

February 24, 2005

Brian Stoddard  
JGS Architects  
102 S. Washington Street  
Spring Green, Wisconsin 53588.

RE: Approval of a conditional use for a planned residential development containing 114 dwelling units in 19 buildings on 13.4 acres generally located at 1802 Maplecrest Drive.

Dear Mr. Stoddard:

The Plan Commission, meeting in regular session on February 21, 2005, determined that the ordinance standards could be met and **approved** your client's request for a planned residential development at 1802 Maplecrest Drive, subject to the conditions below.

In order to receive final approval of the conditional use request, the following conditions must be met:

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following fifteen (15) items:**

1. Necessary land interest dedications, either in fee simple or easement, require applicant to obtain and submit a legal description and scale map of the dedication area prepared and stamped by a Registered Land Surveyor. Submit the map, description and \$500 City Real Estate processing fee to City Engineering (Eric Pederson) for review and processing with City Real Estate Staff.
2. Four private street names will be needed and private street signage required per MGO. Clearly identify "Private" streets on plan when named.
3. Stormwater management for this site includes thermal control and infiltration. The applicant shall provide calculations showing compliance with Chapter 37 MGO.
4. The grading plan does not incorporate all rain gardens shown on the overall site plan.
5. Prior to approval, owner shall pay stormwater connection charges for the Upper Badger Mill Creek Impact Fee District.

6. If sanitary sewer and water mains are intended to be public, applicant shall enter into a City/Developer agreement. Both utilities shall be designated public or private. One designated public while one is designated as private will not be allowed. If public, easements shall be required.
7. A City licensed contractor shall perform all work in the right-of-way.
8. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
9. 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.
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. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
11. 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.
12. 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.
13. 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.
14. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.
15. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.

**Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following seven (7) items:**

16. In consultation with the Parks Division, there are several ped-bike easements required as conditions of approval for the plat and related conditional use that need to be provided and/or resolved prior to approval of any further development, including this subject application. As noted in the City's approval letter dated July 17, 2000, the subject ped-bike easements need to be provided consistent with the then submitted overall site plan sheet, noted as S-1.

17. 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" = 60'.
18. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
19. The applicant shall note that Madison General Ordinance 10.08(a)6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner: The location of trash dumpster in building #7 would require ingress & egress in a backing movement. The applicant should modify the dumpster location, that ingress and egress is in a forward movement could be through a share driveway with building #6.
20. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. 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 as approved by the City Traffic Engineer.
21. 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.
22. 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 Alan Larson, Madison Water Utility, at 266-4653 if you have any questions regarding the following two items:**

23. The proposed water main shall be a public water main and shall be installed by a standard City of Madison subdivision contract.
24. A minimum 20-foot wide public water main easement shall be dedicated over the water main. MWU will not need to sign off on the CSM but requests an approved copy for their files.

**Please contact Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following two items:**

25. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.
26. Meet all applicable State accessible requirements, including but not limited to:

- a. The accessible stalls shall be striped per State requirements. The accessible stall near the #6 building shall have the 8' striped out loading area adjacent to the stall.
- b. Show the accessible path from the stalls to the building.
- c. Show ramps, curbs or wheel stops where required to protect the accessible path to the building and to the street right-of-way.

**Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:**

27. Walkway easements required in the preliminary and final plat [of Hawks Landing Golf Club] were not provided. Walkway easements to meet the requirement of the preliminary and final plats shall be provided prior to signoff of this conditional use. The condition on the final plat was "Walkways shall be shown as indicated on the neighborhood concept plan. The four walkways accessing the clubhouse area shall be connected to provide a pedestrian through-connection for crossing to the parks and neighborhood on the other side of the golf course."

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

28. Plans submitted do not scale properly – unable to review accurately. It does appear to comply with access codes. The entire street system (fire lanes) will have to be posted "NO PARKING" both sides to use these 26-foot wide streets as fire lanes. Submittals will have to show fire lane signs posted.
29. 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 an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
  - c. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
  - d. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

**Please now follow the procedures listed below for obtaining your conditional use approval:**

1. Please revise your plans per the above and submit *ten (10) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless

the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of the building permit. [Sec. 28.12 (11)(h)(3)] The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

If you have any questions regarding obtaining your building and/or occupancy permit, please contact the Zoning Administrator at 266-4551. If I may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

\_\_\_\_\_  
*Signature of Applicant*

cc: Kathy Voeck, Acting Zoning Administrator  
Gary Dallmann, City Engineering  
Si Widstrand, Parks Division  
Alan Larson, Madison Water Utility  
John Lippitt, Madison Fire Department  
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<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 Coordinator
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: