



Department of Planning & Community & Economic Development  
**Planning Division**

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

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March 18, 2010

Randy Bruce  
Knothe & Bruce Architects  
7601 University Avenue Suite 201  
Middleton, WI 53562

RE: Approval to rezone 1723 Waldorf Boulevard from PUD-SIP (Planned Unit Development Plan-Specific Implementation Plan) to Amended PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) to allow for the construction of two (2) multifamily buildings with 80 apartment units

Dear Mr. Bruce:

At its March 16, 2010 meeting, the Common Council approved your client's application to rezone 1723 Waldorf Boulevard from PUD-SIP (Planned Unit Development Plan-Specific Implementation Plan) to amended PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) to allow for the construction of two (2) multifamily buildings with 80 apartment units. The following conditions of approval shall be satisfied prior to final approval and recording of the Specific Implementation Plan:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twelve (12) items:**

1. Informational note: Preliminary approved addresses based on the proposed layouts with this rezone application are: Bldg. 1 = 1723 Waldorf Blvd and Bldg. 2 = 1715 Waldorf Blvd
2. Any damage to the street pavement will require patching in accordance with the City's Pavement Patching Criteria.
3. Sump pump sizing calculations for the pump and drain for the underground parking area shall be sized and stamped by a Professional Engineer or a Master Plumber.
4. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. (MGO Ch 20)

The following note shall put on the face of the plans:

**LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.**

5. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)
6. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. (POLICY)

7. 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.
8. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line at:

<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)

9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) Control 80% TSS (5 micron particle) off of new paved surfaces; b) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; c) Provide oil & grease control from the first 1/2" of runoff from parking areas; and d) 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 of the Madison General Ordinances.
10. 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, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) street names, f) stormwater management facilities, g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. 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.
12. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following five (5) items.**

13. The applicant shall note the bike parking area on Mayo Drive and Waldorf Blvd. so that the bicycle parking spaces do not encroach on the five (5) ft public sidewalk. Any encroachment onto the public right-of-way will need to be approved by City of Madison Real Estate Division prior to plans being submitted for approval.
14. When the applicant submits final plans of one contiguous plan 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, 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'.

15. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
16. 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.
17. 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 266-5978 if you have any questions regarding the following five (5) items. Please note Condition 21 was modified by the Common Council, following the recommendation of the Plan Commission.**

18. Meet all applicable State accessible requirements, City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a. Show signage at the head of all accessible stalls.
  - b. Show the accessible path from the stalls to the building.
  - c. The accessible ramps shall not be within the striped out loading areas.
19. Parking lot plans with greater than twenty (20) stalls, shall comply with City of Madison General Ordinances Section 28.04 (12). 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.)
20. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.
21. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide eighty (80) bike parking stalls per dwelling unit in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Show detail of bike stall location of the 8 bike stalls called out on bldg. # 1. The applicant shall work with staff to provide the correct number of required bicycle parking spaces.
22. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Kay Rutledge, Madison Parks Division, at 266-4717 if you have questions about the following three (3) items:**

23. The developer shall pay \$59,165.00 in park dedication and development fees (credits have been applied to this total for previous payments).
24. The developer must select a method for payment of park fees before signoff on the rezoning.
25. This development is within the Elver park impact fee district.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9632 to if you have questions about the following item:**

26. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

**Please contact my office at 267-1150 if you have questions about the following four (4) items.**

27. That the applicant shall prepare a revised table showing the number of dwelling units approved on all lots within the Mid-Town Commons developments for which a Specific Implementation Plan has been adopted, and the minimum and maximum number of dwelling units allowed by the General Development Plan on all lots for which a Specific Implementation Plan has not been adopted. This table shall be reviewed by Planning Unit staff and included in the revised General Development Plan.
28. That the applicant revises and expands the permitted uses in the zoning text to allow commercial and office uses. These uses shall be consistent with those in the C1 District. In anticipation of the adoption of a new zoning code, staff further recommends the uses are listed individually as opposed to referencing specific districts. The revised zoning text shall be approved by Planning Division staff.
29. The applicant shall provide verification, for the approval of Planning Division and Building Inspection Division staff, that the units designated for optional flex-space or commercial development meet the applicable requirements.
30. That the applicant submit proof of financing and an executed contract with a construction firm, which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the sign-off and recording of the PUD and any permits being issued.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions regarding compliance with conformance with applicable Fire Codes related to this project.**

**The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

**Please now follow the procedures listed below:**

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 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

cc: Janet Dailey, City Engineering Division  
John Leach, Traffic Engineering Division  
Scott Strassburg, Madison Fire Department  
Pat Anderson, Asst. Zoning Administrator  
Kay Rutledge, City Parks Division

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