



Department of Planning & Development  
**Planning Unit**

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

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November 22, 2005

David Hull  
Christopher Homes  
P.O. Box 930096  
Verona, WI 53593

SUBJECT: 614 & 626 Bear Claw Way

Dear Mr. Hull:

The Plan Commission, at its November 21, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an eight-unit and a six-unit condominium located at 614 and 626 Bear Claw Way.

In order to receive final approval of your proposal, the following conditions must be met:

**Please contact John Leach, City Traffic Engineering at 266-4761 if you have questions regarding the following six items:**

1. 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'.
2. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and crossing easements.
3. 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.
4. The applicant shall show the dimensions for Lot 2 proposed surface parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
5. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.

6. 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 Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following eleven items:**

7. Site addresses for these lots have been changed to 618 and 634 Bear Claw Way.
8. Public utility and non-exclusive drainage easements created by CSM 11080 must be released along the common line between Lots 2 and 3 of said CSM 11080. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, for the release of these easements. Also submit a \$500.00 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this release document.
9. 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.
10. All work in the public right-of-way shall be performed by a City licensed contractor.
11. 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.
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. If the lots within this site plan are inter-dependent upon one another for stormwater 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 certified survey map and recorded at the Dane County Register of Deeds.
14. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

Note: Email file transmissions preferred: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

15. 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.

16. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

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

18. Revise the legal description of the revised property boundaries and the revised utility easements between 614 and 626 Bear Claw Way (Lots 2 and 3 of Sauk Heights Subdivision) with City Engineering and the City Assessor prior to final sign-off of the conditional use.
19. Provide a grading plan of the lot to show that usable open space requirements can be met on the lot in the amount of 3,000 square feet (500 square feet per unit). 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 grade slope no greater than 10 percent. The required front yard does not count toward usable open space.
20. Of the required 16 parking stalls, a minimum of one surface stall shall be provided for each four dwelling units on this lot. Provide a minimum of two surface parking stalls on this lot.

**Please contact Pete Olson of the Planning Unit at 266-4635 if you have questions regarding the following two items:**

21. The applicant shall provide screening for any air conditioning compressors or other utility components placed between the proposed structure and the Bear Claw Way street right-of-way. This shall provide year round screening of these components and be approved by the Planning Unit.
22. The front elevations of the building shall be revised to provide front porches that are not screened, with steps and sidewalks leading from the porches to the public sidewalk. These façade modifications shall be approved by the Planning Unit.

**Please contact John Lippitt of the Madison Fire Department at 266-4484 if you have questions regarding the following three questions:**

23. If fire access crosses any property line, an MFD-approved fire lane easement will be required to be filed prior to sign-off.
24. 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.
25. All portions of the exterior walls of newly constructed 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.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit seven (7) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

**Peter Olson**  
Planning & Development

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering

Zoning City Engineering Traffic Engineering Planning Fire Department
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