



Department of Planning & Community & Economic Development
Planning Division

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January 12, 2010
Revised: March 2, 2010

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

RE: Approval of a request to rezone 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of 112 multi-family condominium units in a total of 28 buildings.

Dear Mr. Bruce;

At its January 5, 2010 meeting, the Common Council **conditionally approved** your client's application to rezone 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 to PUD-GDP-SIP to allow construction of 112 multi-family condominium units in a total of 28 buildings. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for construction:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twenty-four (24) items:

1. Revise the plan to graphically include the location of facilities and easement of record for the existing public sanitary sewer and public water main (Doc No 4062096).
2. Note: The public walk portion of that same recorded multi-public purpose easement Doc. 4062096 will be released by the City of Madison. The release document to be administered by the Office of Real Estate Services (Dana Warren) per Real Estate Project No 9293.
3. This amended plan identifies the proposed east-west private walk connection meandering through the PUD site from public Maplecrest Dr within private Dominus Court and continuing west of the Dominus Ct cul-de-sac to the clubhouse lands. The City of Madison shall request a recorded private easement document for a privately maintained walkway with provisions for public use.
4. In accordance with 10.34 MGO, the proposed private street name of Silver Oak Court requires an additional private street name be added to avoid duplicate street name intersections with Hawks Reserve Lane. Engineering Mapping has communicated with the applicant and approved the suggested Opus Lane alternative private street name. The street name change shall occur at the north-south sidewalk connection between Buildings 17 and 18. All internal private streets shall be signed in accordance with 10.34(6) MGO.
5. The approved address for Building 17 is 1801 Opus Lane while Building 18 will be 1825 Opus Lane.

6. Revise the plan to correct the designation of units referenced thereto and note the approved address which is 1806 Maplecrest Drive.
7. Existing "Hawks Reserve Condominium Addendum 1" has previously declared Building Nos. 11 and 18 as six-units which are now proposed as ten-units. If this rezoning is approved and recorded, it is suggested the owner/applicant immediately submit all necessary Condominium amendment documents (Plat Addendums, Declarations, etc.) to the Planning Division for review and approval in accordance with MGO 16.24.
8. Any damage to street pavement will require restoration in accordance with the City's Patching Criteria.
9. Stormwater inlets shall be installed prior to Hawks Reserve Lane discharging to Maplecrest Drive.
10. Building 17's underground parking appears to accept runoff from the access road additional detail shall be provided to show how this water will be directed around the entrance or pumping plans shall be submitted to City Engineering by a PE or a Master Plumber and sealed.
11. The applicant shall enter into a City/Developer Agreement for the sanitary sewer and water main improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the construction costs. 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 Engineering Division signing off on this project.
12. Submit a PDF of all floor plans to Lori Zenchenko, lzenchenko@cityofmadison.com, so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
13. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans:
"Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
14. All work in the public right of way shall be performed by a City-licensed contractor.
15. 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.
16. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the Wisconsin Department of Natural Resources is required.

17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide substantial thermal control; provide oil & grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
18. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
19. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
20. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
21. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
22. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
23. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.
24. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

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

25. The applicant shall show the 10-foot wide Public Walk Easement Record Doc. 4062096.

26. 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 2-foot overhang, and a scaled drawing at 1" = 20'.
27. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. A "Stop" sign shall be installed at Hawk Landing Circle behind the property line.
28. The applicant shall show dimensions for the proposed and existing parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in MGO Sec. 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the 2 feet of vehicle overhang. The 2 feet of vehicle overhang shall be shown on the plan and dimensioned. In addition, the applicant shall dimension driveway approaches and back up "E" for the proposed duplexes. The applicant will need to modify the 90-degree parking on Dominus Court according to MGO back up.
29. The driveway from the parking area behind the building to the street right of way for two-way operation shall be a minimum 18 feet in width according to MGO Sec. 10.08(6)(a) 4. The applicant shall dimension all drive aisles.
30. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following seven items:

31. Put addresses of the buildings and number of units in each building on the site plans. Address information can be obtained from Lori Zenchenko in City Engineering at 266-5952.
32. Lighting is required and shall be in accordance with MGO Section 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).
33. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
34. Lighting is required and shall be in accordance with MGO Section 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).

35. Bike parking shall comply with MGO Section 28.11: Provide one bike parking stall for each apartment and one bike stall for each 10 surface parking stalls provided in a safe and convenient locations on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. Note: A bike-parking stall is 2' by 6' with a 5-foot access area.
36. Off-street parking requirement shall comply with MGO Sections 28.04 (12) and 28.11: Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
37. Signage approvals are not granted by the Plan Commission. Signage must be approved by the Urban Design Commission or staff. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have any questions regarding the following two items:

38. The streets appear to measure out at 26 feet; this will require both sides of the road be posted "No Parking Fire Lane" for access to these buildings.
39. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Tom Maglio, Parks Division, at 266-4711 if you have questions about the following item:

40. The proposed changes to the development plan for Lot 53 (from 134 multi-family units in 2000 to 38 two-family and 74 multi-family units in 2009) are assessed approximately the same amount of park development fees as was paid as part of the original plat in 2000; no additional park development fees are required.

Please contact Dennis Cawley, at 261-9243 if you have questions about the following item:

41. The proposed water distribution system shall be revised. The proposed buildings on the west end of Dominus Court are at too high an elevation to be served from the existing water main on Maplecrest Drive. The Water Utility will need to sign off the final plans, but not need a copy of the approved plans.

Please contact my office at 261-9632 if you have questions about the following six items, including the condition of Plan Commission approval omitted from the original version of this letter (listed as #48):

42. That the applicant receives final approval of the planned unit development from the Urban Design Commission, including approval of the design guidelines for the 19 build-to-suit duplexes, prior to final staff approval and recording.

43. That a note be placed in the final letter of intent and on the plan set that states that the sidewalks adjacent and parallel to Hawks Reserve Lane, Silver Oak Court and Dominus Court (including the connections to the adjacent parcel to the west) will be constructed concurrent with the construction of those private drives. The letter of intent and plans shall also note that north-south pedestrian connection between Hawks Reserve Lane and Dominus Court will be completed no later than the completion of Building 17.
44. That the zoning text be revised per Planning Division approval as follows:
 - a.) list two-family residences as permitted uses;
 - b.) under Section L, Design Guidelines, note that each unit will include a front door facing either Silver Oak Court or Dominus Court, and that the combined width of any attached garage doors facing a public or private street will be limited to no more than 50% of the width of the street-facing façade of a duplex building.
45. That the developer construct the public walkway in Public Walk Easement Record Doc. 4062096 according to plans approved by the City Engineering Division and enter into a City-Developer agreement for said construction prior to final approval and recording of the proposed planned unit development.
46. That the plan sets be revised per Planning Division approval prior to final approval and recording of the proposed planned unit development to show all proposed duplex building envelopes located entirely outside of the 10-foot public walkway easement. The landscaping and screening of the areas adjacent to the public walkway shall be reviewed and approved as part of the Planning Division staff approval of the final plans for individual duplexes prior to the issuance of building permits.
47. In the event that the developer proposes to relocate the public walkway easement from its current location to accommodate the proposed development, the location, construction, maintenance and operation of the new accommodation shall be approved by Parks Division, Planning Division, Traffic Engineering Division and City Engineering Division staff.
48. That the plans be revised to add a north-south private drive automobile connection between Dominus Court and Silver Oak Court.

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

After the plans have been changed as per the above conditions, please file **eleven (11) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Tom Maglio, Parks Division
Dennis Cawley, Madison Water Utility
Scott Strassburg, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator

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