



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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July 19, 2006

Sheryl Green
Wildwood Family Clinic SC
4901 Cottage Grove Road
Madison, WI 53716

SUBJECT: 4901 Cottage Grove Road – Zoning Amendment C1 to C2

Dear Ms. Green:

The Plan Commission, at its July 10, 2006 meeting, recommended approval of the zoning map amendment from C1 to C2 Commercial for property located at 4901 Cottage Grove Road. The Madison Common Council approved this matter at their July 18, 2006 meeting.

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

THE PLAN COMMISSION, AT THEIR JULY 10, 2006 MEETING, ADDED THE FOLLOWING SPECIFIC CONDITIONS OF APPROVAL:

1. The property shall be deed restricted to only allow uses as permitted in C1 zoning. Said deed restriction shall be approved and recorded prior to final sign-off on this project.
2. The applicant shall work with City Traffic Engineering staff on stripping a pedestrian walkway from the building to Cottage Grove Road if no parking spaces will be lost.
3. If the use of the building changes, the Plan Commission can revisit the installation of a permanent sidewalk connection between the building and Cottage Grove Road.

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING SIX ITEMS:

4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as exiting (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'.

5. "Stop" and "No Left Turns" signs shall be installed at a height of seven (7) feet to the bottom of the sign at the driveway approach. A "Stop" sign shall be installed at all 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.
6. The applicant shall show the dimensions for existing and proposed surface/underground parking stalls' items A, B, C, D, E, and F, and for ninety-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. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
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".
8. 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 GEBERT, CITY ENGINEERING, AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

9. City sanitary sewer records do not show a lateral to this property. The applicant shall provide the location of their sewer lateral prior to the site plan approval.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

10. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of three 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.
11. Provide 7 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
12. 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.

13. 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 BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:

14. The deed restriction (as offered by the applicant) that would allow expansion of the building but limit all other provisions to the C1 Limited Commercial zoning regulations shall be drafted by the applicant's attorney, approved by Planning and Zoning staff, as well as the City Attorney and recorded in the Register of Deeds Office. This restriction should be finalized and recorded prior to the issuance of a building permit.
15. The final landscape and lighting plan shall be approved by staff.

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 approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site 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.

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Welman Architects, Inc., 21675 Long View Drive, Suite 500, Waukesha, WI 53186

Zoning City Engineering Traffic Engineering Planning
