

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 23, 2006

ZONING MAP AMENDMENT, I.D. 03100 TO REZONE PROPERTY LOCATED AT 5901 MILWAUKEE STREET FROM A (AGRICULTURE) TO R2T, R2Y, R2Z, C (CONSERVANCY) AND PUD(GDP) AND CONSIDERATION OF A PRELIMINARY PLAT KNOWN AS "SECOND ADDITION TO GRANDVIEW COMMONS":

1. Requested Action: Approval to rezone approximately 69.5 acres from A (Agriculture) to R2T, R2Y, R2Z, C (Conservancy) and PUD(GDP) and consideration of a preliminary plat known as "Second Addition to Grandview Commons" to allow for the creation of 207 single-family home lots, 11 duplex home lots, 5 lots for 4-unit dwellings and 4 lots to accommodate approximately 103 multiple family dwelling units. This subdivision will also provide approximately 5.5 acres of public park land and 12 outlots for approximately 6.85 acres of private open space all located on a 69.2 acre site at 5901 Milwaukee Street.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Sections 28.08(15), (16), and (17) provide the framework and regulations for the R2T, R2Y and R2Z Single-Family zoning districts; Section 28.07(2) provides the framework and guidelines for the Conservancy District; and Section 28.07(6) provides the framework and guidelines for the Planned Unit Development District. In addition, Section 16.23, Land Subdivision Regulations provides the process and guidelines for the review of preliminary plats.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Jeff Rosenberg, Great Neighborhoods East, LLC, 6801 South Towne Drive, Madison, WI 53713; and Brian Munson, Vandewalle & Associates, 120 East Lakeside Street, Madison, WI 53715.
2. Status of Applicants: Property owner and development consultant.
3. Development Schedule: The applicant wishes to commence installation of infrastructure and preparation of the proposed lots for sale and construction in the summer of 2006. The applicant anticipates full occupancy of this subdivision by the year 2015, subject to market conditions.
4. Parcel Location: South side of Milwaukee Street just east of the Interstate Highway 39-90 corridor adjacent to the northerly edge of the previously approved Grandview Commons Subdivision, Aldermanic District 3, Madison Metropolitan School District.
5. Parcel Size: The proposed subdivision and rezoning consist of approximately 69.2 acres.

6. Existing Zoning: This property has been zoned A (Agriculture) since its annexation to the City of Madison in early 1960.
7. Existing Land Use: This property is predominantly vacant and has been under agricultural use. Two areas, one in the northeast corner and one in the south central portion of this property, are wooded. The City of Madison Water Utility owns an approximate 1 acre site in the southeast corner of the proposed subdivision, which accommodates an existing municipal water tower. This parcel was subdivided at the time of its sale to the Water Utility and is not part of the proposed subdivision plat or rezoning application.
8. Proposed Use: The applicant proposes to subdivide this property into 207 single-family lots, 11 duplex home lots, 5 lots to accommodate 4-unit buildings, and 4 multiple family lots. In addition, numerous outlots will be created for public and private open space. Approximately 2/3 of the proposed subdivision will be served by private alleyways which are also proposed as outlots.
9. Surrounding Land Use and Zoning (See map): An existing quarry operation is adjacent to the property on the west. Lands to the north and northeast are zoned A (Agriculture) and are currently undeveloped and are held primarily in agricultural use. Lands to the southeast and south have been subdivided into the Grandview Commons Neighborhood, which is currently under development. These adjacent developing lands are primarily single-family homes with some multiple family development along the Interstate Highway and Cottage Grove Road corridors, zoned PUD(GDP) and PUD(SIP).
10. Adopted Land Use Plan: The recently adopted Comprehensive Plan for the City of Madison designates this property LDR, Low Density Residential which recommends a range of densities primarily ranging up to 15 units per net acre. In addition, the adopted Sprecher Neighborhood Development Plan recommends the subject property for low density residential uses, including some multiple family uses along the Milwaukee Street corridor, and in the southeasterly corner of the subject property.
11. Environmental Corridor Status: This property is not currently within the Central Urban Service Area, but the pending CUSA amendment application does not propose any Environmental Corridors on this property. The existing municipal water tower site is designated as public lands. The small clusters of woods on this property are shown on the environmental features map. The subject property is adjacent to an operating quarry between the westerly plat boundary and the Interstate Highway corridor. This quarry is mapped with steep slopes.

PUBLIC UTILITIES AND SERVICES:

This property will be provided with a full range of urban services upon development.

STANDARDS FOR REVIEW:

This application is subject to the process and standards for zoning map amendments and the standards for preliminary plats. Planned Unit Development District standards will be applied when individual PUD lots are developed with their individual Specific Implementation Plans.

ANALYSIS AND EVALUATION:

The subject property was originally annexed to the City of Madison in January 1960. At the time of the comprehensive rezoning ordinance in July 1966, this property was provided with a zoning classification of A (Agriculture). This property and surrounding lands have predominantly remained in agricultural use since that time. The subject property contains approximately 69.2 acres and has no structures existing on these lands, with the exception of the municipal water tower, which is not part of the proposed subdivision or rezoning application, having been previously subdivided and sold to the City of Madison. The applicants are concurrently applying for a preliminary plat, which will result in the subdivision of these lands into 207 single-family home sites, 11 duplex home sites, 5 4-unit lots and 4 lots to accommodate approximately 103 multiple family dwelling units. Numerous outlots will be created to provide public and private parklands and open space, and additional outlots will be provided for private alleyways to serve lots within this subdivision. One outlot containing approximately 3.95 acres will be dedicated to the public for park purposes and will be attached to adjacent public parklands within the Grandview Commons Subdivision adjacent on the southeast. An additional 1.58 acre outlot will be held as private open space for a neighborhood park in the central portion of the proposed subdivision. Other parklands totaling approximately 6.85 acres will provide private open space and will be located primarily along the Milwaukee Street corridor and the westerly plat line, (adjacent to the existing quarry operation) to provide a buffer from these adjacent lands. The total park and conservancy lands will provide 13.7 acres of land and are all proposed to be zoned C (Conservancy).

Adjacent Quarry Operation

The existing quarry on the lands adjacent to the west of the subject property has been in operation since the original construction of the Interstate highway system. This quarry primarily provides aggregates for road and other heavy construction work. Information provided by the applicant indicates that the outlots abutting the quarry lands will be provided with a security fence, a berm ranging from 50 to 100 feet in width, and a landscape buffer to provide visual screening and a filter from some dust and particulate matter emanating from the quarry (see information regarding the quarry buffer on page 14 of the materials submitted by the applicant). Staff suggest that in addition to the proposed buffer, the applicant provide documentation within recorded subdivision materials that require acknowledgement from all potential purchasers of lots or units within this subdivision to acknowledge the quarry operation as a pre-existing condition.

Proposed Rezoning and Land Use

Of the 207 single-family lots, 143 are proposed to be zoned R2T, Single-Family Residence District. This district requires a minimum lot width of 44-feet and at least 5,000 square feet of lot

4-5

area. All proposed lots will exceed this minimum requirement. Thirty-one of the proposed lots will be zoned R2Y, Single-Family Residence District, which requires a minimum lot width of 40-feet and at least 4,000 square feet of lot area. All proposed lots will exceed this minimum requirement. Thirty-three single-family lots are proposed to be zoned R2Z, Single-Family Residence District, which requires a minimum lot width of 37-feet and at least 3,500 square feet of lot area. The R2Z District is also limited to not more than 25% of all lots in a subdivision. The 33 R2Z lots comprise approximately 15.9% of the 207 proposed single-family lots in the Second Addition to Grandview Commons Subdivision. Staff feels that the proposed mix of lot sizes and zoning is appropriate for this neo-traditional neighborhood. These 207 single-family lots will yield an average net density of approximately 7.4 dwelling units per acre on the aggregate 27.9 net acres devoted to single-family lots.

Multiple family lots (2-unit buildings and attached townhouse units are included as multiple-family lots in this description) will include eleven twin home lots totaling 22 dwelling units; five lots to accommodate 4-unit dwellings totaling 20 dwelling units; three lots which will accommodate a total of 20 townhouse style units; and one multiple-family lot located in the northwest corner of the subject property which contains 3.71 acres and will accommodate a maximum of 83 dwelling units at an overall net density of approximately 22.4 dwelling units per acre. These 145 multiple family units will yield an average net density of approximately 17.6 dwelling units per acre on the aggregate 8.3 net acres devoted to all the multiple family housing types. All multiple family lots are proposed to be zoned PUD(GDP) and will require Specific Implementation Plan zoning applications to be filed for Plan Commission and Council approval prior to their development.

Streets and Alleys

The proposed subdivision provides a local street pattern and public and private infrastructure which serves the proposed land uses and provides good connectivity to adjacent land. The proposed street pattern is generally consistent with the recommendations of the adopted Sprecher Neighborhood Development Plan and provides logical extensions of the street pattern established on platted lands to the south (see attached plan map). Most of the single-family lots and some of the multi-family lots located in the north and easterly portion of the proposed subdivision will be provided with private alley access. These alleys will be accommodated on six outlots and will total 1.94 acres of this subdivision. The remaining 17.4 acres of right-of-way will be devoted to public rights-of-way for the public street system.

Development Staging

It is anticipated that the proposed subdivision will be developed in approximately 9 phases. The first phase will consist of 14 single-family lots and 2 open space outlots located in the southernmost portion of the proposed subdivision, and adjacent to the existing Grandview Commons Subdivision. Phase 2 will consist of 35 single-family lots, 5 twinhome lots and one 4-unit lot. In addition, the 3.95 acre public park outlot will be dedicated in Phase 2. Phase 3 will consist of 46 single-family lots and complete the southerly 1/3 of the proposed subdivision. Additional phases will continue northerly to the Milwaukee Street right-of-way and the applicant anticipates the 83-unit multiple family lot will be the ninth and final phase contained within this subdivision (see phasing plan submitted by the applicant).

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Highway Noise Impacts

The subject property is located less than 1,000 feet from the Interstate 39-90 and also the Interstate 94 Highway corridors. Although this property does not abut these corridors (which would require the installation of noise attenuation facilities within the proposed plat boundaries), existing and future highway noise generation will likely be of concern to those who ultimately occupy this property. Planning Unit staff suggest that the applicant provide notification within the recorded subdivision documents which require acknowledgement on behalf of initial and future lot and unit purchasers of the presence of the existing highway corridor and its noise impacts.

Central Urban Service Area

The subject property is not currently located within the Central Urban Service Area. The City has submitted an application to amend the Central Urban Service Area to include these lands, and this application is currently scheduled for a public hearing by the Dane County Community Analysis and Planning Division. At this time, the Wisconsin Department of Natural Resources has a temporary moratorium in effect on reviews of Urban Service Area amendments in Dane County. The applicant shall verify that these lands have been included within the Central Urban Service Area prior to submitting a final plat to the City of Madison for review and approval. The City cannot accept a final plat application until this process has been completed.

Inclusionary Dwelling Unit Plan

The applicant has submitted an inclusionary dwelling unit plan indicating intent to comply with the inclusionary zoning provisions of the Zoning Code. This plan has been reviewed by Community Development Block Grant staff as summarized in the attached report (see report from Hickory R. Hurie, Community Development Grant Supervisor). The inclusionary dwelling unit plan indicates that 10% of the dwelling units will be provided at 80% of County median income and 5% will be provided at 70% of County median income for the single-family, 2-unit and 4-unit lots. This totals 249 dwelling units, of which the Zoning Code requires 15% (38 units) to be provided as inclusionary dwelling units. The chart in the applicant's Inclusionary Dwelling Unit Plan provides 37 inclusionary dwelling units. Planning staff calculate that one additional single-family lot will need to be provided to meet the minimum 15% inclusionary dwelling unit requirement. The calculation of inclusionary dwelling unit requirements for the multiple family units will be done at the time that Specific Implementation Plan zoning applications are submitted for Plan Commission and Council review. These requirements will be stated in the land use restriction agreement which is required to be recorded at the time of final plat approval.

The adopted Sprecher Neighborhood Development Plan recommends predominantly low density residential uses for this property, with an area of low-medium density residential uses along the Milwaukee Street corridor. No medium density residential areas were included in the plan for this property. Compared to the neighborhood plan, this subdivision proposes approximately half as much land area to be devoted to low density residential uses, approximately twice as much area devoted to low to medium density residential uses, and also includes approximately 8.3 acres of medium density residential land (see attached chart entitled Summary of Land Use and Dwelling Units for the Sprecher Neighborhood Development Plan and the Second Addition to Grandview Commons). The overall average net density, using the midpoint of the density ranges

as recommended by the Sprecher Neighborhood Development Plan, is an aggregate of 4.7 dwelling units per acre, yielding an estimated 205 dwelling units. The aggregate 4.7 dwelling units per acre average is the weighted midpoint using 4.0 units per acre for the low density area and 12.0 dwelling units per acre for the low-medium density area, using the net developable acreage for each as indicated in the adopted plan. This compares to an average net density of approximately 9.7 dwelling units per acre proposed by this development, which includes 352 dwelling units. This difference results in a density bonus of 147 units. Much of this bonus is included in the 8.3 acres devoted to medium density residential uses, but it should be noted that the proposed densities in other portions of the plat recommended for low density development are also well above the density midpoints in the underlying neighborhood plan.

The dispersion of the proposed 1, 2 and 4-unit inclusionary dwelling units has been reviewed by Community Development Block Grant staff and is indicated on the phasing/inclusionary zoning plan map contained within the Plan Commission packet. Inclusionary dwelling units will be provided in sufficient quantities with each phase as indicated on the phasing plan. The applicant has indicated that the incentive points earned via the provision of inclusionary dwelling units will be utilized for parkland development fee reductions.

CONCLUSION:

The proposed Second Addition to Grandview Commons development is generally consistent with the land use and street patterns recommended for this property in the adopted Sprecher Neighborhood Development Plan. The proposed single-family zoning, including 143 R2T lots, 31 R2Y lots, and 33 R2Z lots yield an overall density of approximately 7.4 dwelling units per acre. This development also includes 20 multiple family lots for 2-unit dwellings, 4-unit dwellings, townhomes and apartments, and will yield an overall density of approximately 17.6 dwelling units per acre for these multiple family lots. The mix of a variety of lot sizes and housing types, and the intermixing of housing types within the development supports the objectives of the Sprecher Neighborhood Development Plan and the new Comprehensive Plan; and the overall project density is within the range recommended in the neighborhood plan.

This development also includes a 3.95 acre lot dedicated to the public for parkland and a 1.58 acre privately maintained neighborhood park. In addition, approximately 6.85 acres of private open space buffers located along the Milwaukee Street corridor and adjacent to the westerly plat line which abuts an operating quarry will be provided. This subdivision will also accommodate stormwater management requirements and will provide public street rights-of-way and private alley access for many of the proposed lots.

The incorporation of alleys throughout the proposed development with a wide variety of smaller lot sizes should continue the diversity of the Grandview Commons Neighborhood and result in a high quality residential development, providing adequate public and private parkland. The overall average net density for the residential portion of the proposed subdivision will yield 9.72 dwelling units per acre for the total 352 dwelling units proposed on a net developed acreage of 36.2 acres. This density falls within the recommended range of up to 16 dwelling units per acre recommended by the adopted Comprehensive Plan and is at the upper end of the combined residential range recommended in the Sprecher Neighborhood Development Plan. Individual

11.5

acreages, unit counts and densities are summarized on the unit chart contained within the materials submitted by the applicant (see attached unit chart).

The applicant has submitted an inclusionary dwelling unit plan which has been reviewed by the Community Development Block Grant Office. It is summarized in an attached report and this proposal will comply with the provisions of Section 28.04(25) Madison General Ordinances regarding the provision of inclusionary dwelling units.

Staff concludes that this development proposal can accomplish the goals put forth in the adopted Sprecher Neighborhood Development Plan of providing moderately dense, pedestrian-oriented development in a suburban location. Staff concludes that the proposed development should meet the ordinance requirements for rezoning, Planned Unit Development-General Development Plan, and preliminary plat approval.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward Ordinance I.D. 03100 rezoning property from A (Agriculture) to R2T, R2Y, R2Z, C (Conservancy), and PUD(GDP) and a preliminary plat known as "Second Addition to Grandview Commons" to the Common Council with a favorable recommendation subject to the following conditions:

1. Reviewing agency comments.
2. The applicant shall finalize the inclusionary dwelling unit plan and record the Land Use Restriction Agreement prior to or concurrent with recording the final plat.
3. The subject property is not currently within the Central Urban Service Area. The applicant shall verify that the application to include the subject property in the Central Urban Service Area has been approved prior to submitting a final plat for any portion of the subject property to the City of Madison for review and approval.
4. The phasing of infrastructure improvements in the subdivision improvement contract shall be negotiated with the City Engineer and timed to enable services to be extended to each phase as this development progresses.
5. The applicant shall provide notification within recorded subdivision documents which require acknowledgement from all initial and future lot and unit purchasers within this subdivision that the quarry operation is a pre-existing condition.
6. The applicant shall provide notification within the recorded subdivision documents which require acknowledgement from all initial and future lot and unit purchasers of the existing highway corridors and highway noise generation.

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 22, 2006
TITLE: 5901 and 5899 Milwaukee Street, Twin Homes, 4-Units, Townhomes and Multi-Family Development, PUD(GDP), Second Addition to Grandview Commons. 3 rd Ald. Dist. (03022)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 22, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Michael Barrett, Todd Barnett, Bruce Woods, Robert March.

SUMMARY:

At its meeting of February 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of the PUD(GDP) components supporting twin homes, 4-units, townhomes and multi-family development within the Second Addition to Grandview Commons subdivision located at 5901 and 5899 Milwaukee Street. Appearing on behalf of the project was Brian Munson. Under review by the Commission is an overall PUD(GDP) that provides for the development of three twin homes lots with street frontage to be developed with a total of 6 units, 8 twin homes lots to be developed with a total of 16-units with alley access, five 4-unit homes lots to be developed with a total of 20-units, three townhomes lots to be developed with a total of 20-units, and one multi-family lot to be developed with 83-units as components of the Second Addition to Grandview Commons subdivision. The remainder of the plat is to be developed for single-family purposes. Staff noted to the Commission that consideration of the PUD(GDP) provided for the acceptance of the concept of their development with further details required to actuate development with the submittal of a future PUD(SIP). The overall PUD(GDP) provides for the integration of the more intense levels of residential development into the balance of a single-family neighborhood fabric. Following the review of the plan, the Commission expressed concerns with future development of the adjacent quarry in regards to potential street extensions established with this subdivision. The Commission also noted its appreciation of mixing in of different levels of residential uses and densities within the subdivision.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-1) with Wagner, Ald. Radomski, Feland, Geer, Host-Jablonski, Barnett, Woods and March voting aye and Barrett voting no.

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, 6, 6, 6, 7, 7, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5901 & 5899 Milwaukee Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	-	-	-	-	6	4	6
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	7
	9	-	-	-	-	8	9	8.5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	6	-	-	-	-	5	5	5
	6	-	-	-	-	6	6	6

General Comments:

- Nice job of continuing the neighborhood. Would have liked to see more commercial interior to the development.
- As usual, nice job.
- Great!
- Mixed-use is good. Needs better connectivity at the micro-scale; i.e. mid-block cut-throughs, alleyways, etc. Parks should be better framed.

**Second Addition to Grand View Commons
Staff Review of the Inclusionary Development Unit Plan:
(March 22, 2006)**

Name of Development	Second Addition to Grand View Commons
Address	5901 Milwaukee St.
Developer/owner	Veridian
Contact Person	Brian Munson, Project Manager, Vandewalle
Contact Phone	608.255.3988
Fax	608.255.0814
Contact-mail	bmunson@vandewalle.com

SYNOPSIS:

This project includes a total of 352 units, which includes 207 single-family units for sale, 16 duplex units, 6 stacked town homes, 20 4-unit buildings and 20 townhouses, and 83 mixed residential units. The IDUP Plan submitted is only for the single family, duplex, stacked flat, 4 plex and town homes. Of these, town home IZ units have yet to be identified in either number or # of bedrooms, or income level.

The mixed residential units will be brought in under a separate SIP and will need to conform to the IZ ordinance at that time.

The IZ Plan as proposed seeks to use the bonus for IZ units, which has been proposed for the ordinance to shift 2 of the required SF IZ units to the stacked flat type of unit. This would be subject to approval by the Council of the recently introduced Ordinance revision. The Zoning plan also includes duplex alley loaded units which would need to be approved by the Commission.

Proposal is to price the units in order to meet the inclusionary zoning requirements of the ordinance at the time the marketing period for each unit begins based on the projected phasing of the project.

Proposal is to phase the IZ units at the same rate as the market rate units over 8-10 years.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer,		
	Will comply with MGO 28.04 (25)	
X	Will comply with MGO 28.04 (25) if the following conditions or changes are met: Proposes to meet IZ but does not meet the current terms of the ordinance. Anticipates changes to the ordinance or will require exceptions to or waivers from the current ordinance.	Proposed IZ ordinance revision to allow duplex units as a bonus, and other changes regarding dispersion and location of the IZ units would need to be adopted to allow this to conform to the ordinance.
	Does not comply for the following reasons:	

Reviewed by	Barb Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: March 24, 2006

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	352	23	12		
rental units					

Number of units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale: Market-rate				Unknown	Unknown
For-sale: Inclusionary units				13	27

** The town home units have not been designated and the bedroom size for all the market rate units has not been determined.

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

2 nd Grand View	At Market	At 80% of AMI	70%	60%	50%
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

Per Ordinance

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

Rental: Per cent of dwelling units	At Market	At 60% of AMI	50%	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	TBD		Developer will need to review again with City staff as plans are developed.
Proportion of attached and detached IDU units is similar to Market rate.	Yes		Assume this is correct although no detail is provided on layout of market unit types
Mix of IDUs by bedroom size is similar to market rate	Yes		Will need to be detailed as project proceeds.
IDUs are dispersed throughout the project	Yes with notes:		Several IZ units are placed in the same stacked flats site contrary to existing dispersion language
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		Units will be priced at time marketing starts – which will match the phases of the development
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Standard terms will apply.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		
Terms of sale or rent	Sale		
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		no arrangements made; developer will handle marketing.
Developer has requested waiver for off-site or cash payment	No		No request for waiver
Developer has requested waiver for reduction of number of units	No		No request for waiver
Other:			

4. INCENTIVES REQUESTED

- A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached units, then density of 20% per point) (limited to 3 points)
- B) Reduction in Park development fees (limit of 1 point)
- C) Reduction in Park Dedication requirements (limit of 1 point)
- D) 25% reduction in parking requirements (limit of 1 point)
- E) Non-city provision of street tree landscaping
- F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached du or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)
- H) One additional story in downtown design zones, not to exceed certain height requirements
- I) Eligibility for residential parking permits equal to number of IZ units in PUD
- J) Assistance in obtaining other funds related to housing
- K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.
- L) Other : Allowance for construction of "stacked flat" duplex units to meet the IZ requirement. (ordinance must be revised to allow for this option.

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
<u>Pre-conference</u> with City Planning Staff	November 15, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	December 15, 2005	Need to revise ordinance to allow for duplex lots as IZ units
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	February 14, 2006	
<u>Formal Review</u> by City's Development Review Staff Team		
Formal Review by <u>Plan Commission</u>	Scheduled April 5, 2006	
<u>Appeal</u> Plan Commission Decision to Common Council (optional)		
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan	Deed restriction will be recorded for construction phase; Marketing Plan implemented	
<u>Construction</u> of development according to Inclusionary Dwelling Unit Plan	Will be done in phases as market units are completed.	
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	

Inclusionary Zoning Application Form

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Second Addition to Grandview Commons

Project Address: 5901 Milwaukee Street **Project Area (in acres):** 69.2

Developer: See Attached **Representative:** See Attached

Street Address: _____ **City/State:** _____ **Zip:** _____

Telephone: () _____ **Fax:** () _____ **Email:** _____

Agent, If Any: Brian Munson **Company:** Vandewalle & Associates

Street Address: 120 East Lakeside Street **City/State:** Madison, WI **Zip:** 53715

Telephone: (608) 255-3988 **Fax:** (608) 255-0814 **Email:** bmunson@vandewalle.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	179		28		207	27.9
Duplexes	13		6		22	1.9
Multi-Family	TBD		TBD	TBD	123	6.4
TOTAL	TBD		TBD	TBD	352	36.2

PART 3 – AFFORDABLE HOUSING DATA: See Attached

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 – DWELLING UNIT COMPARISON: See Attached

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

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Second Addition to Grandview Commons IZ Plan Addendum

Part 3- Affordable Housing Data:

Owner Occupied Units	30%	40%	50%	60%	70%	80%	Total
Single Family							
Number at Percent of AMI					7	21	28
Anticipated Sales Price					TBD	TBD	TBD
Twin Homes (Alley)							
Number at Percent of AMI					2	0	2
Anticipated Sales Price					TBD	TBD	TBD
Stacked Flats							
Number at Percent of AMI					2	2	4
Anticipated Sales Price					TBD	TBD	TBD
Four Unit							
Number at Percent of AMI					3	0	3
Anticipated Sales Price					TBD	TBD	TBD
Townhomes							
Number at Percent of AMI			TBD	TBD	TBD	TBD	TBD
Anticipated Sales Price			TBD	TBD	TBD	TBD	TBD
Multi-Family							
Number at Percent of AMI			TBD	TBD	TBD	TBD	TBD
Anticipated Sales Price			TBD	TBD	TBD	TBD	TBD

Rental Units	30%	40%	50%	60%	70%	80%	Total
Single Family							
Number at Percent of AMI							0
Anticipated Sales Price							
Twin Homes (Alley)							
Number at Percent of AMI							0
Anticipated Sales Price							
Stacked Flats							
Number at Percent of AMI							0
Anticipated Sales Price							
Four Unit							
Number at Percent of AMI							0
Anticipated Sales Price							
Townhomes							
Number at Percent of AMI	TBD	TBD	TBD	TBD			TBD
Anticipated Sales Price	TBD	TBD	TBD	TBD			TBD
Multi-Family							
Number at Percent of AMI	TBD	TBD	TBD	TBD			TBD
Anticipated Sales Price	TBD	TBD	TBD	TBD			TBD

Second Addition to Grandview Commons IZ Plan Addendum

Part 4-Dwelling Unit Comparison

	Market Rate					Inclusionary Units				
	Studio/1Bdrm	2BDRM	3BDRM	4BDRM	4+More	Studio/1Bdrm	2BDRM	3BDRM	4BDRM	4+More
Owner Occupied Units										
Single Family										
Number of Units				63	117				11	17
Minimum Floor Area				1,150	1,270				1,150	1,270
Twin Homes (Alley)										
Number of Units				6	8				0	2
Minimum Floor Area				1,150	1,270				1,150	1,270
Stacked Flats										
Number of Units				1	1				2	2
Minimum Floor Area				1,150	1,270				1,150	1,270
Four Unit										
Number of Units				7	10				0	3
Minimum Floor Area				1,150	1,270				1,150	1,270
Townhomes										
Number of Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Multi-Family										
Number of Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

	Market Rate					Inclusionary Units				
	Studio/1Bdrm	2BDRM	3BDRM	4BDRM	4+More	Studio/1Bdrm	2BDRM	3BDRM	4BDRM	4+More
Rental Units										
Single Family										
Number of Units										
Minimum Floor Area										
Twin Homes (Alley)										
Number of Units										
Minimum Floor Area										
Stacked Flats										
Number of Units										
Minimum Floor Area										
Four Unit										
Number of Units										
Minimum Floor Area										
Townhomes										
Number of Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Multi-Family										
Number of Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Note: The Townhome and Multi-Family may be either rental or owner occupied units. These districts will require future rezoning applications or SIP submittals prior to issuance of building permits, at which time the determination of AMI %, bedroom count, and cost for each building will be set. An Inclusionary Zoning Plan will be submitted in compliance with the Inclusionary Zoning Ordinance in effect at the time of submittal.

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PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting


Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CONTINUE →

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Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IDUs are to be built in phasing similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pricing fits within Ordinance standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers security during construction phase in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	<input type="checkbox"/>	<input type="checkbox"/>	Except where CDA has option to purchase lots
Developer describes marketing plan for IDUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Terms of sale or rent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will comply at time of sales
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Developer has requested waiver for off-site or cash payment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Developer has requested waiver for reduction of number of units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: November 15, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: December 15, 2005
- The applicant notified Alderperson Stane of District 9 of this development proposal in writing on: November 29, 2005
- The applicant also notified John Touhy of the PLAZA PARK neighborhood in writing on: November 23, 2005
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  **Date** February 14, 2006
Printed Name Brian Munson **Phone** () 255-3988

Effective September 1, 2004

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Dwelling Unit Breakdown

Residential Units:	R2T Single Family	143 units
	R2Y Single Family	31 units
	R2Z Single Family	33 units
	PUD:GDP Duplex Alley	16 units
	PUD:GDP Stacked Flats	6 units
	PUD:GDP Four Units	20 units
	PUD:GDP Townhomes	20 units
	PUD:GDP Mixed Residential	83 units
	Total	352 units

single family/duplex IZ units	26
Mixed Residential IZ units	27

Target AMI Levels
IZ Unit Breakdown:

Single Family:	80% AMI	21
	70% AMI	7
Stacked Flats:	80% AMI	2
	70% AMI	2
Four Unit/Townhome Units:		
	80% AMI	TBD
	70% AMI	TBD
	60% AMI	TBD
	50% AMI	TBD
Mixed Residential:	80% AMI	TBD
	70% AMI	TBD
	60% AMI	TBD
	50% AMI	TBD

Bedrooms/unit:	Single Family:	3-bedroom units	11
		4-bedroom units	17
	Stacked Flats:	3-bedroom units	2
		4-bedroom units	2
	Four Unit/Townhome Units:		
		1-bedroom units	TBD
		2-bedroom units	TBD
		3-bedroom units	TBD
		4-bedroom units	TBD
	Mixed Residential:	1-bedroom units	TBD
		2-bedroom units	TBD
		3-bedroom units	TBD
		4-bedroom units	TBD

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Note: The four unit, townhome and mixed residential areas will be retained by the property owner and will be required to address ownership vs. rental, and bedroom mix at the time of SIP submittal or any future rezonings.

Incentive Points: 10% of units @ 80% AMI= 0
 5% of units @ 70% AMI= 1
 Total Points Generated: 1

Incentives Requested: Park Fee Reduction

Project Narrative

Development Concept: The Second Addition to Grandview Commons builds upon the character and patterns of the original neighborhood to create a mixed residential neighborhood featuring variety of residential options within a network of pedestrian oriented streets, and greenway connections.

Surrounding Uses: North: Agricultural, Rural Residential
 East: Agricultural (future development), Grandview Commons
 South: Grandview Commons
 West: Agricultural, Mineral Extraction

Project Components: Variety of single family lot types and price points
 Variety of multi-family residential
 Interconnected street network
 Parks & open space amenities

Project Team:

Owner/Developer: Great Neighborhoods East, LLC. Jeff Rosenberg
 6801 South Town Drive David Simon
 Madison, Wisconsin 53713 Don Esposito
 Tel: 226-3100
 Fax: 226-0600

East Madison Real Estate V LLC. John Brigham
 131 South Page Street
 Stoughton, Wisconsin 53589
 Tel: 692-0821
 Fax: 877-0330

Planner/Applicant: Vandewalle & Associates Brian Munson
 120 East Lakeside Street
 Madison, Wisconsin 53715
 Tel: 255-3988
 Fax: 255-0814

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Engineer: D'Onofrio Kottke
 7530 Westward Way
 Madison, Wisconsin 53717
 Tel: 833-7530
 Fax: 833-1089

Dan Day

Construction Schedule: Phase One Infrastructure 2006

Approximately 8 residential phases beginning in 2006 with a projected completion of 12-15 years.

Single Family to Mixed Residential

<u>Phase</u>	<u>Total Units</u>	<u>IZ units</u>
2006	14	2
~2007	49	8
~2008	46	4
~2009	23	3
~2010	24	2
~2011	43	10
~2012	38	6
~2013	22	4
~2014	93	14
Total	352	53

*Note: All multi-family components will require a future zoning application or SIP submittal. At the time of each submittal, an Inclusionary Zoning Plan will be submitted in compliance of the current IZ ordinance.

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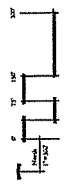
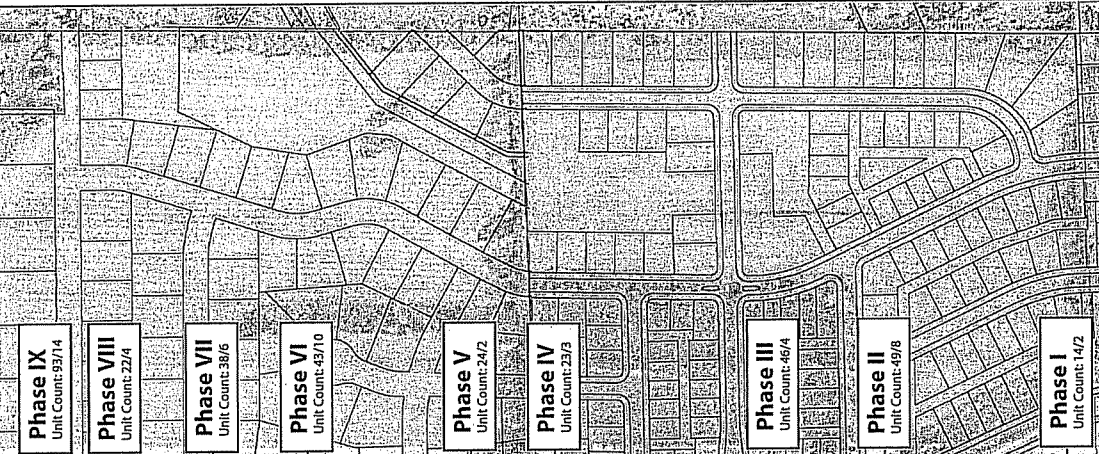
SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Phasing/Inclusionary Zoning Plan

- Total IZ Units: 53 Units**
- Single Family IZ Units:
 - 80% AMI
 - 70% AMI
 - Twin Home IZ Units:
 - 80% AMI
 - 70% AMI
 - Stacked Flats IZ Units:
 - 80% AMI
 - 70% AMI
 - 4 Unit IZ Units:
 - 80% AMI
 - 70% AMI
 - Townhomes IZ Units:
 - 80% AMI
 - 70% AMI
 - 60% AMI
 - 50% AMI
 - Multi-Family IZ Units:
 - 80% AMI
 - 70% AMI
 - 60% AMI
 - 50% AMI
- Bedrooms/Unit: TBD

- 28 Units
- 21 Units
- 7 Units
- 2 Units
- 0 Units
- 2 Units
- 4 Units
- 2 Units
- 2 Units
- 3 Units
- 0 Units
- 3 Units
- 3 Units
- TBD
- TBD
- TBD
- TBD
- TBD
- TBD
- TBD
- 13 Units
- TBD
- TBD
- TBD
- TBD
- TBD
- TBD



**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: February 20, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: PRELIMINARY PLAT / REZONING – 2nd Addition to Grandview Commons

The Madison Water Utility has reviewed this preliminary plat / rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

The developer shall relocate the existing water main and shall construct a driveway across Outlot 33 prior to releasing the existing public water main and access easement.

GENERAL OR STANDARD REVIEW COMMENTS

All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

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

Dennis M. Cawley



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: March 8, 2006
TO: Plan Commission
FROM: *for* Larry D. Nelson, P.E., City Engineer *Robert Phillips*
SUBJECT: Second Addition to Grandview Commons Preliminary Plat (5901 Milwaukee Street)

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. The applicant shall dedicate right-of-way along Milwaukee Street 54-feet from centerline for future 108-foot right-of-way.
2. All alleys shall be laid out so that they can be serviced with a single pass within the block. No tee intersections will be permitted.
3. Outlots 38 and 48 shall contain a permanent easement for street and utilities over the entire outlet.
4. Court E, Street E, and Outlot 46 together result in excessive maintenance for the City and shall be revised as required by the City Engineer.
5. "E" Street is an extension of Driscoll Drive. Outlot 41 needs a street name in order to assign addresses to P 755-P 764. Saturn Drive and Hercules Trail split is between P 714 and P 715.
6. The Developer shall make improvements to existing Lien Road adjacent to the plat as required by the City Engineer. Outside of the intersection area, the Developer shall be responsible for 16-foot of pavement and sidewalk. In the area around the intersections, the Developer shall be responsible for intersection improvements to facilitate ingress and egress to the plat. The work may be done by the Developer or by the City as determined by the City Engineer after consultation with the Developer.
7. Interim construction measures may be required to prevent direct discharge of runoff to unplatted lands.
8. A portion of the proposed development shall be subject to the Door Creek North Phase 2 Sanitary Sewer and Storm Water Utility Impact Fees.
9. A portion of the proposed development shall be subject to sanitary sewer fees (deferred assessment) for the Heritage Prairie Sewer Assessment District.

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- 10. These lands are not presently within the Central Urban Service Area and must be brought in prior to final plat approval.
- 11. Bearing and coordinate datum reference shall be consistent with Grandview Commons.
- 12. Public water main and access easements created by recorded Document No. 3173520 and 3512375 must be released prior to plat recording. 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 check payable to the City Treasurer to cover City Real Estate staff charges and recording costs to administer this release document.

GENERAL OR STANDARD REVIEW COMMENTS

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

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: Second Addition to Grandview Commons Preliminary Plat (5901 Milwaukee Street)

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a 21-foot wide strip of Right of Way along Milwaukee Street (54-feet from centerline).
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping 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 sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____
- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

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- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____
- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. 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 Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (Strike one, 30 collector, 40 Arterial) foot building setback line on the plat/csm adjacent to [Roadway Name] Milwaukee Street for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along Milwaukee Street. (Also require the City / Developer agreement line 1.1) 45
- 3.10 **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.

- 3.11 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.
- 3.12 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.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] Milwaukee Street to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
 - The above improvement consists of rights turn lanes.
 - The above improvement will consist of passing lanes.
 - The above improvement will consist of median openings.
 - Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*
- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
 - 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
 - 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. 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.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2)

or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water 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 certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant 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.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 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 dedicate a maximum of 1% of the site area to active infiltration practices. 4-5

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.

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Sanitary Sewer

- 5.1 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.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).
- NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.
- NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

4.6



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: March 8, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: *fn* 5901 Milwaukee Street Planned Unit Development (GDP) (Second Addition to Grandview Commons)

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. All conditions of the Second Addition to Grandview Commons Plat shall be satisfied.
2. Interim construction measures maybe required to prevent direct discharge of runoff to unplatted lands.
3. Owner shall provide maintenance agreement and storm water billing entity for all proposed private open space.
4. GDP documents must provide for private entity (homeowners association) to review and solve all private lot drainage problems.
5. Any shared private utility must be provided for by the GDP documents.
6. A portion of the proposed development shall be subject to the Door Creek North Phase 2 Sanitary Sewer and Storm Water Impact Fee.
7. These lands are not presently within the Central Urban Service Area and must be brought in prior to final plat approval.

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: 5901 Milwaukee Street Planned Unit Development (GDP) (Second Addition to Grandview Commons)

General



- 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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and

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gress 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 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 WDNR is required.
- 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. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.

- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 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) Version 2001 or older, MicroStation (dgn) Version J or older, 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.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred izenchenko@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.

- 4.15 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, and shall have a scale bar on the plan set.

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).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

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.

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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

March 23, 2006

TO: Plan Commission

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

SUBJECT: **5901 Milwaukee Street – Rezoning / Preliminary Plat– Temp A to C, R2T, R2Y, R2Z, Conservancy & PUD (GDP) / Second Addition to Grandview Commons - Town of Blooming Grove Sec 2**

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. None |
|---------|

GENERAL OR STANDARD REVIEW COMMENTS

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

2. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
3. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots	Between Lots
P630 & OL 32	P701 & P702	P755 & OL 40	P833 & P834
P632 & P633	P719 & P720	P777 & P778	P844 & OL 51
P636 & P637	P722 & P723	P784 & OL 42	P849 & OL 55
P639 & P640	P724 & P725	P801 & P802	P851 & OL 54
P643 & P644	P729 & P730	P805 & OL 43	P855 & OL 56
P652 & P653	P732 & OL 37	P811 & OL 43	
P670 & P671	P733 & P734	P814 & P815	
P684 & P685	P737 & P738	P816 & P817	
P688 & P689	P743 & P744	P820 & P821	
P695 & P696	P749 & P750	P823 & P824	
P698 & P699	P753 & P754	P827 & P828	

4. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
5. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
6. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:
 - a. No Access shall be granted along the southerly right-of-way line of Milwaukee Street.
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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Brian Munson
Fax: 608-255-0814
Email: bmunson@vandewalle.com

DCD:DJM:dm