

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 21, 2005**

RE: Item # 00541, Conditional Use Application – 1802 Maplecrest Drive

1. Requested Action: Approval of a conditional use for a planned residential development located at 1802 Maplecrest Drive.
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 Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Jeff Haen, Haen Real Estate; 322 Junction Road; Madison, Wisconsin 53717.

Agent: Brian Stoddard, JGS Architects; 102 S. Washington Street; Spring Green, Wisconsin 53588.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with occupancy in Summer 2005.
3. Location: Approximately 13.4 acres located at 1802 Maplecrest Drive; Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 114 condominium units in 19 buildings.
6. Surrounding Land Use and Zoning: Land to the east of the site is being developed with single-family residences in the Hawk's Landing subdivision, zoned R1 (Single-family Residence District). Land to the north, south and west is developed with the Hawk's Landing golf course. Various condominium buildings, a bathhouse, pool and club recreational facilities are located further to the west across a course fairway.
7. Adopted Land Use Plan: The Mid-Town Road Amendment to the High Point-Raymond Neighborhood Development Plan recommends that is area for low to medium density residential uses.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental

corridor.

9. Public Utilities & Services: The property is 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 CASE

The Final Plat of Hawk's Landing Golf Club was conditionally approved by the Common Council on February 15, 2000 and was recorded on or around June 2, 2000. The 533-acre plat contained 375 single-family lots, up to 200 multi-family units on three lots, three neighborhood park tracts on 14 total acres, a 208-acre golf course, and a mixed commercial-residential development on 13 acres along Midtown Road.

ANALYSIS, EVALUATION AND CONCLUSION

The applicant is requesting approval of a planned residential development that will contain 114 attached condominium units to be constructed in 19 six-unit buildings to be located on 13.4 acres zoned R4. The site is Lot 53 of the Hawk's Landing Golf Club subdivision and was approved for up to 134 residential units on the final plat. The property is generally bounded on three sides by portions of the golf course facility, including a pool, bathhouse and recreational facilities, and by single-family residences under development to the east across Maplecrest Drive.

The 19 buildings proposed will primarily be located along an internal system of private drives that extend through the site. Two of the buildings will face Maplecrest Drive. Access to the site will be provided by two driveways along Maplecrest Drive on the east side of the site and one drive that crosses the golf course to access the northern end of [public] Hawk's Landing Circle, which extends due south to Midtown Road on the west side of the site. Parking will be provided in twelve underground stalls per building, and in 40 surface stalls scattered throughout the site. The 268 parking spaces proposed exceeds the 219 parking stalls required by the Zoning Ordinance for 76 three-bedroom and 38 two-bedroom units.

Each building will contain two-stories of residential space in addition to the basement parking, typically accessed through a partially exposed lower level entrance on the side elevation of the buildings. Three units will be located on each residential floor. The buildings suggest a garden style with multi-tiered hip roofs and a common entrance with covered porch facing the internal drive or public street. Siding materials are comprised of a mix of horizontal siding and brick risers. Cast stone is used to accent the base of portions of the buildings. Individual units include at least one front porch or rear patio.

Landscaping of the condominium development will include a wide array of conifers, ornamental and canopy trees distributed across the 13.8-acre site, including along two primary walkways that traverse the site and the internal vehicle drives, which will generally include a sidewalk on at least one side. A mix of perennials and shrubs will typically be planted around the perimeters of each building and in landscaping beds located throughout the site. A plaza will also be provided in the southwestern corner of the development to serve as a common element for residents. A planter is also proposed in the center of the northernmost east-west private drive to serve as a focal point in that portion of the project.

Item #00541
1802 Maplecrest Drive
February 21, 2005
Page 4

In reviewing planned residential developments, additional standards beyond the conditional use standards apply. The Planning Unit believes that the proposed planned residential development complies with the additional standards for consideration. The project exceeds the required lot area, open space, parking and setback requirements of R4 zoning. The development is also less dense (8.5 units per acre) than the maximum density approved for this lot on the final plat of the Hawk's Landing Golf Club (10 U/A) and comports to the land use and density recommended by the Mid-Town Road Amendment to the High Point-Raymond Neighborhood Development Plan of 10-12 units per acre.

In reviewing the project against the conditional use standards, the Planning Unit concludes that all of the conditional use standards can be met. The Zoning Code 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 Unit concludes that the application as proposed complies with the standards for approval.

The condominium development as proposed should result in an attractive development that is in keeping with the design aesthetic present in other facets of the Hawk's Landing subdivision, though staff laments the uniform appearance of the 19 proposed buildings. The Urban Design Commission reviewed this development at its January 5, 2005 meeting and recommended final approval of the project (see attached report), although a similar concern about the uniformity of the buildings was also expressed.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use and planned residential development standards are met and **approve** a planned residential development on 13.4 acres located at 1802 Maplecrest Drive, subject to input at the public hearing and comments from reviewing agencies.

AGENDA # IV.B.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 5, 2005

TITLE: 1802 Maplecrest Drive – Planned
Residential Development, Condominium
Project

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 5, 2005

ID NUMBER:

Members present were: Paul Wagner, Chair; Michael Barrett, Bruce Woods, Lou Host-Jablonski, Ald: Steve Holtzman, Robert March, Lisa Geer and Todd Barnett

SUMMARY:

At its meeting of January 5, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of the development of a nineteen building condominium project featuring six units in each building as a Planned Residential Development (PRD) on property located at 1802 Maplecrest Drive. Appearing on behalf of the project was Brian Stoddard, architect. The revised plans feature the following:

- In order to address previously stated concerns regarding the amount of hard surface and paving around the northerly tier of buildings, a turnaround cul-de-sac was eliminated, along with the reduction in size of a remaining turnaround in addition to modifications to driveway access to lower level parking.
- The pedestrian sidewalk in front of a middle pairing of buildings located along the southerly boundary of the property has been redesigned to eliminate right angle joggging.
- A review of building materials and colors emphasized the use of brick veneer in combination with cast stone along with fiber cement siding in shades of light to dark brown.

Following the presentation of the plans, the Commission expressed concerns that the site lighting was not specific to the whole site in regards to an overall photometric plan as well as expressing concerns on the fixtures appearance and potential for horizontal glare.

ACTION:

On a motion by March, seconded by Ald. Holtzman, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a vote of (8-0). The motion required that the applicant submit a revised lighting/photometric plan for staff approval that includes the entire site, complete details of the type of fixture(s) with dimensions (including base and height), and featuring full cut-offs to eliminate the potential horizontal glare.

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, 6.5, 6.5, 6.75, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1805 Maplecrest Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	8	6	-	8	8	7.5
	5	5	5	5	-	4	4	5
	5	5	5	4	-	5	5	5
	6	7	7	3	-	7	7	7
	-	-	-	-	-	-	-	6.75
	6	7	6	6	-	6	7	6.5
	-	-	-	-	-	-	-	6.5
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Much improved. Some lighting questions to be addressed.
- This project has improved greatly, but it is a lot of the same thing: mixed housing types would have made for a better neighborhood feel. The sidewalk connectivity still lacks coherence.
- Choose better site lighting fixture – not so obviously period style and without horizontal glare.
- Appreciate improvements.
- The embellished node for a street terminus is a welcome improvement, as well as the cul-de-sac to reduce pavement areas. Needs additional lighting to be submitted.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

February 14, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1802 Maplecrest Drive – Conditional Use – 114 Unit Residential 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. In consultation with the Parks Division, there are several ped-bike easements required as conditions of approval for the plat and related conditional use that need to be provided and/or resolved prior to approval of any further development, including this subject application. As noted in the City's approval letter dated 7/17/2000, the subject ped-bike easements need to be provided consistent with the then submitted overall site plan sheet, noted as S-1.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. 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" = 60'.
3. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.

4. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner. The location of trash dumpster in building #7 would require ingressing & egressing in a backing movement. The applicant should modify the dumpster location, that ingress and egress is in a forward movement could be through a share driveway with building #6.
5. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. 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 as approved by the City Traffic Engineer.
6. 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.
7. 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: Brian Stoddard
Fax: 608-3582
Email:

DCD:DJM:dm

12



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: 2/5/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1802 Maplecrest Dr.

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. Plans submitted do not scale properly—unable to review accurately. It does appear to comply with access codes. The entire street system (fire lanes) will have to be posted “NO PARKING” both sides to use these 26-foot wide streets as fire lanes. Submittals will have to show fire lane signs posted.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. 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. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
 - d. Provide a completed MFD “Fire Apparatus Access and Fire Hydrant Worksheet” with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

February 14, 2005

TO: Madison Plan Commission
FROM: Simon Widstrand, Parks Development Manager *S.W.*
SUBJECT: **1802 Maplecrest Drive**

Provide Walkway Easements: Walkway easements required in the preliminary and final plat were not provided. Walkway easements to meet the requirement of the preliminary and final plats shall be provided prior to signoff on this Conditional Use. The condition on the final plat was "Walkways shall be shown as indicated on the neighborhood concept plan. The four walkways accessing the clubhouse area shall be connected to provide a pedestrian through-connection for crossing to the parks and neighborhood on the other side of the golf course."

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.



**CITY OF MADISON
MADISON WATER UTILITY
523 E. MAIN ST.
266-4651**

MEMORANDUM

Date: February 14, 2005

To: Tim Parks - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: CONDITIONAL USE – 1802 Maplecrest Drive

Madison Water Utility has reviewed this conditional use and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

The proposed water main shall be a public water main and shall be installed by a standard City of Madison Subdivision Contract.

A minimum 20 foot wide public water main easement shall be dedicated over the water main.

The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Dennis M. Cawley

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 10, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1802 Maplecrest Dr.

Present Zoning District: R-4

Proposed Use: 114 Unit Residential Development (76 three-bdrm, & 38 two-bdrm) (19 buildings with 6 units each)

Conditional Use: 28.08(4)(c)1 A Planned Residential Development with a minimum lot area of 1.5 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. The accessible stalls shall be striped per State requirements. The accessible stall near the #6 building shall have the 8' striped out loading area adjacent to the stall.
 - b. Show the accessible path from the stalls to the building.
 - c. Show ramps, curbs or wheel stops where required to protect the accessible path to the building and to the street right-of-way.

2. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	266,000 sq. ft.	609,030 sq. ft.
Lot width	50'	adequate
Usable open space	57,000 sq. ft.	91,009 sq. ft.
Front yard	25'	25' +
Side yards	10' each side	16' +
Rear yard	35'	35' +
Floor area ratio	n/a	n/a
Building height	3 stories	3 stories

Site Design	Required	Proposed
Number parking stalls	218 Min. 28 surface + HC stalls.	268 garage <u>49 surface</u> 268 total
Accessible stalls	2% surface and 1 (13' wide garage stall in each building)	provided (1)
Loading	1 (10' x 35') per building	provided in drive aisles
Number bike parking stalls	82	114 + (provided in garages)
Landscaping	as shown	adequate (2)
Lighting	Yes	

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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.



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
608 267 8677 TDD

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

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: February 9, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 1802 Maplecrest Drive 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. Necessary land interest dedications, either in fee simple or easement, require applicant to obtain and submit a legal description and scale map of the dedication area prepared and stamped by a Registered Land Surveyor. Submit the map, description and \$500 City Real Estate processing fee to City Engineering (Eric Pederson) for review and processing with City Real Estate Staff.
2. 4 Private street names will be needed and private street signage required per MGO. Clearly identify "Private" streets on plan when named.
3. Stormwater management for this site includes thermal control and infiltration. The applicant shall provide calculations showing compliance with Chapter 37 MGO.
4. The site grading plan does not incorporate all rain gardens shown on the overall site plan.
5. Prior to approval, owner shall pay stormwater connection charges for the Upper Badger Mill Creek Impact Fee District.
6. If sanitary sewer and water mains are intended to be public, applicant shall enter into a City/Developer agreement. Both utilities shall be designated public or private. One designated public while one is designated as private will not be allowed. If public, easements shall be required.

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: 1802 Maplecrest Drive Conditional Use

General

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12



- 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 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 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.

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.
- 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.
- 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.

12

- 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 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.

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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 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.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 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.

- 4.13 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 . Include the site address in this transmittal.

- 4.14 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.

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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 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.
- 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.
- 6.2 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.
- 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 sewer facilities in the project area as well as the size and alignment of the proposed service.