

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of October 15, 2007**

RE: I.D. # 07472: Zoning Map Amendment I.D. 3300 To Rezone 719 Jupiter Drive and 5801 Halley Way from PUD-GDP to PUD-SIP

1. Requested Action: Approval of a request to rezone 719 Jupiter Drive and 5801 Halley Way from PUD-GDP (Planned Unit Development, General Development Plan) to PUD-SIP (Planned Unit Development, Specific Implementation Plan) to allow construction of a senior oriented assisted-living facility and condominiums.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: Scott Frank; Oak Park II; 7806 Betsy Lane; Verona, WI 53593
Agent: Jim Klett; Eppstein Uhen Architects; 333 E. Chicago Street; Milwaukee, WI 53202
2. Development Schedule: The applicant will commence construction in November 2007 with completion scheduled for May 2009.
3. Location: The project site is a 3.7-acre vacant parcel in the Grandview Commons development; Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: The site is currently vacant / undeveloped.
5. Proposed Land Use: The applicant proposes to develop three buildings housing 61 age-restricted market-rate condominiums and 58 assisted-living units.
6. Surrounding Land Use and Zoning: The subject site is surrounded by developed and developing multi-family and senior housing facilities, consistent with the approved General Development Plan. Approved projects are zoned PUD-SIP. Vacant lands in the project area remain zoned PUD-GDP.
7. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan recommends the subject site for "medium-density residential" uses consistent with the adopted plans for Grandview Commons.

8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
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 and planned unit development districts.

PLAN REVIEW

The applicant seeks approval to rezone the subject property from PUD-GDP (Planned Unit Development-General Development Plan) to PUD-SIP (Planned Unit Development-Specific Implementation Plan) to allow the construction of senior-oriented condominiums and assisted living facilities. This application is subject to the standards for zoning map amendments and planned unit development districts.

Existing Site Characteristics

The subject property is 3.7 acres of vacant land in the Grandview Commons development. The property generally slopes downward from the eastern property line at North Star Drive towards the western property line at Jupiter Drive. Gemini Drive, the southern boundary of the project area, is designated as a "Capitol Viewshed" in the General Development Plan. South of the project site, Jupiter Drive also carries this designation. These viewsheds were established to protect views of the State Capitol from the neighborhood and specifically, the Village Green. The project site surrounds a previously approved 12-unit townhouse development on Gemini Drive.

Development Proposal

The proposed zoning map amendment is made to accommodate two projects on the subject property. The first project is the construction of 61 age-restricted market rate condominiums. The second project is the construction of 58 assisted-living units.

The site plan depicts the location of three buildings, parking, and open space areas for both proposed projects. The two-building condominium project is located at the eastern portion of the site. The one-building assisted-living project is proposed at the west side of the subject site, lining Jupiter and Gemini Drives. A private driveway and parking aisle separates the project areas and provides a mid-block connection between Halley Way and Gemini Drive. Pedestrian circulation is provided by public sidewalks and other walkways shown on the plans. Two large open space areas are provided on Halley Way. A more formal courtyard is proposed adjacent to the assisted living building, as shown in the attached plans.

The proposed 61 age-restricted condominium units will be housed in two adjoining buildings. The applicant describes the dwelling units as "luxury condominiums" with units ranging in size from 1,400 to 2,000 square feet. All units have at least two bedrooms and two bathrooms. The adjoining buildings share a variety of amenities including a clubroom, outdoor patio, fitness rooms, storage, and conference area.

The "phase 1" building (also referred to as the "F1" building in the applicant's materials) is a 30,995 square foot structure fronting on North Star Drive. This proposed 44-unit structure is five-stories in total height, however, due to the grade changes on the site, the building will have no more than a three-story mass at a given street level. The building steps down to reflect changes in grade. There are 10 residential units proposed on the second floor, 14 units on floors two and three, and five units on the fifth floor. No loading zone for this building is shown on the plans.

The "phase 2" building (F4 building) includes 13,089 square feet of area and has street frontage on Halley Way. This three-story building includes 17 total residential units with five on the first floor and six floors two and three. A loading zone is proposed along the internal drive.

There are 97 parking stalls provided for this project. The applicant indicates that 92 of these stalls will be provided with structured parking and five through surface parking. Structured parking is located on floors one and two of building F1 and is accessed through the internal driveway. The structured parking beneath building F4 is accessed from Halley Way.

The adjoining buildings will primarily be clad in brick veneer with fiber cement board used as a differentiating material on select building bays. The base of the building will consist of a stone veneer. The perimeter of each building will be lined with landscape beds featuring a variety of shrubs and perennials. Plans indicate that much of the existing wooded area at the northeast corner of the site would be preserved.

The applicant's second project is a three-story building (F3 building) housing 58 assisted-living units. The 85,078 square foot building will include 25 CBRF (community based residential facility) units and 33 RCAC (residential care apartment complex) units. Units consist of studio, one, and two bedroom floor plans. The CBRF units would range in size from 290 to 530 square feet. The RCAC units range in size from 420 to 920 square feet. Common amenities include a clubroom, outdoor patio, fitness room, and conference area.

The structure will line Jupiter and Gemini Drives. The main entry to the building and a proposed loading zone is proposed along Jupiter Drive. Access to the underground parking is also found along this frontage. Two open space areas are provided including a large open space fronting Halley Way and a more formal courtyard framed by the subject building on three sides. The building will be clad in brick veneer, stone veneer, and fiber cement panels.

Landscape plans for the F3 building show small perimeter plantings, including yews, hydrangea and roses, proposed within the small recesses of the street facing facades. Similar plantings line the other sides of the building. A combination of ornamental and canopy trees line the internal drive aisle. The patios and open space areas include lawn areas, walking paths, and a variety of shrubs and flowering perennials. A bio-retention area is proposed within the green space fronting Halley Way.

Building coverage on the entire site is approximately 42%. Total pavement coverage is approximately 10% of the site, leaving 48% of the site as open space.

Inclusionary Zoning

The underlying approved General Development Plan was approved in 2003 prior to the establishment of the Inclusionary Zoning provisions in the Zoning Ordinance. The proposed development is consistent with the General Development Plan for Grandview Commons; therefore Inclusionary Zoning does not apply.

ANALYSIS & CONCLUSION

The SIP (Specific Implementation Plan) for the proposed project generally conforms to the development anticipated for this site when the GDP (General Development Plan) was approved in 2003. The GDP allowed a maximum of 131 units to be built on the subject block. A 12-unit townhouse development has previously been approved. Combined with the proposed 119 units, the total number of units for the subject block would equal the 131 units approved in the GDP. Additionally, the proposed project meets the applicable GDP dimension standards. Staff consider the proposed SIP to be consistent with the "medium-density residential" land use recommendation for this portion of the Sprecher Neighborhood contained in the Sprecher Neighborhood Development Plan.

The McClellan Park Neighborhood Association expressed their support for the proposed development and rezoning request. The association based their support on the project's consistency with the neighborhood plan and that the development represented a logical expansion of existing senior housing development. Further, the association commends the applicant's efforts to step the building down to preserve the Capitol view and notes that the overall design fits with the neighborhood.

The applicant has included a certified survey map that proposes to divide the subject property into two sites, separating the two projects described above. The Planning Division recommends that this certified survey map be approved prior to the final recording of the zoning map amendment and issuance of any building permits.

The Planning Division believes that the proposed Specific Implementation Plan can meet all of the standards for planned unit developments. Staff believe that the proposed building is well designed and complementary to projects already approved in the neighborhood. The Urban Design Commission reviewed this Specific Implementation Plan and gave it final approval at its October 3, 2007 meeting.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3300, rezoning 719 Jupiter Drive from PUD-GDP (Planned Unit Development, General Development Plan) to PUD-SIP (Planned Unit Development, Specific Implementation Plan) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following comments:

1. Comments from reviewing agencies.
2. That a certified survey map be approved dividing the two project sites prior to the final recording of the zoning map amendment and issuance of building permits.
3. That the applicant specify the locations of the drop-off and loading areas serving the F1 Building, and that the all loading areas are approved by Planning and Traffic Engineering staff.

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 3, 2007
TITLE: 719 Jupiter Drive at Grandview Commons, PUD-SIP for an Assisted Living Facility. 3 rd Ald. Dist. (07310)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 3, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Richard Wagner and Jay Ferm.

SUMMARY:

At its meeting of October 3, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 719 Jupiter Drive. Appearing on behalf of the project were Stu LaRose and Scott Frank, both of Alternative Continuum of Care. The modified plans as presented by LaRose emphasized the following:

- The retaining wall around the base of the building will be constructed of an ashlar stone.
- West of Jupiter Drive elevation of the building features the simplification of window groupings on second and third story levels. The south/Gemini Drive elevation features the elimination of a double-wide projecting bay in favor of a consistent narrow width masonry bay treatment along its façade.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).

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, 6, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 719 Jupiter Drive

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

General Comments:

- Much improved. Interesting design elements.

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 19, 2007
TITLE: 5817 Halley Way at Grandview Commons – PUD-SIP, for 61 Condominiums in Two Buildings. 3 rd Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 19, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Jay Ferm, Richard Slayton, Bruce Woods, and Marsha Rummel, Lou Host-Jablonski and Todd Barnett.

SUMMARY:

At its meeting of September 19, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** on a PUD-SIP located at 5817 Halley Way. Appearing on behalf of the project were Joseph C. Hanauer, Scott Frank, Jim Klett, and Stu LaRose. Prior to the presentation the applicants noted that many of the concerns raised with previous referral of the project were similar to those raised by the Architectural Review Committee for Grandview Commons. The project has been modified to meet both the Commission's and the Grandview Common's Architectural Review Committee's concerns. It was further noted that the application packet contained details as to the project's consistency with the overall development plan for Grandview Commons as previously requested. A presentation of the modified plans featured the following:

- The main street side entries to the building have been redesigned to feature a contemporary effect with a tall glass treatment and covered canopies.
- The 6-8 foot high blank walls along the south, north and west elevations have been softened with modifications to the proposed foundation plantings, as well as the inclusion of windows in the exposed lower level garages.
- On the north elevation stoops with stair connections have been provided into the adjacent park open space on the property adjacent to the pond area with the creation of a grand stair, as well as stoop/stair connections from individual units along the north elevation.
- The pathway adjacent to the pond has also been modified to emphasize the existing path within this area as a main feature of the open space with additional landscape plantings.
- On the south elevation connections to the sidewalk has been provided with the provision of individual paths from individual units to the public walk, along with other amenities.
- A change in the color of the brick to a deeper tone has been provided to create more of a contrast with the siding.

Following the presentation the Commission noted the following:

- Between the glass door and grand stair on the north elevation, create a patio area between.

- The stair's shallow pitch works well with elderly clientele but concerned with code; may need a second rail.
- The upper landing between the glass door and grand stair should be a patio but at minimum should be enlarged. In addition, pay attention to pavers on paths and provide an alternative to the use of skyline locust such as Kentucky coffee tree.
- The elevations relating to entrances feature siding coming down to the tops of fixed windows overlying the entry; needs more formality, consider brick above the glass. As an alternative look at other methods to provide a transition between the siding and window treatment above the entry.
- Appreciate rooftop deck as an added amenity.
- Concern with the use of fiber cement panels on the face of the canopy at the entry; make the canopy a steel channel and consider a steel channel termination to the bottom of the siding top the window treatment above the entry.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required the replacement of honey locusts with Kentucky coffee tree on the landscape plan, the use of modular pavers at the base of the grand stair, in addition to flexibility with the use of fiber cement as a canopy treatment, as well as the transition between the siding and fixed windows above the main entries with the suggestion of the use of a steel channel to act as a transition between the siding and the upper windows at the entry, as well as on the canopy structure.

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, 7, 7.5, 7.5, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5817 Halley Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	9	7.5	7.5	8	-	9	9	8.5
	7	8	6	-	-	7	-	7.5
	-	-	-	-	-	-	-	7.5
	6	6	6	-	-	6	-	6
	6	6	5	-	-	5	6	6
	7	7	8	9	-	8	7	8
	7	7	8	6	-	6	7	7

General Comments:

- Well done.
- Very nice.
- Very nice landscape plan. Nice additions of stairs to grade in appropriate places. Clean, clear architecture, well-connected to its site.
- Good job listening and responding to UDC comments. Excellent job of linking apartments to landscape. Beautiful stairway.
- Thanks for restoring the old pathway.

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 22, 2007
TITLE: 719 Jupiter Drive at Grandview Commons, PUD-SIP for an Assisted Living Facility. 3 rd Ald. Dist. (07310)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 22, 2007	ID NUMBER:

Members present were: Paul Wagner, Marsha Rummel, Michael Barrett, Bruce Woods, Richard Slayton, Jay Ferm, Lou Host-Jablonski and Todd Barnett.

SUMMARY:

At its meeting of August 22, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP located at 719 Jupiter Drive. Appearing on behalf of the project were Brandon Cook, Joseph C. Hanauer, Scott Frank and Jim Klett. The development of an assisted living facility on the easterly ½ of the block as a component of the Oak Park development is intended to provide for the completion and development of the block as a complement to the adjoining condominium facility also under consideration. The 58-units proposed with the development include provisions for assisted living including dementia care. Following a review of the site and building plan details the Commission noted the following:

- Like the architecture, the secure garden and traffic flow to adjacent building (condominium development).
- There is an issue with the entry feature located at the corner of Gemini Drive and Jupiter Drive it is a fake entry counterintuitive, a tease, need to provide for entry opportunity.
- Like architecture too, bike parking underneath awnings, but concerned with blank appearance of the right hand side of the north elevation.
- The blank walls adjacent to the courtyard entry need more attention.
- Consider moving plantings on the outside of the courtyard space to be more inviting.
- The west elevation is too cute, too many materials, changes are plain, appears as retail; simplify make more bold, reinforce and apply to the other elevations including the courtyard.
- The elevations lack level and scale and lacks coherency, look at options for the treatment of corners not as entries.

ACTION:

On a motion by Slayton, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required address of the above stated concerns as part of final consideration of the project. It was further noted that the presentation did not provide an overview of the proposed development against the overall development plan for the "Grandview Commons"

subdivision as routinely required, which provides an update as to the relationship between previously approved and built projects within the subdivision against those being proposed and those yet to be developed.

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 5.5, 6, 6, 6, 6, 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 719 Jupiter Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	7	8	8	-	8	7	7
	6	6	8	-	-	5	6	6
	6	6	6	-	-	6	6	6
	6	6	6	5	-	6	5	6
	6	6	6/7	-	-	6	5	6
	-	-	-	-	-	-	-	6
	7	6.5	8	7	-	7	7	7
	-	-	-	-	-	-	-	5.5

General Comments:

- Look at architecture clarify/simplify.
- Architecture is too active, not unified. Site plan concept is OK, but building façades need redesign.



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
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

DATE: October 1, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer.
SUBJECT: *for* 719 Jupiter Drive and 5801 Halley Way Rezoning

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 new Certified Survey Map of this site shall be approved and recorded prior to issuance of any building permits.
2. The address of 719 Jupiter Drive identified in the application is not valid. Submit complete floor plans, including interior condo and assisted living units, in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) for assignment of an address plan for this entire development.

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: 719 Jupiter Drive and 5801 Halley Way Rezoning

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.

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- 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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City

- or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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. This permit application is

available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.

- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 ~~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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle) off of new paved surfaces
 - Control 80% TSS (5 micron particle) off of new paved surfaces
 - 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.
 - 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.

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

- 4.10 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.
- 4.11 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.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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 lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 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.

- 4.14 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).
- 4.15 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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 be 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

October 4, 2007

TO: Plan Commission

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

SUBJECT: **5801 Halley Way & 719 Jupiter Drive – Rezoning - PUD (GDP) to PUD (SIP) – Senior Oriented Assisted Living and Condominiums**

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. The proposed loading areas for Truck service is problematic reducing on-street parking, creating conflicts and truck loading areas in a residential area as Jupiter Drive and Halley Way. The assisting living requires multi types of deliveries at different times of day. The developer shall revised site plans to accommodate loading areas on site to service the proposed assisted living and condominiums deliveries and trash pick up.
2. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
3. The applicant shall design the garage doors to be a minimum of 20 ft from the setback to the property line as not to block the public sidewalk. If the applicant uses the driveway into the underground parking for trash or deliveries, the setback shall be increase to accommodate the length of the truck service.
4. The rezoning is approval of the site plans only. The applicant shall remove all "Loading Zone" in the right-of-ways as the applicant has proposed. In addition, the applicant shall note, "All proposed improvements in the street right-of-way is approved by the Board of Public Works."
5. The applicant shall add the following Maintenance of Traffic Measures to the Grandview Commons GDP/SIP Zoning Text.

MAINTENANCE OF TRAFFIC MEASURES

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The _____ (Association) shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the _____ (Association) that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement.

The _____ (Association) and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

6. The applicant shall show bicycle racks to be placed inside and outside the building. In addition, applicant shall indicate the type of bicycle racks to be installed inside and outside buildings.
7. The applicant shall install a sidewalk along the easterly driveway to Gemini Drive from the building to the Gemini Drive public sidewalk.

GENERAL OR STANDARD REVIEW COMMENTS

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

8. 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'.
9. The parking lot shall be design so as not to exceed 6% slope throughout the surface parking area and loading dock and noted on the plan.
10. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
11. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. 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.
12. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or

embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.

13. The applicant shall design the surface and underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed surface and underground parking stalls' items A, B, C, E, F, H and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
14. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
15. 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: Jim Klett

Fax:

Email: jimk@eua.com

DCD: DJM: dm



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: October 5, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **719 Jupiter Dr. & 5801 Halley Way**

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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. 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, if any part of the building is over 30 feet in height.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information. Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



September 5, 2007

City of Madison Planning Division
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, WI 53701-2985

Re: Oak Park Place Expansion

This letter is to express the support of the McClellan Park Neighborhood Association (MPNA) for the plans by Oak Park Place to construct an assisted living (RCAC) facility, residential care (CBRF) facility, and condominiums at 719 Jupiter Drive. The affected property falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Mr. Scott Frank of Oak Park Place, and District 3 Alderperson Lauren Cnare.

The MPNA Board met on August 2nd with Mr. Frank and his architect to review the development plans for the property. At that meeting, the Oak Park Place representatives shared information regarding the planned development and willingly answered the questions we had. Based on the development plans and our experience working with Oak Park Place, we support the planned development as it is consistent with the neighborhood plan, represents a logical expansion of the Oak park Place campus, and the design of the buildings fits in well with the neighborhood.

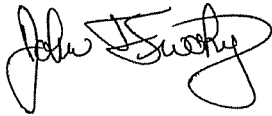
We ask that the City of Madison, along with the Oak Park Place developers, please take note of the following comments the MPNA has regarding this new development:

- 1) View – We are committed to the preservation of the western view from the park on North Star Drive, at the highest point of Grandview Commons. The proposed height of the new buildings, due to lower elevations, will not obstruct that view. However, we request that the rooftops, be designed to not detract from the view. We support the use of screens or other methods to cover rooftop mechanicals and roofing materials that preserve the aesthetics of the western view.
- 2) Inclusionary zoning – Our understanding is that the condominium units will be subject to the inclusionary zoning requirement. We ask that Oak Park Place be given flexibility to determine which condominium units be designated as the inclusionary units.
- 3) Green space – We commend Oak Park Place for designing the development to preserve as much green space as possible on the property and to make the green space accessible to neighborhood residents.
- 4) Parking – We commend Oak Place Place for designing the development to include underground parking for the RCAC and CBRF facilities and condominium units.

- 5) Bus Service – Extension of Madison Metro bus service to the neighborhood is becoming increasingly important as the residential population grows and commercial development occurs. Extending bus service will assist Oak Place Place to recruit and retain staff for their facilities. The MPNA strongly supports the addition of our neighborhood to the routes served by Madison Metro.

Thank you for your consideration of our comments. Please feel free to contact me or Roger Anderson, MPNA Development Committee Chair, on any matters affecting development within the McClellan Park Neighborhood.

Sincerely,



John Tuohy, President
McClellan Park Neighborhood Association

506 Traveler Lane
Madison, WI 53718
John2e-mpna@sbcglobal.net

cc: Alderperson Lauren Cnare, 3rd District
Scott Franks, Oak Park Place
Roger Anderson, MPNA Development Committee