



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
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June 16, 2009

Dave Craker
Keller, Inc.
1508 Three Wood Dr.
Mt. Horeb, Wisconsin 53572

RE: Approval of a conditional use for a dental office building in the C1 (Limited Commercial) District across the street from a public park.

Dear Mr. Craker:

The Plan Commission, meeting in regular session on June 15, 2009 determined that the ordinance standards could be met and **approved** your client's request for a new dental office building at 4226 Milwaukee Street. In order to receive final approval for the conditional use, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following three (3) items:

1. In order to prevent a blank wall facing Milwaukee Street, the applicant shall either remove or work with staff to relocate the proposed southern dumpster enclosure to a more appropriate location on final plans submitted for staff review and approval.
2. In final plans submitted for review and approval by staff, the sidewalk just west of the existing building shall be extended to join with the Milwaukee Street sidewalk to provide more direct pedestrian access to the existing building.
3. Landscape plans submitted with the final plan set for review by staff shall include additional landscaping just south of the new access driveway along Wittwer Road and a continuous landscaped bed between the main parking lot and Milwaukee Street.

Please contact Janet Dailey, Traffic Engineering at 261-9688 with questions about the following 18 items:

4. The existing building has a non-conforming address per 10.34 Madison General Ordinances and shall be changed to 2 Wittwer Road. The new building has been assigned an approved address of 24 Wittwer Road.
5. Any damage to pavement on Wittwer Road or Milwaukee Street will require restoration in accordance with the City's Patching Criteria.
6. This site is a mix of redevelopment and new development as such the TSS removal efficiency required shall be a weighted average of the 40% and 80% removal rates.
7. Storm sewer pipes appear to be oversized. Provide design calculations for sizing of storm pipes.
8. Proposed 15" storm sewer connects to public inlet served by 12" storm sewer. Revise plans to design a compatible system.
9. The sanitary sewer being connected to is 18" diameter vitrified clay and not 21" diameter as it is shown on the plan set.
10. Proposed sanitary lateral will require a Smith-Blair 622 18" x 4" tapping sleeve for connecting to the City's 18" vitrified clay sanitary sewer or revise the plan to connect lateral to existing manhole.

11. 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 needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
12. All work in the public right-of-way shall be performed by a City licensed contractor.
13. 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.
14. 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) Detain the 2 & 10-year storm events
 - b) Control 40% TSS (20 micron particle) off of new paved surfaces
 - c) Control 80% TSS (5 micron particle) off of new paved surfaces
 - d) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - e) Provide oil & grease control from the first 1/2" of runoff from parking areas
 - f) 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.
15. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

16. 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 planting plans if applicable)

17. 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.

18. 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.

19. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

NOTE: Permit applications for Nos. 18 and 19 above are available on line at:

<http://www.cityofmadison.com/engineering/permits.cfm>.

20. 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. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

21. 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 with questions about the following six (6) items:

22. The applicant shall indicate the type of bicycle racks to be installed on site (please contact Arthur Ross, City Traffic Engineering at 266-4761 if you have questions about this item).

23. 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), 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'.

24. A "Stop" sign shall be installed at a height of seven (7) feet at driveway approaches. 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.

25. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement, which states: "On a corner lot, no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance."

26. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime."

27. 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 Pat Anderson, Zoning Administrator at 266-5978 with questions about the following six (6) items:

28. For 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 showing 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).
29. Provide five (5) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide detail drawings of the bike parking stalls.
30. 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 .10 watts per square foot.
31. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
32. Meet all applicable State accessibility requirements, including but not limited to:
 - a) Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
 - d) Provide one van accessible stall 8' wide with an 8' striped out area adjacent, in the stand alone parking area labeled Staff Parking Lot.
33. Provide detail drawings of dumpster enclosure located in the south parking lot. Work with staff to assure proper screening.

Please contact Scott Strassburg, Fire Department at 261-9843 with questions about the following two (2) items:

34. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19 by clearly identifying the location of all fire lanes clearly on the final site plan.
35. 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 (2) 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 now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. 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 conditional use permit.

If you have any questions regarding obtaining your conditional use permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input 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 type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: