



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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July 10, 2007

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Approval of a conditional use for a planned residential development located at **2502** Jeffy Trail (previously submitted as 2425 Jeffy Trail).

Dear Mr. Bruce:

The Plan Commission, meeting in regular session on July 9, 2007, determined that the ordinance standards could be met and **approved** your client's request for a planned residential development at **2502** Jeffy Trail, subject to the conditions below. In order to receive final approval of the planned residential development, the following conditions must be met:

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

1. Provide seven unrestricted surface parking stalls. Note: A minimum of one unrestricted surface parking stall is required per each four dwelling units. The accessible surface parking stall is in addition to the seven unrestricted surface stalls.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of four accessible stalls striped per State requirements (one surface, one covered parking area and two in the garage). 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. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
3. Address trash disposal in the letter of intent. Show any trash enclosures on the plans if they will be provided.
4. Lighting is required for this project. Provide a plan showing at least .5 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).
5. Show addresses of the buildings on the final site plans.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following fifteen (15) items:

6. Revise design of proposed force main to run northerly on private property with discharge to public sewer on Jeffy Trail near the northeast corner of lot, in accordance with the plan of the City Engineer.
7. Prior to approval, applicant shall submit an emergency response plan for operation of the proposed private sewerage lift station.
8. The applicant shall release a portion of the existing temporary storm water easement document number 4312341 to accommodate site plan. The applicant shall provide sketch, legal description and \$500 administrative fee for this partial release. Make check payable to City of Madison Treasurer. Reference Engineering Project No. 53B2561, Real Estate Project No. 8758 (which created the existing easement) and Real Estate Project No. 8792 for the proposed release on easement/land records submittal. Submit all easement information and payments to Eric Pederson of City Engineering. Easement width for storm water areas proposed to be piped must be 20 feet in width and ditched areas shall be 30 feet in width. Either the pipe will have to be extended to the south of proposed 2-unit building #9, or building #9 will have to move to the west to allow for 30 feet of easement for ditching.
9. The correct address for this parent parcel Lot 77 is **2502 Jeffy Trail**. Submit proposed private street names (two) and address plan to Lori Zenchenko, City Engineering at lzenchenko@cityofmadison.com for review and approval.
10. Provide recorded evidence of joint driveway agreement with owner of the adjacent development to the north.
11. A City licensed contractor shall perform all work in the public right of way.
12. 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.
13. 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.
14. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Division may require individual control plans and measures for each building.
15. 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, & 100-year storm events, control 80% TSS (5 micron particle), provide infiltration in accordance with NR-151 and provide substantial thermal control.
16. 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, lot lines/ numbers/ dimensions, street names, other miscellaneous impervious areas.

17. 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).
18. 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.
19. 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 (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
20. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

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

21. 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'.
22. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
23. 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:

24. Park Development Fees for this project are \$19,233.10 based on \$540.93 per 20 multi-family units and \$841.45 per 10 two-family units.

Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

- Payment of all fees in a lump sum prior to City signoff on the project;
- The developer may pay half the fees and provide a two-year letter of credit for the remaining half of the fees, both prior to City signoff, or;
- The developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to project sign off:
 - a) The developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in

- a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
- b) All information shall be transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:
Janet Dailey, City of Madison Engineering Division; 210 Martin Luther King Jr. Blvd., Room 115; Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
 - d) The developer shall put the following note on the face of the plat: "All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s)."

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

25. 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 a fire lane with the minimum clear unobstructed width of 20 feet
 - c.) 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, if any part of the building is over 30 feet in height;
 - d.) provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant;
 - e.) 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;
 - f.) provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact my office at 261-9632 if you have questions about the following Planning Division conditions:

26. That the developer submit a detailed building materials schedule for Planning Division approval as part of the revised final plans that indicates the color of materials to be used throughout the project. The building materials for this project shall be commensurate with the building materials palette approved for the Hawks Creek subdivision.
27. That the landscaping plan be revised per Planning Division approval to change the deciduous tree plantings around the perimeter of the site (including the northern boundary line south of the shared driveway) to burr, white, Schuettei or swamp white oak trees measuring three to four-inches caliper at the time of planting.
28. That the plan for the 40-foot buffer along the southern line of the subject site be revised per Planning Division approval to provide a continuous line of trees to screen the project from the Ice Age Trail corridor. Staff recommends that in addition to the shade trees already shown, that the buffer line include additional conifers to provide year-round screening along that line. The shade trees should be converted to the desired species noted in condition #3 above.

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 *eight (8) 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, including all information related to the payment of the park development fees due for this project.
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

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use. _____ <i>Signature of Applicant</i>

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, City Engineer's Office
Scott Strassburg, Madison Fire Department
Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<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: