



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

February 19, 2013

Mark Lane
Iconica
901 Deming Way
Madison, WI 53717

RE: Approval of a conditional use for a 5,400 square foot food processing facility in the CC-T (Commercial Corridor – Transitional) District.

Dear Mr. Lane:

At its February 18, 2013 meeting, the Plan Commission found the standards met and **approved** your conditional use application for 1219 North Sherman Avenue, subject to the conditions below, and all conditions in the previous approval letter dated December 18, 2012 (enclosed for reference). In order to receive final approval of the conditional use and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following 4 items:

1. It is understood that this conditional use application relates to the approved use and zoning of the lot and that the related CSM approval and Conditional Use approval for the site modifications are still actively being sought. The Applicant shall comply with all conditions of the Certified Survey Map approval letter from the Planning Division for 1127 N. Sherman Avenue and the Conditional Use approval letter from the Planning Division dated December 18, 2012 for 1127 N. Sherman Avenue
2. Provide a traffic control plan which shows no lane restrictions during peak hours and two-way traffic at all times.
3. The pending Certified Survey Map (CSM) for this property shall be completed and recorded with the Register of Deeds (ROD) prior to issuance of building/occupancy permits. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this newly created land record.
4. 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, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 6 items:

5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Codes, prior to sign installations.
6. Pursuant to the supplemental regulations in MGO Section 28.151, all limited production and processing uses shall be compatible with adjacent nonindustrial uses. Odors, noise, vibration, glare, and other potential side effects of manufacturing processes shall not be discernible beyond the property line.
7. Subject to MGO Section 28.173(9)(b), buildings shall have a clearly defined, highly visible customer entrance marked by canopies, porticos, overhangs, arcades, facade recesses, or projections, or similar features.
8. Pursuant to MGO Section 28.14(4)(e), Parking Requirements for Persons with Disabilities: The provisions contained in Wis. Stat. 101.12, 346.503, and 346.56 and any related Wisconsin Administrative Code sections are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
9. Subject to MGO Section 28.141(6)(d), Zoning lots and uses that exceed maximum parking requirements as of the effective date of this ordinance may continue to maintain existing parking but shall not increase that parking without conditional use approval.
10. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Bicycle parking design and location shall comply with MGO Section 28.141(11). A bike-parking stall is two feet by six feet with a five-foot access area. Provide details on final plans.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following 2 items:

11. This property is not in a wellhead protection district.
12. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.2.

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have any questions regarding the following 4 items:

13. The applicant shall expand Islands within the existing parking lot to provide separation between parked vehicles and pedestrian walkway similar to the walkway along the northeast side of the parking lot. Islands shall be constructed to include ADA accessible pedestrian ramps. These improvements shall be made to all walkways shown on the plan leading to the newly developed property.
14. When the applicant shall submit 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 and proposed 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, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
15. 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.
16. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise your plans per the above conditions and submit **ten (10) copies** of a complete, fully dimensioned plan set to the Zoning Administrator for final staff review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering Division
Eric Pederson, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Eric Halvorson, Traffic Engineering
Bill Sullivan, Madison Fire Department
Tim Sobota, Metro Transit

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

Signature of Applicant

Signature of Property Owner (if not applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Metro Transit