



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 21, 2007

Doug Barnes
Zimmerman Architectural Studios
7707 Harwood Avenue
Milwaukee, Wisconsin 53213

RE: Approval of a conditional use for an elementary school to be located at 801 Redan Drive (MMSD).

Dear Mr. Barnes:

The Plan Commission, meeting in regular session on March 19, 2007, determined that the ordinance standards could be met and **approved** your client's request for a elementary school at 801 Redan Drive, subject to the conditions below. In order to receive final approval of the planned residential development, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

1. Provide 42 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. 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.
2. 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 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet and City of Madison lighting ordinance for more information). Lighting will be limited to .08 watts per square foot.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following sixteen (16) items:

4. Any damage to street pavement will require restoration in accordance with the City's Parking Criteria.

5. Revise storm outlet to be at or below normal water elevation. Disturbance of pond area shall be restored per City requirements. The contractor shall obtain permit prior to construction of pipe.
6. Development of this site is subject to payment of Impact Fees associated with the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. 2007 Fees estimated as \$21,908.12. Fees shall be paid prior to approval of this development.
7. A City licensed contractor shall perform all work in the public right of way.
8. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
9. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
10. 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.
11. 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.
12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide oil and grease control from the first 1/2" of runoff from parking areas.
13. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
14. 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).
15. 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.
16. 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.

17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
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. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two (2) 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 and alignment of the proposed service.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following sixteen (16) items:

20. The sidewalks in the sections adjacent to parking lots shall be modified to 10 feet wide.
21. The plans and detail for bike parking and rack design shall be modified to the City's standard of 11 feet between rows of racks and 4 feet between individual racks.
22. The asphalt pathway/ bike path shall be modified from 8 feet to 10 feet (AASHTO Bike Standard).
23. The bike path shall intersect at the northern crosswalk location of Redan Drive/Winter Frost Place and include a crosswalk ramp of 10 feet wide to match the 10 ft wide bike path.
24. The entrance feature/walkway at Shining Rock Trail shall be redesigned to match evenly into the crosswalk ramps of Shining Rock Trail crossing Ancient Oak Lane.
25. The site sidewalk on the northeast side of the site, closest to Reflection Drive, shall be realigned to outlet at either Reflection Drive or Rung Way, not in the middle as proposed.
26. The bike path intersecting Ancient Oak Lane needs further review prior to approval. As currently shown, the bike path outlets at a mid-block location with no treatment or further plan for linkage to the north and east.
27. The applicant shall provide a deposit of \$55,000 for school flashers and signing and marking for the purposes of pedestrian crossings, safe routes to school and school safety zone.
28. 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, 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'.
29. The applicant shall modify and demonstrate driveway approaches that vehicle headlights will have a minimum impact on housing across the street.
30. The applicant shall install an additional "Stop" for the visitor drop-off drive. 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.
31. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall. The applicant will need to show the dimensions for proposed 60

degree parking stalls' items A, B, C, E, F and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2.

32. The applicant shall modify the auto-driveway approaches according to the design criteria for a "Class III" driveway with five-foot flares not to encroach onto ramps or crosswalks in accordance to Madison General Ordinance Section 10.08(4). The Class III driveway approaches shall have two 5-foot flares. The applicant shall modify the "Visitor & Drop Off Access" to one 31.5 ft approach and the median island pulled back behind the property line or the approaches shall be a minimum 10 feet apart/Median shall be 10 feet in width according to MGO. This change shall be revised on the plan.
33. The bus driveway approach entrance on Redan Drive shall be a special design "Street Type Entrance" minimum of thirty (30) feet in width with a radius of twenty-five (25) feet at the right-of-way. A six (6) inch epoxy white lines for the six (6) foot wide crosswalk and twenty-four (24) inch epoxy white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The Applicant shall provide a 1"=20' detail drawing of the approach with markings.
34. 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.
35. 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 Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:

36. If the staff parking is to be used for fire access, make sure that it includes a turn around or an approved way for the fire truck to exit, if the fire lane is over 150 feet.
37. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19 as follows:
 - a.) the site plans shall clearly identify the location of all fire lanes;
 - b.) provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered;
 - c.) a dead-end fire lane that is longer than 150 feet shall terminate in a turnaround; provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of a fire lane that is more than 150 feet in length.

Please contact Tim Sobota, Metro Transit, at 261-4289 if you have questions about the following informational comment:

38. This school site and any related institutional usage of the building will not be eligible for Metro Transit's complimentary paratransit service, based on the current bus route network. This site is greater than three-quarters of a mile removed from any existing bus route. The development project is located outside Metro Transit's service area (defined as a ¾-mile buffer around transit routes providing all day service). The closest bus stop is over one mile away on Watts Road east of Midtown Road. There is no pedestrian accessible connection to any bus stop location due to the gaps in the sidewalk infrastructure. Metro Transit does not anticipate extending peak hour transit service to a point that would reach the sidewalk network currently adjacent the school site. Metro Transit does not have plans to expand the all day transit routes and the related service area boundaries such that paratransit riders would be able to access this site.

Please contact my office at 261-9632 if you have questions about the following Planning Division item:

39. That the effective date of the approval of the proposed elementary school be the effective date of approval of the zoning text amendment by the Common Council that will allow for reduced yard requirements in the Conservancy zoning district for elementary, junior high and high schools.

Approval of 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.

Please now follow the procedures listed below for obtaining your conditional use:

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. 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.
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.

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

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.</p> <p>_____</p> <p><i>Signature of Applicant</i></p>
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cc: Kathy Voeck, Assistant Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, City Engineer's Office
Tim Sobota, Madison Metro Transit
Scott Strassburg, Madison Fire Department

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