
PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of September 6, 2006

RE: I.D. # 04503, Conditional Use Application – 2 Greenside Circle

1. Requested Action: Approval of a conditional use for a planned residential development located at 2 Greenside Circle.
2. Applicable Regulations: Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant: Terry Temple, West End Properties, LLC; 429 Gammon Place; Madison
Agent: Peter Rott, Isthmus Architecture, Inc.; 613 Williamson Street; Madison.
Property Owner: Jeff Haen, Haen Real Estate; 322 Junction Road; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with occupancy beginning in Spring 2007.
3. Location: Approximately 13.1 acres located at the northeast corner of Greenside Circle and Lone Oak Lane; Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 164 condominium units in 26 buildings.
6. Surrounding Land Use and Zoning: Land to the west and south of the subject site is developed with single-family residences in the Hawk's Landing subdivision, zoned R1 (Single-Family Residence District). Land to the north will be developed as single-family residences in the Linden Park subdivision, zoned R2T, R2Y and R2Z (Single-Family Residence Districts). Greenside Park is located adjacent to the southeastern corner of the subject site, with undeveloped agricultural property in the Town of Middleton immediately to the east.
7. Adopted Land Use Plan: The Midtown Road Neighborhood Development Plan recommends that is area for low to medium density residential uses. The plan does not show any north-south street connections between Greenside Circle and the northern edge of the Hawks

Landing subdivision, and the platting of the Linden Park subdivision to the north did not anticipate any connections from the subject site.

8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. Greenside Park is identified as a wooded public land.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. Planned Residential Development-Dwellings.
 - a. Standards. In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
 - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
 - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
 - iii. That such development shall constitute environment of sustained desirability and stability;
 - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
 - v. That such development shall result in an intensity of land utilization no higher than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be

located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

PREVIOUS CASE

The Final Plat of Hawk's Landing Golf Club was conditionally approved by the Common Council on February 15, 2000 and was recorded on or around June 2, 2000. The 533-acre plat contained 375 single-family lots, three multi-family lots with up to 200 multi-family units each, three neighborhood park tracts on 14 total acres, a 208-acre golf course, and a mixed commercial-residential development on 13 acres along Midtown Road.

ANALYSIS, EVALUATION AND CONCLUSION

The applicant is requesting approval of a planned residential development that will contain 164 condominium units to be constructed in 26 buildings to be located on 13.1 acres zoned R4. The site is Lot 117 of the Hawk's Landing Golf Club subdivision and was envisioned for up to 200 residential units at the time of the final plat. The property is generally surrounded on the west and south by single-family residences in Hawks Landing and to the north by future single-family residences in the Linden Park subdivision. Lands to the east of the site are undeveloped agricultural lands in the Town of Middleton. Greenside Park adjoins the southeastern corner of the subject site.

The site is characterized by a considerable slope along the northern property line that falls to the east and south, with a slight plateau located near the center of the site. The parcel is generally devoid of significant vegetation with the exception of a tree line that extends along a portion of the northern property line, though the site adjoins substantial woodlands to the east and southeast, including the City park.

Of the 26 buildings proposed, 10 will be two-family dwellings, four four-unit townhouses, two four-plexes, six six-unit townhouse buildings and four 21-unit garden-style condominium buildings. The buildings will primarily front onto and have access from an internal system of private drives that will extend through the site. Primary access to the project is proposed from Lone Oak Lane, opposite Eaglewood Drive. Two additional drive entrances are proposed along Greenside Circle, a 1,000-foot long cul-de-sac extending east from Lone Oak Lane that ends at Greenside Park.

The two-family units will primarily be located on the southern half of the site. Half the two-family buildings will front along either Lone Oak Lane or Greenside Circle, with the remaining buildings to front onto the south side of the east-west drive. Plans submitted with the application show that all 11 two-family buildings will be two-stories in height with 3,200 square feet of living space, three to five bedrooms and two-car attached garages. The building architecture will

reflect Tudor influences and will be primarily constructed of stucco facing with stone masonry veneer accents.

The northern edge of the project will be developed with the six-unit townhouse structures that will front onto a second east-west loop drive. Plans submitted with these townhouses propose three-story structures with two-car front-loaded garages at street level, with three bedrooms and 2,400 square feet of living spaces on the upper two floors. The buildings will reflect an urban character with front-facing entrances and two-story bay window elements and exterior facing consisting of either large or small face brick veneer on the front elevation.

Two of the four-unit townhouse buildings will include units facing onto the wooded Greenside Park, with the remaining two units located on the western half of the site overlooking the main entrance drive. Each unit will contain an attached two-car garage accessed from the northern east-west loop drive. These units will contain 1,630 square-foot first floors with partially finished basements and a loft space on a partial second floor providing additional living space, with up to four bedrooms possible. The other four-unit buildings proposed will comprise the rest of the units lining the primary east-west drive and are designed as cluster buildings. Each of the cluster units will contain two stories above grade with finished basements and will contain three bedrooms and approximately 2,500 square feet of living space. Both of these building styles will share some of the Tudor influences from the two-family buildings, and will be constructed with a combination of horizontal lap siding and brick veneer.

The last component of the planned residential development will consist of four three-story garden-style buildings each containing 21 units (84 total) to be located on the easternmost portion of the site. Each building will contain three one-bedroom units, 15 two-bedroom units and three two-bedroom plus den units (the den appears to be of the size to be used as a third bedroom if desired by the occupant); decks or balconies will be provided for each unit. A level of underground parking for 25 vehicles is shown below each building, with additional parking for 33 vehicles to be provided in surface lots located near the buildings. The 133 total parking spaces will result in a ratio of 1.5 spaces per unit. The buildings will be faced with a combination of lap siding and stucco atop stone masonry bases, with hip roofs accented by various gable elements. The buildings will also feature rounded, turret-like window bays on the corners.

Landscaping of the condominium development will include a wide array of conifers, ornamental and canopy trees distributed across the site, including along the primary private drive, which will generally include a sidewalk on at least one side. A mix of perennials and shrubs will typically be planted around the perimeters of each building and in landscaping beds located throughout the site. A "council circle" is proposed along the middle of the northern property line to serve as a common element for residents, while a pond feature with overlooking plaza will be constructed on the southern half of the parcel adjacent to Greenside Circle. A central landscaped walkway will be constructed to connect the two features. Three putting greens are located throughout the development to serve as common recreational elements in keeping with the surrounding golf

community. In general, the Planning Unit finds the site to be well landscaped, though staff would recommend that a combination of screening and landscaping be installed along the northern edge of the property adjacent to single-family lots on Pine Hollow Place in the Linden Park subdivision to provide greater separation between the two projects. Staff will work with the applicant to develop a revised landscaping plan to address this minor concern.

In reviewing the project against the conditional use standards, the Planning Unit concludes that all of the conditional use standards can be met. The Zoning Code defines conditional uses as uses that are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. The conditional use standards are aimed at ensuring that these impacts are minimized and that the proposed use will not be detrimental to or endanger the public health, safety or general welfare or substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood. The standards also allow the City to consider the ability to provide municipal services to the property. After considering all of the conditional use standards, the Planning Unit concludes that the application as proposed complies with the standards for approval.

In reviewing planned residential developments, additional standards beyond the conditional use standards apply. The Planning Unit generally believes that the proposed planned residential development can comply with the additional standards for consideration, though the developer has been asked by the Zoning Administrator to ensure that the minimum amount of usable open space is being provided with this project. The project also appears to be slightly deficient in regard to the number of off-street parking spaces required.

In addition, the developer is requesting an additional story in height beyond the two stories provided by right in the R4 zoning district. The Zoning Ordinance allows buildings to be constructed to a maximum of three stories if the Plan Commission finds that the project proposes a superior site plan or design.

The condominium development as proposed should result in an attractive development that is in keeping with the design aesthetic present in other facets of the Hawk's Landing subdivision and satisfies the planned residential development "constitute [an] environment of sustained desirability and stability." The 12.7 unit per acre density is less dense than the 15.2 unit per acre density envisioned at the time the Hawk's Landing Golf Club project was approved. The project is also generally in conformance with the land use and density recommended by the Midtown Road Neighborhood Development Plan of 10-12 units per acre.

The Urban Design Commission reviewed this project on September 6, 2006 and granted initial approval (see attached report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use and planned residential development standards can be met, including the provision of a third story in the R4 zone for a portion of the project, and **approve** a planned residential development located at 2 Greenside Circle, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a revised landscaping plan for Planning Unit approval that provides a combination of screening and additional landscaping along the northern property line adjacent to Lots 7-11 of Linden Park to provide better separation between the projects.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 6, 2006	
TITLE: 2 Greenside Circle – Planned Residential Development (PRD), 166-Units. Aldermanic District 1. (04275)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: September 6, 2006	ID NUMBER:	

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer and Robert March.

SUMMARY:

At its meeting of September 6, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the development of the property located at 2 Greenside Circle of a Planned Residential Development (PRD) with 166 dwelling units. Appearing on behalf of the project were Peter Rott, architect; Terry Temple and Jason DeNoble. The revised plans as presented by Rott reflected the following:

- The theme is to build a true neighborhood, a link between developing and existing neighborhoods adjacent to the site, containing pedestrian-friendly amenities, encouraging gathering and interaction, unified by common architectural character, appropriate scale and landscaping amenities.
 - Pedestrian linkages emphasized, especially at the center of the site on a north-south axis between existing adjoining developing neighborhoods containing a central plaza area and enhanced pond feature, including bridge and other amenities as details within the revised plans.
 - Pedestrian linkages are a minimum 8-feet in width including sidewalks added along the main axis of the private looped road system.
- Details of the photometric and lighting plan were provided.
- As requested, a review of a site section relative to the existing topography of the site and proposed development.

Following the presentation the Commission expressed concerns on the following:

- Although modifications to the plans have been provided in address of previous comments, concerns not fully addressed. At least drawings don't communicate well.
- Connections to the park not clear. Consider turning building at the northeasterly intersection of "A" and "B" Streets (building type B) to engage the street.
- Provide an overlook area to facilitate gathering around the pond as an amenity beyond greenspace for adjacent residential buildings.

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- Consider the relocation of the intersection treatment (circular design/roundabout) movement toward the pond area.
 - The two small boulevard medians might be better off eliminated to enhance adjacent greenspace in front of residences along both the north and south sides of “A” Street west of its intersection with “B” Street.
 - Architecture is on the right track.
 - Consider moving the two small medians toward the central access to provide further emphasis of the feature at the core of the project.
 - The angled building at the northwesterly corner of the intersection of “A” and “B” Streets has no relation to surrounding streets; move or replace with a building “A” type or another alternative that would fit better and relate better to adjoining streets, as well as provide more greenspace. Or as an alternative, reconfigure building “B” to fit better in relationship to adjoining streets.

ACTION:

On a motion by Host-Jablonski, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required address of the above and the following:

- Movement of the gathering spot or plaza closer to the pond, in combination with the replacement or relocation of the building “B” type located at the northwesterly corner of the intersections of “A” and “B” Streets to provide a more continuous open space at the center of the site and provide for a building that relates better to its street frontages.
- Provide enlarged details on open space areas within the development.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2 Greenside Circle

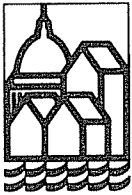
	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	5	7	6	7	-	6	7	6.5	
	-	7	-	-	-	-	6	6	
	5	7	6	7	-	7	7	7	
	4	7	6	5	-	6	6	5	
	5	8	7	7	-	7	8	7	

General Comments:

- Provide the open space closer to the pond as possible and overlook the destination, link the open space areas as a more viable corridor. Trail around the pond.
- This site is very tightly packed. With a few changes to the center of the site, there can be an extension of the green corridor in, and a real improvement.
- Site plan is still lacking focus, concept; council ring and “plaza” doesn’t cut it.
- Needs better arrangement of greenspace.

Department of Public Works
Parks Division

City of
Madison



Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH # 608 266 4711
TDD # 608 267 4980
FAX # 608 267 1162

September 13, 2006

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: **2 Greenside Circle**

- 1. Park fees have previously been paid for 156 multifamily units on this lot. The current proposal is for 145 multifamily units plus 22 duplex units. The developer shall pay park fees for the difference, totaling \$40,882.16, due prior to issuance of a building permit. The developer may elect to pay half the fees and provide a letter of credit for the other half.**
- 2. The developer's plans and grading shall accommodate future construction of a public bicycle path on the north edge of the wooded public park to the southeast. The private land to the west of the lot is also proposed to be future public park.**

Park fees of \$40,882.16 are due for 22 duplex units minus credit for 11 multifamily units:

Fee in lieu of dedication = (22 dp @ \$1914 = \$42,108) minus (11 mf @ \$1218 = \$13,398) = \$28,710.

Park Development Fee = (22 dp @ \$815.36 = \$17,937.92) minus (11 mf @ \$524.16 = \$5,765.76) = \$12,172.16

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 Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 1, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2 Greenside Cir

Present Zoning District: R-4

Proposed Use: Construct 166 unit Planned Residential Development Condo development with 52 one bdrm units, 73 two bdrm units, and 41 three bdrm units.

Conditional Use: 28.08(c)1. A Planned Residential Development is a conditional use 28.12(11)((k)1.c. Plan Commission can authorize yard exceptions in a PRD. (In this case a front yard exception.) 28.08(5)(d) Plan Commission can authorize three stories in a PRD because of superior site plan or design.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

1. **Provide a grading plan of the Lot** showing that the **83,000 square foot usable open space requirement** is met in this PRD. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and **having a slope no greater than 10 percent**. The required front yard and required street side yards do not count toward usable open space.

GENERAL OR STANDARD REVIEW COMMENTS

2. Show addresses of the buildings and number of units in each building on the final site plans.
3. Show building setbacks on the final site plans.
4. The unit mix, letter of intent, parking stall information, floor plans and site plans shall all be consistent.
5. Provide a minimum of 288 parking stalls for the PRD.
6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible garage stall per each 21 unit building striped per State requirements, a minimum of one surface accessible stall, and a minimum of one in the covered parking area. 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 or elevator. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
7. Provide a minimum of 67 bike parking stalls for the 21 unit buildings (total of 84 units) in safe and convenient locations 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.
 8. 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.) All plant materials in islands shall be protected from vehicles by concrete curbs.
 9. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	352,200 sq. ft.	571,000 sq. ft.
Lot width	50'	adequate
Usable open space	83,000 sq. ft.	(1)
Front yard	25'	16' +
Side yards	Min. 13.5', total 30' (21 unit)	adequate
Rear yard	35'	adequate
Building height	3 stories/PRD	2 stories and 3 stories

Site Design	Required	Proposed
Number parking stalls	288 (41 of the stalls shall be unobstructed surface stalls)	236 garage/covered <u>31 surface</u> 267 stalls (5)
Accessible stalls	4 (1 per each 21 unit bldg. gar) 1 surface <u>1 covered parking</u> 6 total	(6)
Loading	1 (10' x 35') area per each 21 unit. Floor area 29, 280 sq. ft.	Provided in drive aisles
Number bike parking stalls	67 stalls for 21 unit bldgs. (2 - 8 unit bldgs. provided in individual garages.	(7)
Landscaping	Yes	(8)
Lighting	Yes	(9)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: August 21, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 2 Greenside Circle Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Site plan needs to show all lot dimensions and bearings. Street name needs to be moved: Lone Oak Lane is located to the north of the main entrance; Red Tail Drive is located south of the main entrance.
2. Site will need private street names. The main entrance paved segment will be a private extension of Eaglewood Drive. Other street names should be submitted to the City Engineer for approval.
3. Prepare a conceptual addressing plan which clearly shows front door locations for all units. Submit the concept address plan to Lori Zenchenko for review and final approval.
4. A3.1B looks superimposed on A2.2B.
5. Revise site plan drawing sheet C1.0 to include minimum requirements with reference to lot configuration and dimensions to ensure conformance to platted Lot 117.
6. The applicant shall pay impact fees associated with the Upper Badger Mill Creek Impact Fee Area prior to approval. (2006 rate = \$57.8723/1000 SF).
7. The plan shows significant discharge of runoff to the east onto privately owned lands. This shall not be permitted without easement from property owner and infrastructure improvements to convey the concentrated runoff discharge.
8. Provide detail for any underground parking on how the unit shall be protected from the 100-year storm event.
9. Applicant shall either designate sewer and water main as public or private. If they are to be public, the applicant will need to enter into a City-Developer agreement for the new utilities. If they are to be private, applicant shall provide an ownership/maintenance agreement for the utilities.

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GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 2 Greenside Circle Conditional Use

General

- 1.1 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.

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- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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 WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the

Inspection Unit may require individual control plans and measures for each building.

- 4.8 If the lots within this site plan 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.

- 4.9 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.
- Detain the 2, 10, & 100-year storm events.
- Control 40% TSS (20 micron particle).
- Control 80% TSS (5 micron particle).
- Provide infiltration in accordance with NR-151.
- Provide substantial thermal control.
- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 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).

- 4.15 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/HYDROCAD/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.

Utilities General

- 5.1 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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 8/24/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 2 Greenside Cir.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Building "C"s and possible "D"s do not have approved Fire access per 62.0500 and MGO 34. Provide Fire access.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. 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.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
3. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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.
4. 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 John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 31, 2006

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: 2 Greenside Circle – Conditional Use –167 Dwelling Units

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall modify the driveway approach where as the public crosswalk for Lone Oak Lane and Eaglewood Dr. shall not be terminate in the proposed driveway approach for both sides of driveway approach to Village at Hawks Landing in accordance to Madison General Ordinance Section 10.08(4)(d).
2. To provide for adequate bike / pedestrian pathways/linkage from the public sidewalk to the building entrances, and across the site to Linden Park Development the applicant shall modify the sidewalk crossings to provide pavement markings and ramps for all pedestrian crossings on-site.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. 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 two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. The applicant shall show all existing driveway approach on Lone Oak Lane, and Eaglewood Dr. all items in the right-of-way as ramp, street lights, signs, public sidewalk, etc.,
5. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4).

6. The applicant shall dimension on-site driveways, 8 ft bike path, radiuses, parking spaces, ~~drive aisles, back-up areas to garages, islands, driveway approaches, and flares.~~
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. 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.
9. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
10. The applicant shall design the underground parking and surface parking areas according to Figures II of the ordinance using the 9' or wider stall for the surface parking area. The "One Size Fits All" stall maybe used for the underground residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
11. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Peter Rott
Fax: 608-294-0207
Email: rottWis-arch.com

DCD: DJM: dm

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 23, 2006

TITLE: 2 Greenside Circle – Planned Residential Development (PRD), 166-Units. 1st Ald. Dist. (04275)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William A. Fruhling, Acting Secretary

ADOPTED:

POF:

DATED: August 23, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **REFERRED** a request for a 166-unit Planned Residential Development (PRD) at 2 Greenside Circle. Peter Rott appeared on behalf of the project. Rott reviewed changes from the previous meeting and presented color renderings of each building type, materials samples, and a lighting plan. He agreed to incorporate windows on the side of the garages for the “D” buildings. There was discussion about how to break up the 4-car wide driveways for the “D” buildings with a narrow planting strip and/or special paving. The Commission noted that the landscaping and grading plans did not match the site plan being presented.

There was considerable discussion about the lack of design elements to create an identity or theme to tie the development together. Some suggestions offered that may assist the designers in achieving this included: making the east-west street a boulevard, integrating the adjacent park, a fully developed landscape plan, and a fully developed amenities package. The Commission requested that the following items be addressed in the next submittal:

1. A fully developed landscape plan;
2. Lighting details (including a light spread diagram and options proposed for fixtures);
3. Continuous sidewalks;
4. All site-related plans be consistent;
5. That the “placemaking” aspects of the overall design be more fully developed, which may include public and semi-public spaces, a sequence of elements, or other measures to convey a theme or signature; and
6. A site section would be helpful in understanding the topography.

ACTION:

On a motion by Woods, seconded by Barnett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0-1) with Wagner abstaining.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4, 4, 5, 5, 5, 5.5 and 6.5.