into two separate legal parcels. The 1.995 acres "southern" parcel for this proposed project and the 0.65-acre "northern" parcel intended for use by the adjacent property for future redevelopment to the north. The owner/applicant stated their intentions to City staff, at a Development Assistance Team meeting to record a Certified Survey Map to accomplish such.
3. Any damage to pavement on Grand Canyon Drive will required restoration in accordance with the City's Patching Criteria.
4. Existing site drains to adjacent public stormwater basin with two concrete flumes. Said flumes shall be removed by applicant and public area restored to turf. The applicant shall obtain City permit for this work.
5. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
6. The applicant shall replace all sidewalk and curb and gutter abutting the property that is damaged by the construction or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

7. A City licensed contractor shall perform all work in the public right-of-way.
8. 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.
9. 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.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces, provide oil & grease control from the first 1/2" of runoff from parking areas and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
12. 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).
13. 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.
14. 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.
15. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100

non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

The applications for the permits in Items #14-17 are available online at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.

18. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
19. The site plan shall be revised 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.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following five items:**

20. The applicant shall modify the approach and driveway for ingress/egress to improve turning and queuing to Grand Canyon Drive. The applicant shall widen the drive aisle parallel to Grand Canyon Drive to 30 feet and enlarge radiuses on the landscape islands at the approach to accommodate turning vehicles.
21. 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'.
22. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. 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.
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 Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following item:**

25. This property is located in a Wellhead Protection District – Zone A. The developer shall notify the Water Utility General Manager of the nature of the proposed retail uses of this property so it can be determined if they are allowed in this Zoning District. [All future Certificates of Occupancy for individual tenant spaces may require Water Utility approval of the proposed uses prior to issuance.]

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:**

26. The site plans shall clearly identify the location of all fire lanes and provide fire apparatus access as required by Comm 62.0509 and MGO 34.19
27. 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 hose lays off the truck. See MGO 34.20 for additional information.

**Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:**

28. The developer shall provide a 20-foot easement along the north property line for public access and for sanitary and storm sewer maintenance access. The Parks Division, Planning Division, City Attorney's Office and district alder shall review the appropriateness of this condition of approval. Following this review, the applicant may appeal this condition to the Plan Commission.

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

29. That the plans be revised per Planning Division approval as follows:
  - a.) that all utility pedestals and ground-mounted mechanical equipment be fully screened with materials complimentary to the building architecture;
  - b.) that the south elevation of the one-story building be revised to incorporate (vision glass, non-spandrel) windows along the first floors of that facade;
  - c.) that the landscaping plan be revised to include screening along the eastern edge of the parking lot adjacent to Grand Canyon Drive south the of the project driveway to mirror the plantings proposed north of the driveway.
30. That the applicant work with the Planning Division to incorporate a pedestrian walkway through the northern half of the parking lot on the subject site and additional landscaping along the northern property line. In the event that a walkway and landscaping cannot be provided on the northern half of the lot at this time, efforts should be made to incorporate a pedestrian walkway between Grand Canyon Drive and the sidewalk along the eastern wall of the proposed two-story building as part of any future redevelopment of the gas station property to the north.
31. Note: Any future outdoor eating areas for any of the proposed first floor tenant spaces will require conditional use approval by the Plan Commission on separate applications.
32. That the Planning Division approves the final landscaping plan for the entire site.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding this project's compliance with any required yards/ setbacks, vehicle and bicycle parking and accessibility.**

**Please now follow the procedures listed below for obtaining your demolition permit:**

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. Approval of 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.

3. The Recycling Coordinator shall approve the reuse and recycling plan submitted prior to the issuance of a wrecking permit. If not previously submitted to the Recycling Coordinator, the reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
4. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
5. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
6. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining your demolition 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 261-9632.

Sincerely,

Timothy M. Parks  
 Planner

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

\_\_\_\_\_

*Signature of Applicant*

- cc: Pat Anderson, Assistant Zoning Administrator  
 Janet Dailey, City Engineer's Office  
 John Leach, Traffic Engineering Division  
 Dennis Cawley, Madison Water Utility  
 Si Widstrand, Parks Division  
 George Dreckmann, Recycling Coordinator  
 Scott Strassburg, Madison Fire Department

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