



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 6610-6706 Old Sauk Road

**Application Type:** Demolition Permit, Zoning Map Amendment, Conditional Uses, and Certified Survey Map Referral

**Requested Actions:**

- ID [82950](#) – Consideration of a demolition permit for 6610-6706 Old Sauk Road to demolish two single-family residences and a two-family residence;
- ID [83477](#) – Consideration of a request to rezone 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential–Consistent 1 District) and SR-C3 (Suburban Residential–Consistent 3 District) to TR-U2 (Traditional Residential–Urban 2 District);
- ID [82972](#) – Consideration of a conditional use in the [Proposed] TR-U2 (Traditional Residential-Urban 2 District) for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool; and
- ID [82979](#) – Approval of a Certified Survey Map (CSM) to create one lot for the proposed residential development.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Addendum**

Following publishing of the staff report with the recommended conditions from reviewing agencies, the City Engineering Division requested that condition #23 of the recommended conditions in the report be revised as follows:

**Published Condition:**

~~23. It is anticipated that the public improvements required to serve this proposed development will require additional right of way and/or easements located beyond the project boundary. The developer shall acquire the right of way and/or easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or easements required, the City shall proceed to acquire the easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.~~

~~The purpose of Outlot 1 of Woodland Hills, recorded as Document No. 1623944, was never stated on the plat. This outlot appears to function a public utility routing for sanitary sewer and drainage way for the overflow route from Old Sauk Road to East Spyglass Court at the time it was platted. It is not fully known why this outlot was not dedicated, or an easement was given for these purposes when it was platted, as it seems to be the intention of the outlot. Currently the outlot is privately owned by the owner of Lot 13 subject to the public facilities conditions without recorded rights.~~

~~The subject site accepts the drainage overflow of Old Sauk Road and transfers it to the outlet. Therefore, a public easement for stormwater drainage should be established over the path of the drainage on Outlot 1. The proposed development may add to the discharge to the outlet.~~

~~Additionally, while this easement is being acquired for stormwater drainage for the project, additional easement rights for the sanitary sewer shall be acquired across the outlet.~~

***New Proposed Condition:***

23. Grant a public stormwater drainage easement to the City on the face of the concurrent Certified Survey Map. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, ((608) 264-9276) for the final required easement language. Grant a public stormwater drainage easement from the low point of the Public Sidewalk through the proposed pond area and out over the proposed overflow route. The final area of the easement shall be approved by City Engineering.

It was determined that the scope of the original condition was unnecessarily broad and that the proposed language is more appropriate. If the project is approved, staff recommends that the conditions of approval include the new proposed condition.