



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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August 26, 2005

PETER READ
JG DEVELOPMENT INC
4070 E BRIGHAM RD
BLUE MOUNDS WI 53517

SUBJECT: 110 North Gammon Road

Dear Mr. Read:

The Plan Commission, at its August 22, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an addition to a church located at 110 North Gammon Road.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach in the Office of the City Traffic Engineer if you have questions regarding the following five 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), 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) When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress / egress and easements.
- 3) 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.
- 4) 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.
- 5) 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 Dallman in the office of the City Engineer if you have questions regarding the following eight items:

- 6) The applicant shall provide revised detention calculations showing that the down stream drainage system can handle the new storm runoff.

- 7) The Applicant shall pay Upper Badger Mill Creek Impact Fees prior to development.
- 8) The Applicant shall provide for thermal control of the new development.
- 9) The storm outlet shall be redesigned such that:
 - a) The pipe end is set back at least 30 feet from the sidewalk.
 - b) A pooling area is constructed between the pipe end and the flume entrance to allow transition without overflowing the sidewalk.
 - c) The sidewalk flume shall be redesigned with calculations showing it can handle the anticipated discharge.
- 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) 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.
- 12) 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 transmissions preferred lzenchenko@cityofmadison.com, include the site address in this transmittal.

- 13) 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, Assistant Zoning Administrator, if you have questions regarding the following four items:

- 14) Meet all applicable State accessible requirements, including but not limited to:
 - a) Provide a minimum of five 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.
 - b) Show signage at the head of the stalls.
- 15) Provide 12 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.

- 16) 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 feet and 20 feet 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.
- 17) 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 .08 watts per square foot.

Please contact Scott Strassburg, Madison Fire Department, if you have questions regarding the following four items:

- 18) The fire lanes extend from the ones shown back to the public way (street). Clearly identify the fire lanes back to the street. The inside turning radius must be 28 feet. The existing parking lot does not allow for this on the fire lane. The 26 x 150 fire lane in the rear extends back to the public way and thus is over the 150 feet. Provide a turn-around or adjust the existing parking lot to provide this turnaround.
- 19) 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.
- 20) Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of two shall be shown.
- 21) Provide fire apparatus access as required by COMM 62.0509 and MGO 34.19, as follows:
(commercial structures only)
- 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 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
 - c) Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 pounds.
 - d) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.
 - e) Provide a completed MADISON FIRE DEPARTMENT "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have

previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit six (6) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Peter Olson
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineer Traffic Engineer Fire Department
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