

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
June 20, 2005

RE: I.D. #01226, Zoning Map Amendment I.D. 3104, to rezone 9320 Old Sauk Road from C1 to R4 and I.D. # 01456, Conditional Use Application for the same

1. Requested Action: Approval of a request to rezone a 1.8-acre parcel located at 9320 Old Sauk Road from C1 (Limited Commercial District) to R4 (General Residence District) and approval of a conditional use for a planned residential development.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments. Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Mike Hershberger, Urban Solutions, Inc.; 700 Rayovac Drive; Madison, Wisconsin 53711.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton, Wisconsin 53562
2. Development Schedule: The applicant wishes to begin construction in October 2005.
3. Location: Approximately 1.8 acres located at 9320 Old Sauk Road; Aldermanic District 9; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned C1 (Limited Commercial District).
5. Proposed Land Use: 30 condominium units in three 10-unit buildings.
6. Surrounding Land Use and Zoning:
North: City of Madison parkland, zoned R1 (Single-Family Residence District);
South: Undeveloped land owned by the University of Wisconsin, zoned A (Agriculture);
East: City of Madison greenway, zoned R1; Waterside Apartments, zoned PUD-SIP;
West: Church of Latter Day Saints church, zoned C1 (Limited Commercial District).

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7. Adopted Land Use Plan: The Blackhawk Neighborhood Development Plan recommends that is area for neighborhood commercial uses.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though the City-owned greenway and park have been identified as environmental corridors.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments, the conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. Planned Residential Development-Dwellings.

- a. Standards. In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
 - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
 - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
 - iii. That such development shall constitute environment of sustained desirability and stability;
 - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
 - v. That such development shall result in an intensity of land utilization no higher

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than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

ANALYSIS AND EVALUATION

The applicant is requesting approval of a request to rezone the subject property from C1 to R4 to facilitate development of a planned residential development that will contain 30 condominium units in three ten-unit buildings. The property is an undeveloped, 1.8-acre parcel with approximately 172 feet of frontage along Old Sauk Road that is bordered on the east and north by a City-owned greenway and park tract, respectively. The University of Wisconsin Experimental Agricultural Research Station is located south of the site across Old Sauk Road. The Sauk Heights residential subdivision is located south west of the subject site next to the University lands.

The subject site is generally devoid of vegetation and slopes gently from west to east towards the greenway, with a slight step up from Old Sauk Road. The subject site and adjacent church were identified as neighborhood commercial uses in the Blackhawk Neighborhood Development Plan and were subsequently zoned C1 by the developer in an effort to provide neighborhood-oriented commercial uses to serve residents in the Blackhawk neighborhood and the north side of the Elderberry neighborhood.

However, since the development of the church to the west, the efficacy of the site for neighborhood commercial uses permitted under the C1 zoning has been significantly reduced, resulting in the request to downzone the site to R4 and pursue residential development. In order to develop more than one residential building on the lot, the applicant requires a planned residential development, which are not permitted in C1 zoning, thus precipitating the rezoning.

The three ten-unit buildings will be designed as two-story, prairie-style townhouses organized with central courtyards. The buildings will be faced with two-toned horizontal fiber cement siding, with a wainscot of masonry veneer located along the foundation. Each unit will contain two bedrooms and two-plus baths, and individual front porches. Parking provided for residents will be provided in underground garages located beneath each building, with access to the three buildings and eight surface parking stalls for visitors provided by a driveway from Old Sauk Road that will extend along the eastern property.

There be 56 feet of open space between Buildings 1 and 2, and about 70 feet between Buildings 2 and 3. Buildings 1 and 3 will be setback about 35 feet from the southern and northern property lines, respectively.

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The applicant has submitted a substantial landscaping plan with the proposed development. The planting plan calls for the installation of a line of shade and evergreen trees along the eastern property that will extend into a portion of the City-owned greenway, which will require approval of the City Engineer's Office who maintains City greenways. The landscaping plan also proposes a line composed largely of evergreen trees to be planted along on the eastern boundary of the adjacent church property to screen the subject residences from the church parking lot, which is located within ten feet of the common property line. The developer will install the landscaping under an agreement with the church. The remainder of the site will include lines of shade trees to be planted along the north and south property lines, and pairs of ornamental trees to be planted on the ends of the courtyards located between the buildings. The courtyards themselves will be largely sod, with a pair of concrete walks to be located about seven feet from the front porches.

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating intent to meet the inclusionary zoning provisions of the Zoning Ordinance. Of the 30 units proposed in this development, five units will be affordable under the terms of the ordinance, with all the units to be available to families earning 80% of the area median income. The five units equal the minimum number of units (4.5) required by ordinance for this project. All of the affordable units will contain 1,152 square feet of floor area (shown as Unit D on the attached floor plans), with two units to be provided in Buildings 1 and 2 and one unit to be provided Building 3. The applicant is not requesting any incentives for this project.

CONCLUSION

As a result of the development of the adjacent church, the subject site is no longer conducive for meaningful neighborhood-oriented commercial as was originally envisioned on the Blackhawk Neighborhood Development Plan and subsequent zoning. While it is unlikely staff would support a purely residential development on this parcel if the church parcel had been developed as planned, the proposed 30-unit residential development appears to be an appropriate use for this relatively constrained parcel. An opportunity for neighborhood-oriented commercial uses still exists for this area as a result of a C1 zoned neighborhood commercial parcel located in the Sauk Heights subdivision at Bear Claw Way and Old Sauk Road.

In reviewing the proposed planned residential development, the Planning Unit believes that all R4 bulk requirements are met or exceeded, and that both the conditional use standards and the planned residential development standards are met by this project. The 30-unit development features attractive townhouse units organized around spacious green courtyards that should provide an appealing setting for sustainable residential occupancy. Staff supports the developer's effort to provide landscaping off-site to enhance the appearance of the property.

The Urban Design Commission reviewed this proposal on May 18, 2005 and recommended final approval (see attached report).

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RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment I.D. 3104, rezoning 9320 Old Sauk Road from C1 to R4, to the Common Council with a recommendation of **approval**, and that the Commission find the conditional use standards and planned residential development met and **approve** a planned residential development, subject to input at the public hearing, approval of the rezoning, and comments from reviewing agencies.

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AGENDA # IV.G.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 18, 2005	
TITLE: 9320 Old Sauk Road - Planned Residential Development, Three 10-Unit Buildings	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: May 18, 2005	ID NUMBER:	

Members present were: Paul Wagner, Chair; Jack Williams, Lisa Geer, Robert March, Todd Barnett, Ald. Noel Radomski, Lou Host-Jablonski, and Michael Barrett.

SUMMARY:

At its meeting of May 18, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a residential development for three ten-unit buildings located at 9320 Old Sauk Road. Appearing on behalf of the project was Ben Marshall of Knothe & Bruce Architects. The modified plans as presented featured the following:

- Bike stalls have been provided on the lower level of each building combined with enclosed parking, in addition to visitor parking provided on the outside, adjacent to each building.
- The primary building consists of asphalt roof shingles, hardi-plank fascia, soffit, trim, and siding, vinyl wrapped windows with a masonry veneer base.
- All three buildings will contain ten units each, reflecting an overall reduction by one unit.
- In coordination with the adjacent church to the west, a landscape buffer was provided along the common property line adjacent to the church parking lot.
- The secondary sidewalk linkage has been provided along the west elevation of each building.

Following the presentation, the Commission noted that the absence of detailed specifications for the Type "A" fixtures.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion required that the specifications for fixture "A" be provided, along with the provision of full cutoffs to eliminate glare.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6.5, 6.5, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9320 Old Sauk Road

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

General Comments:

- Another livable, worked-out Knothe & Bruce project.
- Like the open space created and working with the church to allow for a buffer planting along the lot.
- Nice addition to the area.
- Use full cutoff lighting.



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: June 13, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 9320 Old Sauk Road Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- | |
|--|
| <ol style="list-style-type: none"> 1. The plan calls for discharge at a private pipe at the northwest into public open space. A storm sewer pipe exists in that area the applicant shall connect to that pipe. 2. Infiltration practices in accordance with NR-151 must be provided. |
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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: 9320 Old Sauk Road Conditional Use

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.

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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 egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced

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because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) 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.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

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NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 6/7/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **9320 Old Sauk Rd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. Move the hydrant located on the fire department turnaround to a location 26 feet wide along the driveway if possible. There is 26 feet width by the parking stalls and that would be acceptable.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 28, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 9320 Old Sauk Rd.

Present Zoning District: C-1

Proposed Use: 30 Condo townhouse units (two bedrooms each unit)

Requested Zoning District: R-4

Conditional Use: 28.08(4)(c) A Planned Residential Development is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide 30 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
2. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance).
3. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	60,000 sq. ft.	78,321 sq. ft.
Lot width	50'	172'
Usable open space	15,000 sq. ft.	16,440 sq. ft.
Front yard	25'	34'
Side yards	13.5'	15' and 39'
Rear yard	35'	37'
Building height	3 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	52 (of them 8 shall be surface stalls)	54 garage 8 surface 62 total
Accessible stalls	n/a	n/a
Loading	1(10' x 35')	provided in drive aisle
Number bike parking stalls	30	(1)
Landscaping	As shown	adequate
Lighting	yes	(2)

Other Critical Zoning Items	
Urban Design	Yes
Planning	PO hold
Engineering	hold
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project does comply with all of the above requirements.



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

June 9, 2005

TO: Plan Commission

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

SUBJECT: **9320 Old Sauk Road – Rezoning – C1 to R4 – 30 Condominium Units**

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. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. The applicant shall relocate the "STOP" out of the right-of-way to behind the property line.
4. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Mike Hershberger
Fax: 608-274-3200
Email: mike@urbanresults.com

DCD:DJM:dm

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**Blackhawk Lofts
Inclusionary Zoning Staff Review
for the Plan Commission:
(June 7, 2005)**

Name of Development	Blackhawk Lofts
Address	9320 Old Sauk Rd.
Developer/owner	Blackhawk Partners, LLC
Contact Person	Urban Solutions
Contact Address/Phone	700 Ray O Vac Drive Madison, WI 53711 608-274-3100
Contact-mail	

SUMMARY FOR PLANNING UNIT REPORT TO PLAN COMMISSION:

This project has a total of 30 residential condominium units, of which 5 are proposed to be inclusionary dwelling units.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer,		
	Will comply with MGO 28.04 (25)	
X		Units could be shifted to provide better dispersion into the E/W quadrants of the building.
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	
	Does not comply for the following reasons:	

Reviewed by	Barbara Constans, Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: May 20, 2005

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
30 Owner occupied condo units	25	5			

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2. TABLE TO CALCULATE POINTS

This Project's points	At Market	At 80% of AMI	70%	60%	50%
5%					
10%					
15%		2			
20%					
TOTAL for project					2

Ordinance Basis for Points

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	Yes		
Proportion of attached and detached IDU units is similar to Market rate.	Yes		All units are attached.
Mix of IDUs by bedroom size is similar to market rate	Yes		
IDUs are dispersed throughout the project	Yes		
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		
Standard Process Items for Compliance	Complies		Issues:
Developer offers security during construction phase in form of deed restriction	Yes		None noted
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed	Yes		None noted

restriction			
Developer describes marketing plan for IDUs	Yes		None noted
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		None noted
Terms of sale or rent	Yes		None noted
Additional areas of interest	Area of interest		Additional Comment
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		None noted
Developer has requested waiver for off-site or cash payment	No		NA
Developer has requested waiver for reduction of number of units	No		NA
Other:	None identified		

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 du, 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) Expedited review
- M) Other benefits requested:

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	January 25, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	April 21, 2005	None identified
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	IDUP submitted April 27, 2005.	None identified
<u>Formal Review</u> by City's Development Review Staff Team	Reviewed	None identified
Formal Review by <u>Plan Commission</u>	Pending	None identified
<u>Appeal</u> Plan Commission Decision to Common Council (optional)	Developer has not requested waiver.	None identified
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan	Deed restriction to recorded for construction phase; Marketing Plan to be implemented	None identified
<u>Construction</u> of development according to Inclusionary Dwelling Unit PI	Developer is ready to begin upon approval	None identified
Comply with any continuing requirements	City will retain option to purchase on initial sales of IZ units.	None identified