



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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FAX 608 267-8739
PH 608 266-4635

September 6, 2006

WILLIAM SIMPSON
FCM CORPORATION
133 SOUTH BUTLER ST
MADISON WI 53703

SUBJECT: 301 Junction Road

Dear Mr. Simpson:

The Common Council, at its September 5, 2006 meeting, conditionally approved your application for rezoning from PUD-SIP to PUD-SIP/Amended for property located at 301 Junction Road.

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. The applicant shall be responsible for securing proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact John Steiner, Wisconsin Department of Transportation (608-246-3862), with site plans sets of plans for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
2. A Traffic Signal declaration of conditions and covenants shall be executed and returned with site plans.
3. The drive-up facility shall be modified to be separated from the other site traffic and parking, and an escape route should be provided. The drive-thru shall be clearly identified with pavement markings, signage, ATM, and the service point shall be shown. The Applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements. The applicant shall provide queuing of 12 vehicles for two (2) service points to be separated from the other site traffic and parking. The ATM will not be required to provide queuing.
4. The applicant shall modify the design of the parking stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. In addition, the applicant shall redesign existing proposed employee parking lot. The applicant shall modify the employee parking area as follows: 70 to 80 or more degree-angle parking to enforce the one-way operation for employee parking. Aisles, or drive-up operation areas are to be excluded from these rectangular areas, when designing surface parking areas.
5. 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'.

6. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the most westerly driveway approach. In addition, a "Stop" sign shall be installed at a height of seven (7) feet at the Elderberry Road 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.
8. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, F, and for degree 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.
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 Janet Dailey, City Engineering, at 261-9668 if you have questions regarding the following four items:

10. Sheet C5 traffic control plan will suffice for the required data.
11. 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.
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 & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.
13. 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.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers

- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com - Indicate the site address in this transmittal.

Please contact Kathy Voeck or Matt Tucker, City Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

14. Provide **four** 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.
15. 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.
16. All exterior lights shall comply with City of Madison outdoor lighting standards. Lighting will be limited to .08 watts per square foot.
17. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage shall be approved by Urban Design and zoning. Permits must be issued by the Zoning Section of the Department of Planning and Development.
18. In the Zoning text, included signage will be allowed per Chapter 31 of the Madison General Ordinances as it applies to the C-2 district. Signage shall be approved by Urban Design and zoning.

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

19. The Urban Design Commission required both the photometric plan and cutsheets be modified to utilize the 125-Watt metal halide fixture in order to reduce lighting levels underneath the canopy.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions regarding the following item:

20. 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) Per IFC 503.3, show approved "fire lane, no parking" signs posted on the site plan. A maximum of 150-feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

Approval of the SIP 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.

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 street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

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 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.

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

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 basis 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. 28.06(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 RECORDING THIS PLAN OR OBTAINING PERMITS, PLEASE CALL KATHY VOECK, RON TOWLE, OR MATT TUCKER, ZONING ADMINISTRATOR, AT 266-4551.

Sincerely,

Bill Roberts
Planning & Development

cc: Zoning Administrator
City Engineering
Traffic Engineering
Paul Neesam, Anchor Bank, 25 West Main St., Madison, WI 53703

Traffic Engineering City Engineering Fire Department Zoning Administration Urban Design (AM)
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