



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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July 10, 2007

Mike Michalski  
Pinnacle Construction of Wisconsin, Inc.  
S76 W17605 Janesville Road  
Muskego, Wisconsin 53150

RE: Approval of a request to rezone 530-610 Junction Road from Planned Unit Development, Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) to allow construction of two retail-office buildings totaling approximately 50,900 square feet. (Outlook Development)

Dear Mr. Michalski:

At its July 3, 2007 meeting, the Common Council **conditionally approved** your application to rezone property located 530-610 Junction Road from PUD-SIP to Amended PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following thirteen items:**

1. Proposed storm outlot pipe crosses private property. Provide proof of easement from owner or revise design to avoid private property.
2. Revise parking lot grades to better protect garage entrance from storm overflow.
3. Provide details for the drainage design for the garage entrance providing protection from 100-year rain event and certified by a Professional Engineer.
4. 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.
5. Please coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952.
6. The applicant shall make improvements to Junction Road in order to facilitate ingress and egress to the development.
7. A City licensed contractor shall perform all work in the public right of way.

8. 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.
9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10-year storm events, control 80% TSS (5 micron particle), provide infiltration in accordance with NR-151 and provide oil & grease control from the first 1/2" of runoff from parking areas.
10. 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.
11. 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).
12. 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.
13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following nine items:**

14. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed street improvements to the median breaks to accommodate propose driveway approaches.
15. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet showing all the 510, 520, 530, and 610 Junction Road, PUD (GDP) facility's access, proposed buildings, existing layouts of parking lots, loading areas, trees, signs, semi-trailer and vehicle movements, ingress/egress easements and approaches to Junction Road. The applicant shall note additional changes maybe required at the existing driveway approaches and conditions with existing parking lot.
16. The applicant shall modify the driveway approach for the exclusive left turn and median breaks to accommodate the propose access. In addition, the applicant shall modify the driveway approach and public crosswalk for Junction Road not to terminate in the proposed driveway approach in accordance to Madison General Ordinance Section 10.08(4)(d).
  - In addition, the northerly driveway throat shall be extended to the parking lot to accommodate egress queuing in turning lanes and ingressing vehicles.

- If the most northerly driveway approach entrance on Junction Road is modified to a special design "Street Type Entrance" a maximum of forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way. The egress shall be two lanes with a fourteen (14) foot right turn lane separated by an eight (8) inch solid epoxy white line with a pavement arrow in the lane with sign and a twelve (12) foot left turn lane with a double yellow epoxy line dividing the fourteen (14) foot ingress lane. 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 detail drawing of the approach.
  - The street type approach shall be reviewed and approved by the City Traffic Engineer. In addition, the applicant shall be responsible financially to maintain pavement marking as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and included in the geometrically special design "Street Type Entrance." The applicant shall provide a detail 1" = 20' drawing of the "Street Type Entrance" from Junction Road to the first drive aisle to the easterly parking area as approved by the City Traffic. The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices" in epoxy for lane lines, 12 "cross walks lines, 24 "stop bars, double yellow, 8" white lane, White Pave Arrows, pavement markings details and signage for lane designation to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
  - The driveway and median changes would be determined by the City Traffic Engineer and approved by the Board of Public Works. The applicant shall note on the site plan "All work in the right-of-way shall be approved by the Board of Public Works."
17. The applicant shall show bicycle racks to be placed inside and outside the building. In addition, the applicant shall indicate the type of bicycle racks to be installed inside and outside the building.
18. 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-foot overhang, and a scaled drawing at 1" = 20'.
19. A "Stop" sign shall be installed at a height of seven feet 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.
20. The applicant shall design the surface and underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed and existing surface/existing parking stalls' items 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. The applicant may design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or "One Size Fits All" stall maybe used for the only for the underground parking area only, which is a stall S = 8'-9" in width by L = 17'-0" in length with a E = 23'-0" backup. Stair cases, elevators shafts, aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
21. 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.

22. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following seven items:**

23. Meet all applicable State accessible requirements, including but not limited to:
- a.) Provide a minimum of four accessible stalls striped per State requirements (one surface, one covered parking area and two in the garage). 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.
  - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
24. Provide one 10' x 35' loading area with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
25. Provide 21 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.
26. 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.
27. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information) Lighting will be limited to .10 watts per square foot.
28. The letter of intent, plans and zoning text shall be consistent.
29. The zoning text will need some revisions. Please set up a joint meeting with Zoning staff (608) 266-5978 and Planning staff (608) 261-9632 to discuss the needed revisions. [Note: Some of the needed revisions are noted in the Planning Division comments for this project below.]

**Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

30. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
- a.) 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. If fire lanes are located in parking lot, provide a way out or an approved turnaround.

- b.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.
- c.) The site plans shall clearly identify the location of all fire lanes.
- d.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
- e.) 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.

31. 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.

**Please contact my office at 261-9632 if you have questions about the following three items:**

32. That the zoning text and building elevations be revised to note that the primary entry into the first floor commercial spaces for both buildings will be oriented to Junction Road rather than to the rear parking lot through the provision of active, usable entrances from the public sidewalk and architectural features that identify the Junction Road elevations of the buildings as the front walls and doors.

33. That the zoning text for the planned unit development be amended per Planning Division approval as follows:

- a.) That the list of permitted uses for the project be listed as follows:
  - 1. Art and school supply stores.
  - 2. Art galleries.
  - 3. Barbershops and beauty parlors.
  - 4. Bicycle sales, rental and repair establishments.
  - 5. Book, magazine and stationery stores, excluding adult bookstores.
  - 6. Camera and photographic supply stores.
  - 7. Candy and ice cream stores.
  - 8. Card and gift shops.
  - 9. China and glassware stores.
  - 10. Drugstores.
  - 11. Dry cleaning and laundry establishments provided that no cleaning or laundering occur on premises.
  - 12. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television – video equipment and accessories.
  - 13. Financial institutions, including automated teller machines, banks, savings banks and credit unions. No drive-thru/ up windows shall be permitted.
  - 14. Florist shops.
  - 15. Food stores – grocery stores, meat stores, fish markets, bakeries, and delicatessens.
  - 16. Hardware stores.
  - 17. Hobby shops.
  - 18. Jewelry and watch stores, including repair.
  - 19. Leather goods and luggage stores.
  - 20. Libraries, municipally owned and operated.
  - 21. Liquor stores (packaged goods only).
  - 22. Medical, dental hearing and optical clinics, including appliances and accessory laboratories.
  - 23. Musical instrument sales and repair.
  - 24. Offices, business and professional.
  - 25. Paint and wallpaper store.
  - 26. Pet stores.

27. Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises.
  28. Physical culture and health services and reducing salons.
  29. Post offices, including private parcel business.
  30. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card and other similar job printing services.
  31. Record, compact disc and cassette stores.
  32. Restaurants, including brewpubs and restaurant-taverns and excluding adult entertainment taverns.
  33. Shoe and hat repair stores.
  34. Sporting goods stores.
  35. Tailor shops.
  36. Tobacco shops.
  37. Toy shops.
  38. Travel bureau and transportation ticket offices.
  39. Variety stores.
  40. Veterinary clinics (outside kennels prohibited).
  41. Video rental and sale establishments, excluding adult video stores.
  42. Wearing apparel and shoe shops.
  43. Any accessory uses related to the above permitted uses, including parking, site maintenance facilities and outdoor eating areas as shown on the approved plans.
- b.) That the floor area ratio and building height be noted "As shown on the approved plans."
- c.) That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, 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-six (36) months of Common Council approval of the general development plan, 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 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. 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 general development plan approval and specific implementation plan approval.

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If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Matt Tucker, Zoning Administrator  
Janet Dailey, City Engineering  
John Leach, Traffic Engineering  
Bill Sullivan, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input type="checkbox"/>	CDBG Office (in.c. IZ)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: