



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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P.O. Box 2985
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April 20, 2007

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

RE: Approval of a request to rezone 6506 Old Sauk Road from Planned Community Development, General Development Plan (PCD-GDP) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow construction of six single-family residences, one two-family residence and the renovation of an existing single-family residence. (Urban Solutions, Inc.)

Dear Mr. Bruce:

At its April 17, 2007 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 6506 Old Sauk Road from PCD-GDP to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twenty-one (21) items:

1. Change all notes on plans to refer to City of Madison Standard Specifications 2005 Edition and all subsequent addendums.
2. If sanitary sewer on lot being developed is to be public, developer shall enter into a developer agreement with the City for sanitary sewer improvements. If sanitary sewer is to be private, developer shall provide recorded private sanitary sewer ownership/maintenance agreement for all benefiting buildings.
3. If applicant wishes to construct the public sidewalk along Old Sauk Road as shown on the plan to save trees and also chooses to have sanitary sewer service to this site publicly owned and maintained, the following will apply. Prior to approval, dedication of easements for public sanitary sewer and sidewalk along Old Sauk Road will be required. Common Council approval and authorization to accept the public easements will be required. Both separate easement usages, sidewalk and sanitary sewer, require the applicants Surveyor to prepare and provide maps and legal descriptions of the proposed easement areas. The sanitary sewer easement shall be fifteen (15) feet in width centered on the facilities and the sidewalk easement limits shall be defined by a line one (1) foot behind the proposed sidewalk and the existing Old Sauk Road right-of-way line. The City of Madison Real Estate Unit will require a \$500 application fee for each easement usage type (\$1000 total). Submit maps, legal descriptions and \$1000 check, payable to City of Madison Treasurer, to City Engineering Division Land Records Coordinator Eric Pederson. Reference City Engineering Project No. 53B2159 and City Real Estate Project Nos. 8731 (sidewalk) and 8732 (sanitary) on transmittal to:

Eric T. Pederson, PLS; Surveyor – Land Records Coordinator, City of Madison Engineering Division; 1602 Emil Street; Madison, WI 53713-2362

4. Per 10.34 Madison General Ordinances, City Engineering requires that the private street name proposed as Sauk Woods Trail be revised to Sauk Woods Court and the installation of signage per 10.34 MGO at the intersection with Sauk Ridge Trail prior to occupancy.
5. The two existing City of Madison properties are currently owned by different LLC entities and shall be resolved by, or prior to, the recording of condominium and declaration documents.
6. 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.
7. The applicant shall construct sidewalk along Old Sauk Road to a plan approved by the City Engineer.
8. A City licensed contractor shall perform all work in the public right of way.
9. 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.
10. 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.
11. 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.
12. 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-year storm events; control 80% TSS (5 micron particle), and; provide infiltration in accordance with NR-151.
13. 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.
14. 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.
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.
19. Prior to approval of the project, 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.
20. 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 (2) working days prior to requesting City Engineering signoff.
21. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

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

22. The applicant may need to relocate the Unit 8 driveway approach where as the public crosswalk for Old Sauk Road shall not be terminate in the proposed driveway approach for both sides of Yosemite Trail in accordance to Madison General Ordinance Section 10.08(4)(d). The applicant will need to show the public sidewalk on both sides of Old Sauk Road and at the intersection of Yosemite Trail. The applicant will need to install ramps to Old Sauk Road to accommodate the crosswalks.
23. 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), 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'.
24. All directional/regulatory signage and pavement markings shall be shown and noted on the plan.
25. The applicant shall design the surface and garage parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stalls.
26. The applicant shall modify the Old Sauk Rd. driveway approaches according to the design criteria for a "Class I" driveway in accordance to MGO Section 10.08(4). The proposed driveway approaches, maybe a minimum of ten feet to a maximum width of twenty feet in width and the surface parking shall be modified to match the

driveway opening. The number of stalls shall be reduced from three to two. The driveway approaches shall have two 18-inch flares. This change shall be revised on the plan.

27. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
28. 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 item:

29. Park dedication required for this project is 8,800 square feet based on 1,100 square feet per unit for the eight additional units. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.82 per square foot. The dedication fee for this project is \$16,016.00. Park Development Fees are \$6,731.60 (\$841.45 per unit). → Total park fees for this project = **\$22,747.60**.

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;
- For projects being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract, paid at the time of contract execution, and at the fee rates then in effect, or;
- The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for which there are unpaid impact fees. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project. All fees shall be paid at the rate in effect at the time of payment.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about this project's need to provide all fire apparatus access required by Comm. 62.0509 and MGO 34.19 as part of the final signoff of the project.

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

30. Meet the 30-foot setback line on Sauk Ridge Trail shown on the Saukborough Plat or commence a process to remove that plat restriction.
31. Maintain landscaping or screening elements at a height no greater than 2' within 10' of a drive opening or vision clearance. No screening/landscaping shall be erected, placed, maintained, or grown between the heights of 30 inches and 10 feet above the curb level within the 25 foot vision triangle at the corner of Old Sauk Road and Sauk Ridge Trail.
32. The City of Madison Forestry Department shall approve the installation of street trees. Please contact Marla Eddy 266-4450 or Jim Weinstock 267-8804.
33. In the zoning text, signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R2 district and as approved in the recorded SIP plans. Signage shall be approved by Urban Design Commission and Zoning staff.

34. Show addresses of the buildings on the final site plans. Please contact Lori Zenchenko of City Engineering to obtain the addresses at 266-5952.

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

35. That the zoning text be revised per Planning Division and Zoning approval as follows:
- a.) signage shall be limited to the maximum permitted in the R2 zoning district, as approved by the Urban Design Commission and Zoning Administrator;
 - b.) the height regulations shall be noted as 2-stories and 35 feet;
 - c.) a section shall be added noting that the final architectural and landscaping details for individual buildings, including the renovated farmhouse, shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in the letter of intent. Submittal for approval of individual buildings shall include a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.
 - d.) the landscaping notes shall be revised to note that the approval of landscaping for individual buildings shall be determined at the time plans for the buildings are approved as set forth in the process in c) above;
 - e.) parking for the project shall be provided as set forth in Sec. 28.11 (3)(1)2 for the R2 zoning district and as shown on the attached plans.
36. That the applicant receive the approval of a Certified Survey Map (CSM) prior to the final approval and recording of this planned unit development. The CSM shall combine the two lots of record into one for development purposes, dedicate the public sidewalk easements necessary to accommodate the alignment shown on the project plans and modify or remove the 30-foot platted building setback line established on the plat of Saukborough that affects this site and which the proposal is not in conformance with. The CSM shall include a note regarding the removal or modification of this building line.

After the plans have been changed as per the above conditions, please file **eight (8) 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<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: