



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
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October 8, 2008

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

RE: Approval of a request to rezone 6854 Stockbridge Drive and 6801-6901 Littlemore Drive from Planned Unit Development, General Development Plan (PUD-GDP) to Amended PUD-GDP and to rezone 6901 Littlemore Drive from Amended PUD-GDP to Planned Unit Development, Specific Implementation Plan (PUD-SIP) to allow construction of 158 apartment units in 5 buildings. (Madison Investment, LLC)

Dear Mr. Bruce:

At its October 7, 2008 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 6854 Stockbridge Drive and 6801-6901 Littlemore Drive from PUD-GDP to Amended PUD-GDP and to rezone 6901 Littlemore Drive from Amended PUD-GDP to PUD-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of building permits:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. Any damage to pavement will require restoration in accordance with the City's Patching Criteria.
2. Stamped plans from a Professional Engineer to document capacity of storm drainage system to allow no flooding of the underground entrances to Buildings #1, #2, and #3 during 100-year storm event as defined as by a SCS Type II Storm. Include pump sizing and calculations.
3. Proposed 8" laterals are not legal (Wisconsin Plumbing Code) unless connected to mainline at a manhole.
4. Revise sanitary connection for Building #5 to nearby existing sewer manhole.
5. Proposed sanitary connection for Building #3 is to an existing 6" lateral. Revise plan accordingly.
6. Revise plans to show proposed sewer service for proposed clubhouse.

7. In accordance with 10.34 MGO – Street Numbers: Submit a PDF of each floor plan to Lori Zenchenko, Engineering Mapping (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
8. The applicant shall replace all sidewalk and curb and gutter which abutting the property, which is damaged by the construction or any sidewalk and curb and gutter that 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.
9. A City-licensed contractor shall perform all work in the public right of way.
10. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
11. 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.
12. 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 Wisconsin Department of Natural Resources is required.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances, provide oil and grease control from the first 1/2" of runoff from parking areas, and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
14. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. 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, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
15. 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).

16. 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.
17. 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.
18. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

The permit applications for #17-18 are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

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

19. The applicant shall modify the sidewalk with 2-foot overhang by pool area to a 7-foot wide sidewalk or add a 3-foot grass terrace to use for vehicle overhang.
20. The applicant shall indicate the type of bicycle racks to be installed.
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 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'.
22. 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.
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 Pat Anderson, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:

24. 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.
25. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of seven accessible stalls striped per State requirements. 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 as possible. Show ramps, curbs, or wheel stops where required.
26. Lighting is required. Provide a plan showing at least .5 footcandle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line. (See City of Madison Lighting ordinance).
27. The expected need for bicycle parking is one space per dwelling unit; the reduction in the number of bicycle parking spaces was not approved. The bike parking stalls provided shall be in a safe and convenient location on an impervious surface to be shown on the final plans.
28. In regard to the provision of off-street loading berths, the applicant has not provided a designated off-street loading area for this project, and therefore requests a waiver of said requirement with this request. It appears loading needs will be managed through the existing parking lot access aisles, which may be in conflict with fire access plans.
29. Show the qualifying useable open space on the final plans.

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

30. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
 - a.) 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. For Buildings #4 & #5, note if buildings are fully sprinklered.
 - b.) The site plans shall clearly identify the location of all fire lanes.

Please contact my office at 261-9632 if you have questions about the following four items:

31. That the specific implementation plan for Lot 263 receive final approval from the Urban Design Commission prior to final staff approval and recording.

32. That the specific implementation plan for the Lot 263 apartment development be revised per Planning Division approval as follows:
- a.) show the potential impact of headlights exiting the easternmost driveway on residences located across Littlemore Drive and provide screening and landscaping as necessary to reduce these impacts;
 - b.) provide four-sided building elevations and detailed floorplans for each building, including the final building materials approved by the Urban Design Commission.
33. That the zoning text for Lot 263 be amended per Planning Division approval as follows::
- a.) that B 1. of the permitted uses section be revised to state” Multi-family residences as shown on the approved plans;”
 - b.) signage shall be limited to the maximum permitted in the R4 district as approved by the Urban Design Commission and Zoning Administrator.
34. That the following note be added to the amended general development plan for Lots 254 and 262 of the Reston Heights Planned Unit Development: “The dwelling unit densities for Lots 254 and 262 may or may not be ultimately achieved upon full build-out of those sites. The dwelling units proposed shall require review and approval of a Specific Implementation Plan against the standards included in the Planned Unit Development section of the Zoning Ordinance to determine if the proposed development can be accommodated in consideration of the impacts on surrounding properties and any site constraints, including the 75-foot stream setback, wetlands and wetland setbacks and shoreland building coverage limits.” The amended general development plan shall be recorded concurrently with the specific implementation plan for Lot 263.

At the time the final plans for the 6901 Littlemore Drive specific implementation plan are submitted for staff review prior to recording, an exhibit showing the redistributed densities approved with the amended general development plan for Lots 198, 254, 262 and 263 of Reston Heights shall also be submitted and approved for recording.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final approval of the planned unit development for recording. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Note that any applicable park fees are payable prior to the recording of the PUD or at the time of issuance of building permits. Please contact Si Widstrand at 266-4711 for information on any fees due for this project and the process for paying them.

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.

After the plans have been changed as per the above conditions, please file **ten (10) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-8735.

Sincerely,

Timothy M. Parks
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Scott Strassburg, Fire Department
Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input checked="" type="checkbox"/>	Engineering – Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: