



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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January 7, 2016

David Jennerjahn
Valerio Dewalt Train Associates, Inc.
500 N Dearborn St, Ste 900
Chicago, IL, 60654

RE: Approval for a rezoning from CC to PD-GDP-SIP for construction of a four-story building with 45 residential units.

Dear Mr. Jennerjahn:

At its January 5, 2016 meeting, given the positive recommendation from the Plan Commission from December 7, 2015, the Common Council **approved** your client's request to rezone property at 7933 Tree Lane from Commercial Center (CC) to Planned Development – General Development Plan - Specific Implementation Plan (PD-GDP-SIP) to construct a 45-unit multifamily residential building. In order to receive final approval of the rezoning, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions related to these 4 items:

1. Final plans submitted for staff review and approval shall include an accessible pedestrian path from the east side of the site to High Point Road.
2. Final plans submitted for staff review and a management plan shall be provided by the applicant including the following elements.
 - a) Details for management of the parking area, an example tenant lease reflecting parking limitations on the site, and any agreements for additional off-site parking areas for staff or residents
 - b) A staffing plan for the property
 - c) Trash management
 - d) Snow removal
 - e) Management of common rooms and open spaces
 - f) Plans for move-in and move-out
3. Final plans submitted for staff review and approval shall include a detail identifying convenient bicycle routes from the east and west sides of the site to the bicycle parking area.
4. The applicant shall work with Traffic Engineering staff to ensure the adequacy of the width of the sidewalk adjacent to the south side of the building for pedestrian movements, given the likely vehicle overhang in this area.

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have questions related to these 19 items:

5. Engineering is given to understand that there is a desire to construct an access path from the site to High point Road. The applicant shall work with City Engineering to design an access route within the publicly owned greenway that can be utilized as a maintenance route for the greenway as well.
6. Submit a PDF of all floor plans to Izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
7. This Lot and the adjacent lot to the south are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
8. The site plans indicate sidewalk installation along the south side of this site that is beyond the boundary of this site. This sidewalk appears to be planned as a common pedestrian use sidewalk. If so, draft, and provide a recorded copy of an easement/agreement addressing any common pedestrian access routes between this site and the site to the south.
9. Applicant shall be aware that any pavements or trash enclosures shown on the site plan within the public sanitary and storm sewer easement along the south side of this site is subject to any maintenance or replacement of public utilities within the easement.
10. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
11. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
 - g) Platted lot numbers (noted "unplatted lands" if not platted)
 - h) Lot/Plat property dimensions
 - i) Street names
12. All other levels (contours, elevations, etc) are not to be included with this file submittal. THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED. the project site address in the email subject line. Any changes or

additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.

13. 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) Other Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans).

14. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files
- b) RECARGA files
- c) TR-55/HYDROCAN/Etc
- d) 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

15. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

16. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
19. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
20. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
21. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)).
22. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
23. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

Please contact Bill Sullivan, Fire Department at 261-9658 if you have questions regarding the following item:

24. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:

Aerial fire lanes shall be free from overhead obstructions. The proposed tree species along the east end of parking lot on Sheet C-500 will negatively impact aerial access. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.

Please contact Janet Schmidt, Parks Division at 261-9688 if you have questions regarding the following 2 items:

25. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Far West impact fee district (SI30). Please reference ID# 15157 when contacting Parks about this project.
26. Approval of plans for this project 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).

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have any questions regarding the following 7 items:

27. Applicant shall understand that due to proximity of the Tree Lane-Mineral Point Intersection to the Beltline Highway off-ramps, signalization or other pedestrian improvements are unlikely. Improvements at this intersection are likely to have severe safety impacts to the beltline highway including traffic queues onto the beltline highway. Pedestrians shall expect to use the signalized crossing at High Point to cross Mineral Point Road and applicant shall understand that this is the current highest order traffic control treatment possible to assist pedestrians in crossing the street.
28. Applicant shall understand that signalization of the Tree-Mineral Point intersection is unlikely given the above mentioned safety impacts to the roadway. Motor-vehicles leaving the site shall utilize the cross access agreement with the neighboring property to access a signalized intersection at High Point and Mineral Point.
29. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
30. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
31. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
32. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
33. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).

Please contact Tim Sobota, Metro Transit at 261-4289 if you have any questions regarding the following 2 items:

34. Metro Transit does not provide daily bus service within 1/4 mile walking distance of the proposed site. The closest bus stop with daily bus service is on Ganser Way, south of the Mineral Point Road intersection (one block east of High Point Road).
35. The applicant should seek to coordinate with the City of Madison to provide an accessible pedestrian connection running east from the site (using adjacent public greenway) to connect the project with High Point Road. This connection would significantly reduce the walking distance between the project and the existing bus stop on Ganser Way.
36. Metro Transit provides additional, weekday-only, bus service in the intersection of Mineral Point Road and High Point Road. [See attachment "7933tl_METRO.pdf".

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following 2 items:

37. 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 13.21.
38. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4569 if you have questions regarding the following 5 items:

39. A minimum of one (1) parking stall per dwelling unit (45 stalls) is required. The applicant is proposing 27 stalls. Per Section 28.198(3)(a), the applicant requests that the Plan Commission consider the application of the General Regulations Section 28.141 to reduce the minimum number of parking spaces required in making its recommendation on the development.
40. The development is part of a planned multi-use site. Provide an overall site plan including the properties to the south located at 7941 Tree Lane and 7812 Mineral Point Road.
41. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
42. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 59 resident bicycle stalls and 4 guest stalls. Note: A bicycle parking stall is a minimum of two (2) feet by six (6) feet with a five (5) foot access area. Show the bike stall dimensions on the site plan and basement floor plan.
43. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.

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

After the planned development has been revised per the above conditions, please file nine (9) sets of complete, fully dimensioned, and to-scale plans (three (3) sets should be full-sized plans to scale, and others can be submitted at 11" x 17", so long as they legible and to scale), the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their 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. 28.181(5), 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.

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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Matt Tucker, Zoning Administrator
Bill Sullivan, Fire Department
Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Janet Schmidt, Parks Division
Eric Halvorson, Traffic Engineering
Tim Sobota, Metro Transit
Al Martin, Urban Design Commission

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition 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 checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate