



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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December 7, 2006

Don Esposito
Veridian Homes, LLC
7801 South Towne Drive
Madison, WI 53713

SUBJECT: 6001 Canyon Parkway

Dear Mr. Esposito:

The Plan Commission, at its December 4, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for the revised plans for a conditional use for a multi-unit condominium project located at 6001 Canyon Parkway.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following five items:

1. 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'.
2. The driveway to the front of the building from the parking lot and street shall be modified to provide for two-way operation at a minimum width of eighteen feet in accordance to M.G.O. 10.08(6)(a)4 and noted on the plan sheets.
3. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. The intersection shall be so designed so as not to violate the City's sight-triangle preservation 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.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following seven items:

6. A developer's agreement will be required for installation of public sewer and water main. The applicant can proceed with this subsequent to Plan Commission approval.
7. The previous submittal from August 2005 required the developer to provide a 20-foot public sanitary sewer easement from Canyon Parkway to the existing lot outside this conditional use area. Refer to City Real Estate Project No. 8245. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, depicting the public sanitary sewer easement to the City of Madison, at no cost to the City. Also submit a \$500 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this project. Owner must execute a public easement to the City prior to building permits being issued.
8. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

9. 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.
10. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
11. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
12. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed use.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following item:

13. The developer shall submit a plan of the proposed water distribution system for this project to the Madison Water Utility in order to determine if installation by a standard subdivision contract is required. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

14. 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.
15. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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.
16. All street widths shall be a minimum 20' clear; unable to scale drawing on "U"-shaped road leading to driveways of duplexes.

Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following item:

17. The Urban Design Commission directed that the developer address the provision of a council ring as part of public open space treatment on the westerly portion of the site, as well as providing a trail link to the trails to the northeast.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. 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 PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Aaron Otto, Vierbicher Assoc., Inc., 999 Fourier Dr. #201, Madison, WI 53717

Zoning City Engineering Traffic Engineering UDC (AI) Planning
