



Department of Planning & Community & Economic Development
Planning Division

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March 23, 2012

Jenny Dechant
Shulfer Architects, LLC
1918 Parmenter Street, Suite 2
Middleton, Wisconsin 53562

RE: Approval of a request to rezone 6634 Watts Road from Temp. A (Agriculture District) to C3 (Highway Commercial District) to assign City zoning to a recently attached commercial property with an existing building.

Dear Ms. Dechant;

At its March 20, 2012 meeting, the Common Council **conditionally approved** your application to rezone property located at 6634 Watts Road from Temp. A to C3, subject to the following conditions of approval, which shall be satisfied prior to the issuance of any City permits for this property:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following three (3) items:

1. Prepare and record with the Dane County Register of Deeds a private shared ingress-egress-loading-parking agreement/ easement. Reference the recorded document on the final site plans. This agreement is required to assure that off-street loading and delivery vehicle movements can be accomplished on-site rather than within the adjacent public right of ways as required by the City Engineering and Traffic Engineering divisions.
2. It is understood that the approval is for rezoning from Temp A to C3 only. Any site modifications shall require a subsequent review by City Engineering prior to the issuance of any building permits.
3. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Bryan Walker of the Traffic Engineering Engineering Division at 267-8754 if you have questions regarding the following four (4) items:

4. 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), 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 2-foot overhang, and a scaled drawing at 1" = 20'.

5. A "Stop" sign shall be installed at a height of 7 feet at the 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 post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, including labor, engineering and materials for both temporary and permanent installations.
7. 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 Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

8. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following six (6) items:

9. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of one accessible stall 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.
 - c.) Show the accessible path from the stalls to the building.
 - d.) Show curbs, wheel stops, or ramps where required.
10. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Move to rear of building/site.
11. Provide 4 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. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide a detail of the bike rack to be installed.
12. For parking lot plans with greater than 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. Note: Sec. 28.04(12)(b) requires screening or landscaping where a parking facility abuts a street.

13. Lighting is required and shall be provided in accordance with Section 10.085 of the Madison General Ordinances.
14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code, and MGO Section 33.24, Urban Design Commission ordinance. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development. Note: If the existing sign is to be used, it must be modified to comply with MGO 31, and a new permit will be required.
15. Capacity for the restaurant will be set at the time of permit issuance. The maximum capacity allowed for the restaurant will be 46 persons.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following comment:

Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. Note: During the review of permitted use site plans for any new use or development on this property, City agencies may have comments and conditions in addition to those listed above.

If you have any questions regarding obtaining building permits for this property, 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility