



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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October 25, 2006

Peter Rott  
Isthmus Architecture, Inc.  
613 Williamson Street  
Madison, Wisconsin 53703

RE: Approval of a conditional use for a 164-unit planned residential development located at 2 Greenside Circle.

Dear Mr. Rott:

The Plan Commission, meeting in regular session on October 23, 2006, determined that the ordinance standards could be met and **approved** your client's request for a planned residential development at 2 Greenside Circle, subject to the conditions below. In order to receive final approval of the planned residential development, the following conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following nine items:**

1. Provide a grading plan of the lot showing that the 83,000 square foot usable open space requirement is met in this planned residential development. 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.
2. 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 feet wide with an 8-foot striped out area adjacent.
  - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60 inches 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.
3. Show addresses of the buildings and number of units in each building on the final site plans.
4. Show building setbacks on the final site plans.
5. The unit mix, letter of intent, parking stall information, floor plans and site plans shall all be consistent.
6. Provide a minimum of 288 parking stalls to serve this development.

7. Provide 67 bike parking stalls for the 21-unit buildings (total of 84 units) in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. 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.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
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 maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance for more information).

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twenty-three (23) items:**

10. 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.
11. 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.
12. Prepare a conceptual addressing plan that clearly shows front door locations for all units. Submit the concept address plan to Lori Zenchenko for review and final approval. 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.
13. Note: A3.1B looks superimposed on A2.2B.
14. 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.
15. 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).
16. 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.
17. Provide detail for any underground parking on how the unit shall be protected from the 100-year storm event.
18. 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.

19. A City licensed contractor shall perform all work in the public right-of-way.
20. 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.
21. 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.
22. 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.
23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 80% TSS (5 micron particle), provide infiltration in accordance with NR-151 and provide substantial thermal control.
24. 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.
25. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.
26. 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, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
27. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
28. 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.
29. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
30. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
31. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

32. 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.
33. 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.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following eleven items:**

34. 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).
35. 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.
36. 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, 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'.
37. The applicant shall show all existing driveway approaches on Lone Oak Lane and Eaglewood Drive, and all items in the right of way such as ramp, street lights, signs, public sidewalk, etc.
38. The applicant shall modify the all-new driveway approaches according to the design criteria for a "Class III" driveway in accordance to MGO Section 10.08(4).
39. The applicant shall dimension on-site driveways, 8-foot wide bike path, radiuses, parking spaces, drive aisles, back up areas to garages, islands, driveway approaches, and flares.
40. 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 to twelve feet in width and signed "No Parking Anytime."
41. A "Stop" sign shall be installed at a height of seven 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.
42. 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.
43. The applicant shall design the underground parking and surface parking areas according to Figures II of the ordinance using the 9-foot 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.

44. 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 Si Widstrand, Parks Division, at 266-4711 if you have questions about the following two items:**

45. Park fees have previously been paid for 156 multi-family units on this lot. The current proposal calls for 145 multi-family units and 22 two-family units. The developer shall pay park fees for the difference, totaling 40,882.16, prior to the issuance of a building permit. The developer may elect to pay half the fees and provide a letter of credit for the other half.
46. The developer's plans and site 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 a future public park.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following four items:**

47. Building "C"s and possible "D"s do not have approved Fire access per 62.0500 and MGO 34. Provide fire access accordingly.
48. 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.
49. 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 hoses lay off the truck. See MGO 34.20 for additional information.
50. 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 hoses lay off the truck. See MGO 34.20 for additional information.

**Please contact my office at 261-9632 if you have questions about the following Planning Unit condition or the Plan Commission's condition of approval (#52):**

51. 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.
52. That the developer will hold off on constructing the phase of the development requiring the driveway to Greenside Circle until required by the Madison Fire Department, and at that point, the developer will make a good faith effort to find alternatives to providing the second point of access. If there are no alternatives

available and the proposed driveway to Greenside Circle is required by the Fire Department, then the driveway will be constructed.

Approval of 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 now follow the procedures listed below for obtaining your conditional use:**

1. Please revise your plans per the above and submit *nine (9) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.</p>  <p>_____</p> <p><i>Signature of Applicant</i></p>
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- cc: Kathy Voeck, Assistant Zoning Administrator  
 John Leach, Traffic Engineering  
 Si Widstrand, Parks Division  
 Janet Dailey, City Engineer's Office  
 Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: