



Department of Planning & Development  
**Planning Unit**

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

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August 3, 2005

Colin Godding  
Architecture/CSG, Inc.  
107 North Hamilton Street  
Madison, WI 53703

SUBJECT: 809 Watson Avenue

Dear Mr. Godding:

The Plan Commission, at its August 1, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of the commercial building located at 809 Watson Avenue.

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

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

1. The applicant shall not improve the right-of-way as proposed with pavement or parking unless encroachment is approved by City of Madison Real Estate Division prior to plans being submitted for approval. The applicant shall modify Syene Road City right-of-way according to M.G.O.
2. The applicant shall modify site plan sheets C-5, C-6, C-7, C-8, C-9 and 1.1 (Proposed Site Plan). 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'.
3. When site plans show three lots that will require the applicant shall provide recorded copies of the joint ingress/egress, parking and crossing easements or the applicant could make the three lots into one lot.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter according to M.G.O. The applicant shall note the abandoned most easterly Watson Avenue driveway approach to be removed and replaced with curb and gutter on the site plan sheet 1.1.
5. The applicant shall modify the existing Syene Road driveway approaches according to the design criteria for a "Class 4" driveway approaches in accordance to Madison General Ordinance Section 10.08(4). The applicant shall dimension existing/proposed approaches, drive aisles and pipe culvert

size and length under the approaches on sheet 1.1. The applicant can get culvert size and length from City Engineering.

- The applicant shall modify the most northerly Syene Road approach by noting the paved asphalt driveway approach to the proposed garage door on Syene Road and removing all other pavement at this approach area.
  - The applicant shall modify the most southerly Syene Road to a Class 4 30-foot asphalt approach with 10-foot radiuses.
6. A "Stop" sign shall be installed at a height of seven (7) 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.
  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. The applicant shall submit with the parking lot plans a letter of operation of the gates and showing queuing of at least one or two type vehicles to use the gate that will not be blocking the public street to be approved by Traffic Engineering.
  9. 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.
  10. 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 NINE ITEMS:**

11. Proposed demolition and redevelopment shall require work within the Syene Road right-of-way including, but not limited to, culvert installation, removals, driveway installation, ditching and grading, restoration.
12. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
13. All work in the public right-of-way shall be performed by a City licensed contractor.
14. 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.
15. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
16. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.

17. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
18. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
19. 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 THREE ITEMS:**

20. Meet all applicable State accessible requirements including, but not limited to:
  - a. Show the accessible path from the stalls to the building.
  - b. Show ramp, curb and/or wheel stops where required.
21. Provide two 10' x 35' loading areas with 14' vertical clearance for the new building to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
22. Provide 2 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.

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

23. The Planning Unit staff and Plan Commission had no specific conditions of approval.

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 seven (7) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. In addition to these five sets of plans, please submit enough plans for each reviewing agency. 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 Sec. 2812(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

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering

Fire Department Zoning City Engineering Traffic Engineering
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