



Department of Planning & Development  
**Planning Unit**

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 6, 2005

Don Esposito  
Veridian Homes  
6801 South Towne Drive  
Madison, Wisconsin 53713

Brian Munson  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715

SUBJECT: 876 Jupiter Drive

Gentlemen:

The Common Council, at its July 5, 2005 meeting, approved your application for rezoning from PUD(SIP) to Amended PUD(SIP) for property located at 876 Jupiter Drive.

The Plan Commission conditionally approved this matter on June 20, 2005.

The conditions of approval are:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following nine items:**

1. 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'.
2. The applicant shall provide scaled drawing at 1" = 20' or larger on one contiguous plan sheet showing all the facility's access, proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress / egress easements and approaches.
3. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress / egress and easements.

4. Stop signs shall be installed at a height of seven (7) feet at the driveway approach 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.
5. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that 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.
6. The applicant shall show the dimensions for all proposed and existing parking stalls' items A, B, C, D, E, and F, and for 90° angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. [If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.]
7. 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." The applicant will need to show internal circulation at the dead end bay along Building A.
8. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
9. 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 Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following 15 items:**

10. Plan shall be revised – show public sidewalk as constructed. Public sidewalk shall be parallel to right-of-way and located one foot off of right-of-way line. Pavers will not be allowed in the public sidewalk.
11. The applicant shall modify the site plan to reflect the actual street construction on North Star Drive. The City Engineer may waive requirement No. 1 upon receipt of the revised site plan.
12. Applicant shall provide information on proposed utilities.
13. Applicant shall provide information on how the infiltration requirements of NR-151 are being met.
14. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover city labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
15. The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right-of-way including any changes requested

by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right-of-way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

16. 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.
17. 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.
18. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding storm water management. Please contact Greg Fries at 267-1199 to discuss this requirement.
20. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
21. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD(dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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.)

NOTE: Email file transmission preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in this transmittal.

22. NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

23. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
24. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following seven items:**

25. Show addresses of the buildings on the building footprint of the site plans. Show the gross square footage of the buildings on the plans. Show the limits of Phase 2 and label it "Phase 2" on the site plans.
26. Meet all applicable State accessible 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 eight feet wide with an eight-foot striped out area adjacent. The remainder of the accessible stalls shall have a five-foot striped out area adjacent to the stall.
  - b. Show signage at the head of the stalls.
27. The letter of intent is not consistent with the gross square footage of building area as per the plans. The plans, letter of intent and the zoning text shall be consistent.
28. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Sign the loading areas. Modify the parking areas adjacent to the loading area to meet ordinance requirements. Vehicles cannot encroach into the loading area or the 24' drive aisle.
29. Provide five 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.
30. Provide a detailed landscape plan showing species and sizes of landscape elements. 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.

31. 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.

**Please contact Brad Murphy or Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following item:**

32. The architect shall enhance the features on the North Starr Drive facade of this building to reinforce this facade as the primary entranceway to the Grandview Commons "main street" area, and bring back those enhancements for staff approval. These enhancements should include the incorporation of canopies, wide railings along the front facade to replace a portion of the ground face CMU.

**Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following item:**

33. The Urban Design Commission has granted final approval of the project. The motion required that the applicant re-examine providing more windows on blank portions of the building's south elevations.

**Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following seven items:**

34. Phase A-1 Building does not have the aerial access of 26 feet wide within 30 feet. There is parking on the street that needs to be accounted for.

35. Phase A-2 Building is over the 150 foot hose length without using the parking lot, but the parking lot is over 150 feet and would require a turnaround, unless there is an outlet now shown to the West.

36. Phase B there would need to be an outlet or turnaround at the end of the parking lot to the East for this to comply as its fire access as required.

37. There are no fire hydrants shown on the plans.

38. A fire alarm system and / or automatic fire suppression systems are / may be required. Ensure contractors submit applications for work permits along with construction documents for all fire protection and / or life safety systems as specified in MGO 34.24, to the Madison Fire Department for approval prior to installation.

39. 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.

40. 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. A dead-end fire lane that is longer than 150 feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45° wye, 90° tee) at the end of a fire lane that is more than 150 feet in length.
- c. Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet of the structure, and parallel to one entire side of the structure.

- d. Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: Including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.
- e. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

No construction or alteration of the property included in this PUD(SIP) shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

When these conditions have been satisfied, bring in the 12 sets of plan originals (Mylar or reproducible) to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning, and Planning. After this is accomplished, submit the attached list of plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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 Office has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basic right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding this plan or obtaining permits, please call Kathy Voeck, Assistant Zoning Administrator at 266-4551.

Sincerely,

Bill Roberts  
Planning and Development

c: Zoning Administrator  
City Engineering  
Traffic Engineering

Traffic Engineering City Engineering Fire Department UDC (Al Martin) PC (Bill Roberts)
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