

**PLANNING DIVISION REPORT**  
**DEPARTMENT OF PLANNING AND COMMUNITY**  
**AND ECONOMIC DEVELOPMENT**  
**Of July 18, 2007**

**RE: I.D. # 07047, Conditional Use Application – 6026 Canyon Parkway**

1. Requested Action: Approval of a conditional use for a planned residential development located at 6026 Canyon Parkway.
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 & Property Owner: Duane Reed; PO Box 69; Cottage Grove.  
Agent: Bob Bouril, Bob Bouril Design Studio; 6602 Grand Teton Plaza; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion anticipated in summer 2008.
3. Location: Approximately 2.67 acres located on the north side of Canyon Parkway at Bautista Drive; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 30 apartment units in ten buildings.
6. Surrounding Land Use and Zoning:  
North: Secret Places Park; single-family residences, zoned R2T (Single-Family Residence District);  
South: Approved planned residential development containing 16 two-family buildings, zoned R4 (General Residence District);  
East: Single-family residences, zoned R2T;  
West: Secret Places Park.

7. Adopted Land Use Plan: The Marsh Road Neighborhood Development Plan recommends that the subject site be developed with "low to medium-density residential uses" with a density of 8-11 units per acre.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. The adjacent City parkland is identified as public lands on the corridor map
9. Public Utilities & Services: The property will be 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 CASES**

On February 18, 2003, the Common Council approved a request to rezone 150 acres located on Siggelkow Road east of Holsher Road from Temporary A (Agriculture District) to R1, R2S and R2T (Single-Family Residence Districts), R4 (General Residence District) and PUD-GDP, and; approval of a preliminary plat creating lots 326 single-family lots, 3 lots for future multi-family development and 11 outlots for public stormwater detention, open space and parkland. The final plat of the Secret Places at Siggelkow Preserve was recorded on March 25, 2004.

On December 4, 2006, the Plan Commission approved a planned residential development containing 16 duplexes on the R4-zoned parcel south of the site at 6001 Canyon Parkway.

### **PLAN REVIEW**

The applicant is requesting approval of a 30-unit planned residential development on 2.67 acres zoned R4. The project will consist of three two-unit buildings, four three-unit buildings and three four-unit buildings located on Lot 125 of the Secret Places at Siggelkow Preserve subdivision at the northwest corner of Canyon Parkway and Bautista Drive, approximately one block north of Siggelkow Road. The 30 units proposed will be rental apartments, with a variety of two-bedroom unit types proposed.

The proposed development will be located north across Canyon Parkway from another planned residential development approved late last year for 16 duplex buildings on 6.48 acres and to the south and west of single-family residences being constructed in R2T zoning. Secret Places Park borders the property to the west, with a park access walkway to Bautista Drive located between the site and the residences to the north. The subject site has a gradual slope from west to east and is devoid of any vegetation.

Access to the proposed apartment development will be provided by a private loop road with two driveway accesses onto Canyon Parkway. One of the two-unit buildings, three of the three-unit buildings and two of the four-unit buildings will be located on the outside of the loop driveway abutting Secret Places Park or the perimeter streets, with the remaining two two-unit buildings, one three-unit building and one-four-unit building located inside the loop driveway.

A variety of building types are proposed within the development, each varying in terms of the floor area, number of bedrooms, size of attached garages, availability of basements and exterior appearance. The buildings will be faced with two-toned horizontal wood composite siding with

cross-gable roofs. Masonry will be used as an accent on some of the buildings. A brief summary of the ten buildings follows:

- Building 1 is a four-unit townhouse building that will face Bautista Drive at the corner of Canyon Parkway. A 25-foot setback is provided adjacent to both streets, with an 11-foot setback provided off the northern property line and the park walkway. The building will contain two two-bedroom units on the one-story ends of the building, with two-bedroom plus den units located in the two-story units in the center of the building. Parking for this building is provided in one-car garages accessed from the internal private drive. The four units will each be provided an east-facing entry door and front porch.
- Building 2 is a four-unit townhouse building that will face Canyon Parkway west of the eastern private drive entrance. This building, as well as all of the buildings proposed to abut Canyon Parkway, will maintain a 25-foot setback from the street. Building 2 will stand two stories in height, with two-bedroom, one-car garage units on the ends of the building and three-bedroom, two-car garage units in the center. Partial basements are provided for each unit. Entrances to the four units will face to the south with access from front porches provided for each unit.
- Buildings 3 & 7 are both three-unit townhouse structures located on the outside of the internal private drive, with the closest point of both buildings ten feet from the northern property line. This building prototype stands two stories, with the second story partially open to below. Each unit contains two bedrooms, patios facing the park to the north, front porches facing the internal drive and a partial basement. The two end units are provided one-car garages, while the center unit has a two-car garage.
- Buildings 4, 8 & 10 are each two-family buildings with two bedrooms, one-car garages, front porches and rear patios. No basements are proposed for these two-story buildings. Buildings 4 and 8 will be located inside the internal private drive and will back onto a shared courtyard abutting Canyon Parkway. Building 10 will be located on the west side of the drive adjacent to Canyon Parkway, and will be back onto to the adjacent park.
- Buildings 5 & 6 are both three-unit townhouse structures. Building 5 will be located on the outside of the internal private drive and will back onto the adjacent park. Building 6 will be located on the inside of the drive and will share the courtyard abutting Canyon Parkway with Buildings 4 and 8. This building prototype stands two stories, with the second story partially open to below. Each unit contains two bedrooms, one-car garages, rear patios, front porches facing the internal drive and a partial basement.
- Building 9 is a four-unit townhouse building that will be located on the west side of the internal private drive. Units in this two-story building will contain two-bedrooms, one-car garages, front porches facing the private drive, rear patios facing the park and partial basements.

The developer has submitted an extensive landscaping plan for the project, which the Planning Division staff generally finds to be acceptable. The plan includes the planting of shade trees around the perimeter of the site including in front of the street-facing units, with evergreen and

deciduous shrub plantings around the base of the ten buildings. Two rain gardens will be utilized for stormwater treatment. The applicant is providing 16,000 square feet of usable open space for the development primarily in small areas located between buildings. The largest such space is the courtyard formed by Buildings 4, 6 and 8 along Canyon Parkway. The Zoning Administrator has determined that the amount and location of usable open space provided is sufficient based on the 15,000 square feet required (500 square feet per unit).

### **EVALUATION AND CONCLUSION**

The applicant is requesting approval of a planned residential development containing 30 units to be located on a 2.67-acre parcel in the Secret Places at Siggelkow Preserve subdivision. The project will result in a density of 11.24 units per acre, which is slightly more dense than the 8-11 units per acre recommended for this site in the Marsh Road Neighborhood Development Plan. The density of the project, however, is in keeping with the density envisioned for this site when the subdivision was approved, and the project appears to conform to the bulk, density and mass requirements of the R4 zoning district in which it is located.

In reviewing the project against the conditional use standards, the Planning Division believes that all of the conditional use standards can be met. The Zoning Ordinance 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 Division concludes that the application as proposed can comply with the standards for approval. In reviewing planned residential developments, additional standards beyond the conditional use standards apply. The Planning Division generally believes that the proposed planned residential development can comply with the additional standards for consideration. In general, the project is well designed, incorporating a mix of building styles to produce a varied built environment with a good physical interaction between the development and the surrounding park.

The Urban Design Commission reviewed this planned residential development on June 20, 2007 and granted final approval (see attached report).

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission find that the conditional use and planned residential development standards met and **approve** a planned residential development located at 6026 Canyon Parkway, subject to input at the public hearing and the comments from reviewing agencies.

**AGENDA # 6**

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** June 20, 2007

**TITLE:** 6026 Canyon Parkway – Planned  
Residential Development (PRD)/25-Units.  
16<sup>th</sup> Ald. Dist. (04824)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** June 20, 2007

**ID NUMBER:**

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Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Michael Barrett and Richard Slayton.

**SUMMARY:**

At its meeting of June 20, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development located at 6026 Canyon Parkway. Appearing on behalf of the project was David Milburn. Prior to the presentation, Milburn noted that the project's density was now 30 units, not 25. Milburn reported the results of a neighborhood meeting held with Ald. Compton; noting that issues relevant to the location of an exterior dumpster enclosure on the site have been modified to provide for individual trash containers for each unit internally, landscaping was enhanced with an emphasis on providing more privacy around individual units, including a detailed review of the lighting plan. Following the presentation, the Commission noted the changes were up to snuff but raised concerns relative to maintenance and operation with the use of individual refuse cans for each unit instead of being provided within shared exterior locations within dumpster enclosures. Although a program for fitting individual cans in garage and pick up was to be provided, the Commission generally felt that provisions for no common shared dumpsters should require further consideration.

**ACTION:**

On a motion by Barrett, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion for approval provided for flexibility relevant to providing on-site shared/screened dumpster locations for trash to the applicant.

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, 5.5, 6, 6, 6.5, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6026 Canyon Parkway**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	5	5	-	6	5	5.5
	5	5	5	5	-	5	5	5
	-	7	-	7	-	-	-	7
	7	6	-	-	-	6	6	6.5
	6	7	8	7	-	6	5	6
	7	7	7	7	-	7	7	7
	6	6	6	6	-	6	6	6

**General Comments:**

- Fine project.
- Nice project.
- Fine project! Very tasteful yet efficient use of space.
- This is a really nice project.



**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  
1 866 704 2315 Textnet

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


**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

DATE: July 10, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer   
SUBJECT: 6026 Canyon Parkway 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. All pavement patching and/or restoration shall be in accordance with the City Engineering Patching Criteria.
2. The rain garden at the northeast corner of the site shall be connected to the storm system that exists in the Outlot off of Bautista Drive.
3. The City stubbed in an 8-inch diameter sanitary lateral into this lot and it is not being utilized with this plan set. It is acceptable to open cut Canyon Drive but it may be less costly to utilize the existing lateral that was stubbed into this lot.
4. City Engineering proposes that the private loop access includes a private street name so that the developer and city can coordinate a better address plan for this development. Submit proposed private street name and address plan to City Engineering, Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or 266-5952.

**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: 6026 Canyon Parkway 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

16





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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) or (608) 266-5952
- 1.7 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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
  - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.

- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
  - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. **(Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
  - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. **(Optional:** with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

**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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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

16

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).

16

- 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 sign-off.

- 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, 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 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](mailto: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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

### 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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 **and** storm sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.



## Traffic Engineering and Parking Divisions

David C. Dyer, 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

Revised July 18, 2007

TO: Plan Commission

FROM: David C. Dyer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **6026 Canyon Parkway – Conditional Use – 10 Buildings, 30 Unit Apartment Development**

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 landscape plan to agree with the site plan sheets. The landscape shows plants in the sidewalk and sidewalk across the driveway. All sheets should agree with each other.
2. The applicant shall show the approved driveway approaches and building across the street. In addition, the applicant may need to modify the driveway approach that the vehicle headlights have little impact on the development across Canyon Parkway.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. To provide for adequate pedestrian pathways/linkage from the public sidewalk through the project to building entrances, the applicant shall modify the walkway along the main drive aisle by a 4 inch raised curb or a 3 to 5 foot buffer such as a grass terrace separating the driveway from the private sidewalk.
4. To provide pedestrian and bicycle access to the bike paths to the north and west of the project, as well as to the Secret Places Park to the west, the applicant shall construct 8 foot wide paved pedestrian/bicycle connections to both the north and west paths. The west connection could be between buildings 7 and 9. The north connection could be made either between buildings 1 and 3 or between buildings 3 and 5.

### GENERAL OR STANDARD REVIEW COMMENTS

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

5. 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 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'.
6. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. 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.
8. The intersection shall be so designed so as not to violate the City's sight-triangle preservation 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.
9. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items B, C, E, and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
10. 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. The applicant shall note street light at the most westerly driveway approach will need to be relocated away min. 15 ft. from the driveway approach. The applicant shall contact Kevin Fahey, 608-6525 for conditions and deposit for relocation of streetlight prior to submittal of site plans.
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: Bob Bouril  
Fax: 608-833-3408  
Email: bobb@bourildesign.com

DCD: DJM: dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 30, 2007

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 6026 Canyon Pky., PRD – The Commons at Secret Places

**Present Zoning District:** R-4

**Proposed Use:** 10 buildings with 30 apartment units total (3 2-unit bldgs, 4 3-unit buildings and 3 4-unit buildings)

**Conditional Use:** 28.08(4)(c)1 A Planned Residential Development with 1 ½ acres is a conditional use.

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show addresses on the buildings of the final site plan.
2. The site plan shall be a separate sheet from the grading and utility plans. The site plan shall include dimensions of stalls, drive aisles, site, and dimensions from bldgs to property lines, etc. Show the entire property on the site plan.
3. Meet all applicable State accessible requirements, including but not limited to:
  - a. **Show signage at the head of the accessible stalls.** Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
  - b. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
4. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any 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).



5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage in a PRD must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installation.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	56,000 sq. ft. (65,340 sf. min.)	116,403 sq. ft.
Lot width	50'	151.47' (Bautista Dr)
Usable open space	15,000 sq. ft.	16,225 sq. ft. +
Front yard	25'	25'
Side yards	as shown	adequate
Rear yard	35'	35'
Building height	3 stories	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	53 (of those 7 min. surface)	19 surface 34 garage, 53 total
Accessible stalls	1 min. surface (bldg. 1)	2 (3)
Loading	n/a	n/a
Number bike parking stalls	30	33 surface and 30 in garages
Landscaping	As shown	adequate
Lighting	Yes	(4)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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.



# 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: July 11, 2007  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **6026 Canyon Parkway**

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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant. Hydrant on fire lane needs to be minimum 26' wide.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. 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.
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. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.
5. 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.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan