

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of March 14, 2007**

RE: I.D. # 05644: Zoning Map Amendment I.D. 3246, rezoning 6809 & 6827 Milwaukee Street et al from PUD-GDP to PUD-SIP

1. Requested Actions: Approval of a request to rezone 6809 & 6827 Milwaukee Street, 6826 Reston Heights Drive and 102 Wind Stone Drive from Planned Unit Development, General Development Plan (PUD-GDP) to Planned Unit Development, Specific Implementation Plan (PUD-SIP) allow construction of 34 multi-family dwelling units in four buildings.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property Owner: Gene Harbort; 2903 Kentville Drive; Sun Prairie.
Agent: Casey Louthier, Louthier & Associates Designs; 120 Telemark Parkway; Mount Horeb .
2. Development Schedule: The applicant wishes to begin construction once all regulatory approvals have been granted.
3. Location: Approximately 2.1 acres of land generally located at the southwest corner of Wind Stone Drive and Milwaukee Street; Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: The subject site is undeveloped.
5. Proposed Land Use: The applicant proposes to construct a 22-unit apartment building and three four-unit townhouse buildings.
6. Surrounding Land Use and Zoning:
North: Undeveloped lands, zoned PUD-GDP;
South: Single-family residences, zoned R2T (Single-Family Residence District); future multi-family residential, zoned PUD-GDP;

East: Single-family residences, zoned R2Y (Single-Family Residence District); future two-family residences, zoned PUD-SIP;

West: Future multi-family residential, zoned PUD-GDP.

7. **Adopted Land Use Plan:** The Sprecher Neighborhood Development Plan designates the subject site for “medium-density residential” uses.
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 the standards for Planned Unit Development Districts.

PREVIOUS APPROVAL

On July 15, 2003, the Common Council approved rezoning a 142-acre tract generally located on both sides of Milwaukee Street, extended, approximately a half-mile east of Sprecher Road from Temporary A (Agriculture) to R2T (Single-Family Residence District), R4 (General Residence District), Conservancy and PUD-GDP and approved the preliminary plat of The Meadowlands containing 225 single-family residence lots, 28 duplex lots, two lots for future commercial development, three lots for future multi-family dwellings and various outlots. The final plat was approved on December 3, 2003 and was recorded on July 23, 2004.

PLAN REVIEW

The applicant is requesting approval of a specific implementation plan for Lots 230 and 231 of The Meadowlands subdivision to allow construction of a 22-unit apartment building and three four-unit townhouse buildings on a combined 2.1-acre site generally located at the southwest corner of Wind Stone Drive and Milwaukee Street (the L-shaped site also has frontage along Reston Heights Drive). Lots 230 and 231 were approved as part of a general development plan that called for up to 305 multi-family dwelling units at an average density of 15 dwelling units per acre to be developed on a total of eleven lots along and north of Milwaukee Street (in Districts IV and V of the GDP). The general development plan proposed a maximum of 38 units combined between these two lots.

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The 22-unit building will be constructed on the westernmost 0.7-acres of the site (Lot 231). The building will stand principally three stories in height at its center, with two two-story wings at the western and eastern ends. The building has been designed in a "prairie style" with an exterior consisting of a mix of horizontal lap siding and stone veneer and a hip roof over both the two and three-story sections. Individual units will be provided covered porches. The 22-unit building will include 13 one-bedroom units and 9 two-bedroom units. Parking for 33 vehicles will be provided in a garage below the building, with an additional seven surface parking stalls to be located along the sole driveway into the apartment site from Milwaukee Street adjacent to the western property line. The apartment building will be located 30 feet from Milwaukee Street in accordance with a 30-foot platted building line established on the final plat of the site, while the rear of the building will be approximately 10 feet from the southern, rear property line. A 37.5-foot setback will be provided between the eastern wall and eastern boundary of Lot 231 due to the presence of a high-pressure gas line running between Lots 230 and 231.

The three four-unit townhouse buildings will extend along the Wind Stone Drive frontage of Lot 230. The buildings will consist of four two-story units in a cluster, with two units facing east at the front and two units facing west to the rear and a common driveway that parallels Wind Stone Drive. All twelve townhouses proposed will have two-car under-building garages that will load along the side walls of the three buildings, with access to these garages from the common drive. Four surface parking spaces are shown along the west side of the north-south common driveway. All 12 units are proposed as two-bedroom units.

The three buildings are designed in a "craftsman" style, with hip roofs atop the main building and porch roofs. The buildings will be faced with two-toned vinyl siding above a wainscot of brick at the base and along the exteriors of the garages. A covered front porch will extend across most of the first floor of the units facing Wind Stone Drive, while the entrances to the rear units will be partially covered with open patios running otherwise across the length of the rear wall.

The applicant has submitted a detailed landscaping plan for the two lots comprising the site that primarily calls for a variety of shrubs and perennials to be planted along the base of the 22-unit building and for ornamental trees to be planted in the front and rear yards. The three townhouse buildings will similarly feature a variety of base plantings, with the remainder of the plantings to include mix of shade trees and conifers surrounding the buildings between the common drive and Wind Stone Drive. A loose line of shade and coniferous trees will be located between the common drive and western property line.

Clarification of Meadowlands General Development Plan

At the time that the general development plan was approved, a condition of approval was included requiring that a plan be submitted with the first specific implementation plan to allocate

the 305 multi-family dwelling units between two existing lots south of Milwaukee Street and the nine multi-family lots contained within the proposed subdivision. A copy of the plan is included and will be recorded as part of this plan, with a copy to be filed with the general development plan.

ANALYSIS & CONCLUSION

The specific implementation plan for 34 multi-family units in four buildings on Lots 230 and 231 of The Meadowlands largely conforms to the development anticipated for these sites when the general development plan was approved in 2003, which called for a total of 38 units to be built. The 22-unit apartment building conforms to the number of units proposed for Lot 231 and is shown in approximately the same location as shown on the general development plan. The 12 townhouse units proposed on Lot 230 varies slightly from the concept plan included with the GDP, which called for 16 four-unit townhouses to be built along the length of the Wind Stone Drive frontage with detached garages and possible secondary dwelling units at the rear. While the three four-unit buildings propose a slightly different utilization of the site, staff feels that the change is appropriate given that it should yield a modest increase in greenspace surrounding the buildings. The 34-unit SIP is also consistent with the medium-density residential land use recommendation for this site in the Sprecher Neighborhood Development Plan.

The Planning Division believes that the proposed specific implementation plan can meet all of the standards for planned unit developments and that the project will successfully begin to implement the multi-family components of The Meadowlands general development plan. Staff would recommend that the plan for Lot 230 be modified slightly to convert the four head-in/perpendicular parking stalls along the western edge of the common drive serving the townhouse buildings into parallel parking stalls and that that common drive be shifted approximately eight feet further west to increase the amount of greenspace at the rear of those buildings. Screening should also be provided along the western edge of the parking lot on Lot 231 per staff approval.

Inclusionary Zoning: The underlying approved general development plan was approved in July 2003, prior to the establishment of the Inclusionary Zoning sections of the Zoning Ordinance. This proposed development, which sees the building of 34 of the 305 dwelling units authorized by the general development plan, is consistent with the PUD-GDP zoning and previously approved plat of The Meadowlands despite the minor change to the site plan for Lot 230. Therefore, the Inclusionary Zoning sections of the Zoning Ordinance do not apply.

The Urban Design Commission reviewed this specific implementation plan on February 21, 2007 and recommended initial approval (see attached report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3246, rezoning 6809 & 6827 Milwaukee Street, 6826 Reston Heights Drive and 102 Wind Stone Drive, from PUD-GDP to PUD-SIP to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant revise the SIP plan set per Planning Division approval to show the following:
 - a.) the future status of the existing deciduous trees along the southern property line of Lot 231 either as remaining or to be removed; if remaining, the landscaping plan should note the species and the approximate size of those trees;
 - b.) that the four perpendicular (head-in) stalls along the western edge of the drive serving the four-unit townhouse buildings be converted to parallel parking stalls and that that common drive be shifted approximately eight feet west to increase the amount of greenspace at the rear of those buildings;
 - c.) that the site plans include setback dimensions from both the porch and building walls to the common drive and Wind Stone Drive property line for all three townhouse buildings;
 - d.) that screening or landscaping be provided along the western property line of Lot 231 adjacent to the six-space surface parking lot.
3. That the "Project" section of the letter of intent be revised to correctly note that 34 units are proposed in this specific implementation plan and to accurately describe the number of bedrooms in each component of the project.
4. That the zoning text be revised per Planning Division and Zoning approval as follows:
 - a.) that the list of uses be revised to include multi-family residential uses as shown on the attached site plans and any accessory uses related thereto;
 - b.) that the statement of purpose be limited in scope to a brief, general description of the project (i.e. "This SIP proposes construction of one 22-unit multi-family building and three (3) four-unit townhouse multi-family buildings as shown on the attached plans...");
 - c.) that the family definition shall coincide with the R4 family definition;
 - d.) that the building description, dwelling units, lot area per dwelling unit, lot area requirements, bedroom counts and unit description sections be removed from the text;

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- e.) that the floor area ratio, yard requirements, landscaping, parking and bike parking sections shall be "as shown on the approved plans";
- f.) that signage shall be limited to the maximum permitted in the R4 zoning district and as approved by the Urban Design Commission and Zoning Administrator.

the 305 multi-family dwelling units between two existing lots south of Milwaukee Street and the nine multi-family lots contained within the proposed subdivision. A copy of the plan is included and will be recorded as part of this plan, with a copy to be filed with the general development plan.

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AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 21, 2007

TITLE: 6809 & 6827 Milwaukee Street, 120
Windstone Drive, 6826 Reston Heights
Drive – PUD-SIP for 34-Units. 3rd Ald.
Dist. (05672)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 21, 2007

ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Ald. Noel Radomski and Michael Barrett.

SUMMARY:

At its meeting of February 21, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP for 34-units located at 6809 and 6827 Milwaukee Street, 120 Windstone Drive and 6826 Reston Heights Drive. Appearing on behalf of the project was Casey Louthier. The plans for the project provide for the development of a 22-unit apartment building, along with three 4-unit apartment buildings on two combined lots located at the intersection of Milwaukee Street and Windstone Drive. The 22-unit building is located along the westerly portion of the combined lots and is designed to be 2-stories in height around its perimeter with a 3-story central core. The three 4-unit buildings are located along easterly portions of the combined sites and feature two-story buildings with lower level 2-car attached parking for each unit. Louthier noted that the owner requests consideration that all 4-unit buildings be the same color. Following the presentation, the Commission noted the following:

- Consider the use of one contiguous parking garage at the lower level for all four buildings; Louthier noted that it was a cost issue but would provide further information.
- Need a gathering area or patio for the 22-unit building in areas outside of the pipeline easement.
- The use of copper roof elements does not relate to the prairie style of the rest of the 22-unit building; should be more integrated with more use elsewhere or replace with a more compatible material consistent with the other materials within the palette of the materials.
- The brick return details are not consistent. Brick returns should go all the way not to 1-foot within recesses.
- On the 22-unit buildings, study where brick and stone will be placed. Be careful about mixing the two, stone types should relate to the prairie style.
- Relevant to the 4-units, concern with how gutters and downspouts will work in regards to their relationship to the roof fascia and various building elevations.
- Run rainwater through turf, not the driveway.
- Use architectural shingles, not with fake shadow lines.
- Use hardplank corner boards. Louthier noted that painted miratech boards were proposed.
- Check with Traffic Engineering to minimize driveway width.

- Not nuts about walls between units on porches. Look at alternatives such a low wall at railing height. If the 4-units are all to be the same palette, use real colors not beige.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns.

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, 6, 6, 6, 6, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6809 & 6827 Milwaukee Street, 120 Windstone Drive, 6826 Reston Heights Drive

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

General Comments:

- Like idea of creating.
- Great deck and porch areas on 4-units. Might be nice to have an outside gathering area for the 22-units. Like the idea of a rain garden in the “no tree” area.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

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

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

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: March 2, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 6809-6827 Milwaukee Street Revised 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. City Engineering requires submittal of plans for the third floor 22-unit layout and proposed addressing plans for coordination and approval of all unit addresses. Coordinate with Lori Zenchenko who can be reached at 266-5952 or lzenchenko@cityofmadison.com.
2. Any damage to the pavement will require restoration in accordance with City of Madison Patching Criteria.
3. Applicant shall provide information on the storm water pumping system proposed and show that it is designed to accommodate and protect the property for events up to and including the 100-year event.
4. Each building shall have a separate sanitary sewer lateral or the Developer shall propose a private sanitary sewer to serve the 3 buildings. If a private sanitary sewer is to be installed, an ownership/maintenance agreement shall be in place (recorded) for all benefiting parties.

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: 6809-6827 Milwaukee Street Revised 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.



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- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for _____.

the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced 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 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 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).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall 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.
- 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 and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dyer, 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

Rev: March 8, 2007

TO: Plan Commission

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

SUBJECT: **6829 & 6827 Milwaukee Street, 102 Windstone Drive, & 6826 Reston Height Drive – Rezoning – PUD (GDP) to PUD (SIP) – 34 Unit Apartments**

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

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

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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), 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'.
4. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to 22-unit apartment building. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the 22-unit apartment building site shall be shown and noted on the plan.

5. 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.
6. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stalls. The "One Size Fits All" stall shall be used for the residential underground parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup and note on site plans. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas. The applicant shall show the dimensions for proposed surface and underground parking stalls and backing up, according to parking design standards.
7. 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: Casey Louther
Fax: 608-437-1201
Email: doozerx@tds.net

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 2, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6809-6827 Milwaukee St., 6826 Reston Heights Dr & 102 Windstone Dr.

Present Zoning District: PUD(GDP)

Proposed Use: 34 Apartment units in 4 buildings (22 units Lot 231, and 12 units Lot 230)
The 4 unit bldgs are 12 two bdrm units, the 22 unit is 13 one bdrm and 9 two bdrm units)
Requested Zoning District:

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

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stalls striped per State requirements for the 22 unit (one in the parking garage and one in the surface lot). 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.
2. Show building setbacks on the site plans.
3. Provide 22 bike parking stalls, for the 22 unit building, in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide some in the parking garage and some on the surface of the lot.

4. Provide a detailed landscape plan. Show species and sizes of landscape elements. 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.)
5. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft. from the adjacent lot line. (See City of Madison lighting ordinance).
6. The letter of intent, zoning text and plans shall be consistent.
7. In the zoning text, include Family definition per Section 28.03(2) of the Madison General Ordinances as it applies to the R-4. Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 and approved by the Urban Design Commission. Meet with zoning staff to go over the letter of intent and zoning text prior to submitting final plans for sign off.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	68,000 sq. ft.	92,905 sq. ft.
Lot width	50'	adequate
Usable open space	17,000 sq. ft. (500 sq. ft. unit)	
Front yard	25'	4 units 36', 22 unit 29'
Side yards	10' & 12.5' street side- 4 units 15' & 19.5' - 22 unit	70' & 11.5' street side-4 un. * 37.5' & 44' - 22 unit
Rear yard - 22 unit	35'	15' *
Through lot - 4 units	25'	35'
Building height	2 stories/35'	2 stories - 4 units 3 stories - 22 unit

Site Design	Required	Proposed
Number parking stalls	56 (of those, 1 per each 4 units shall be surface stalls)(3 surf- 4 units 5 surf- 22 unit-unobstructed)	45 garage <u>11 surface</u> 56 total
Accessible stalls	1 surface (22 Unit) <u>1 garage (22 Unit)</u> 2 total	(1)
Loading	1 (10' x 35') 22 unit	provided in drive aisle
Number bike parking stalls	22 – 22 unit 12- 4 unit buildings	(3) 4 units, provided in garages
Landscaping	Yes	(4)
Lighting	Yes	(5)

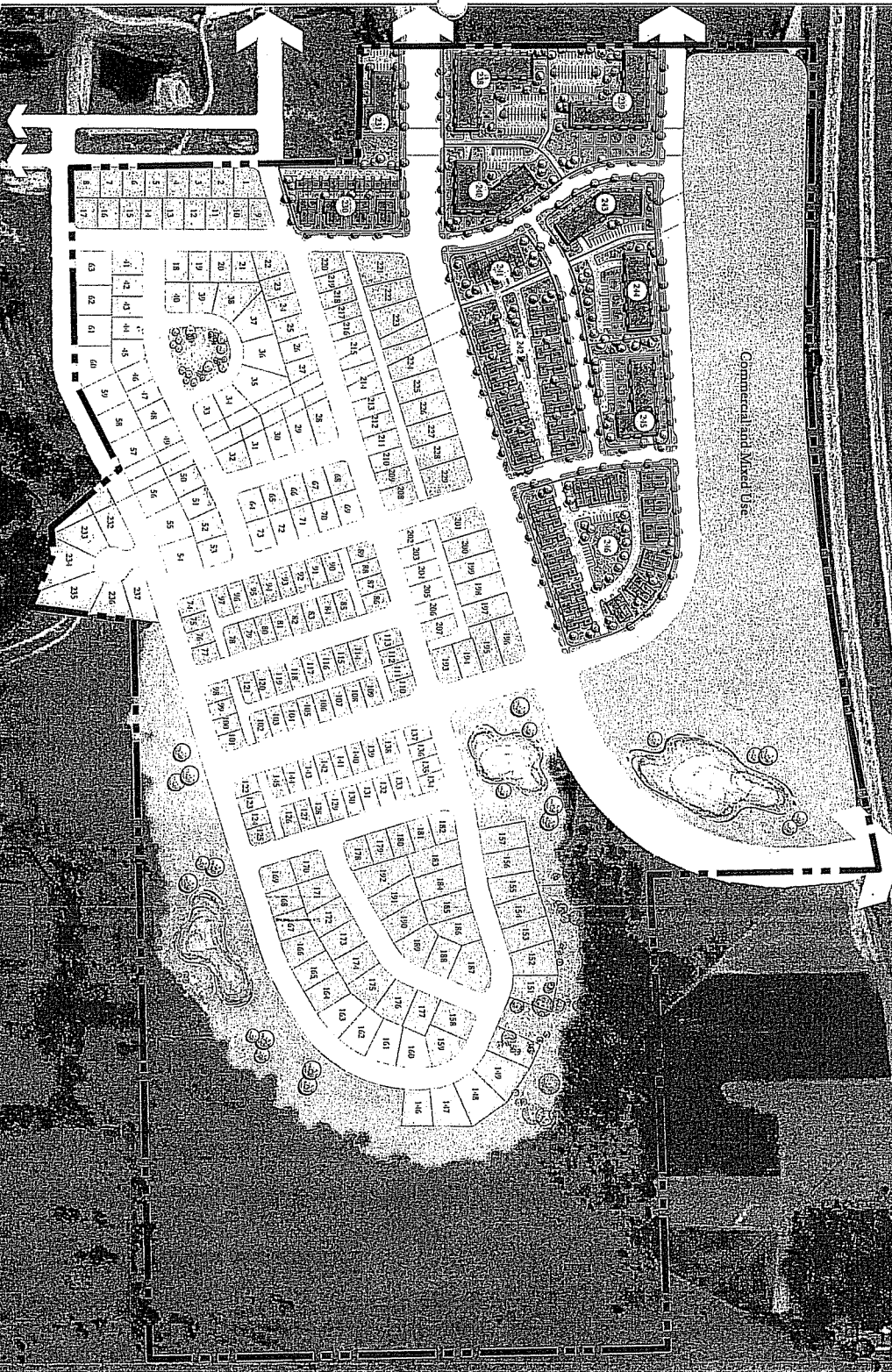
Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes (22 unit)

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-4** district, because of the surrounding land uses.

THE MEADOWLANDS

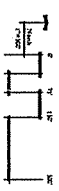
Madison, Wisconsin

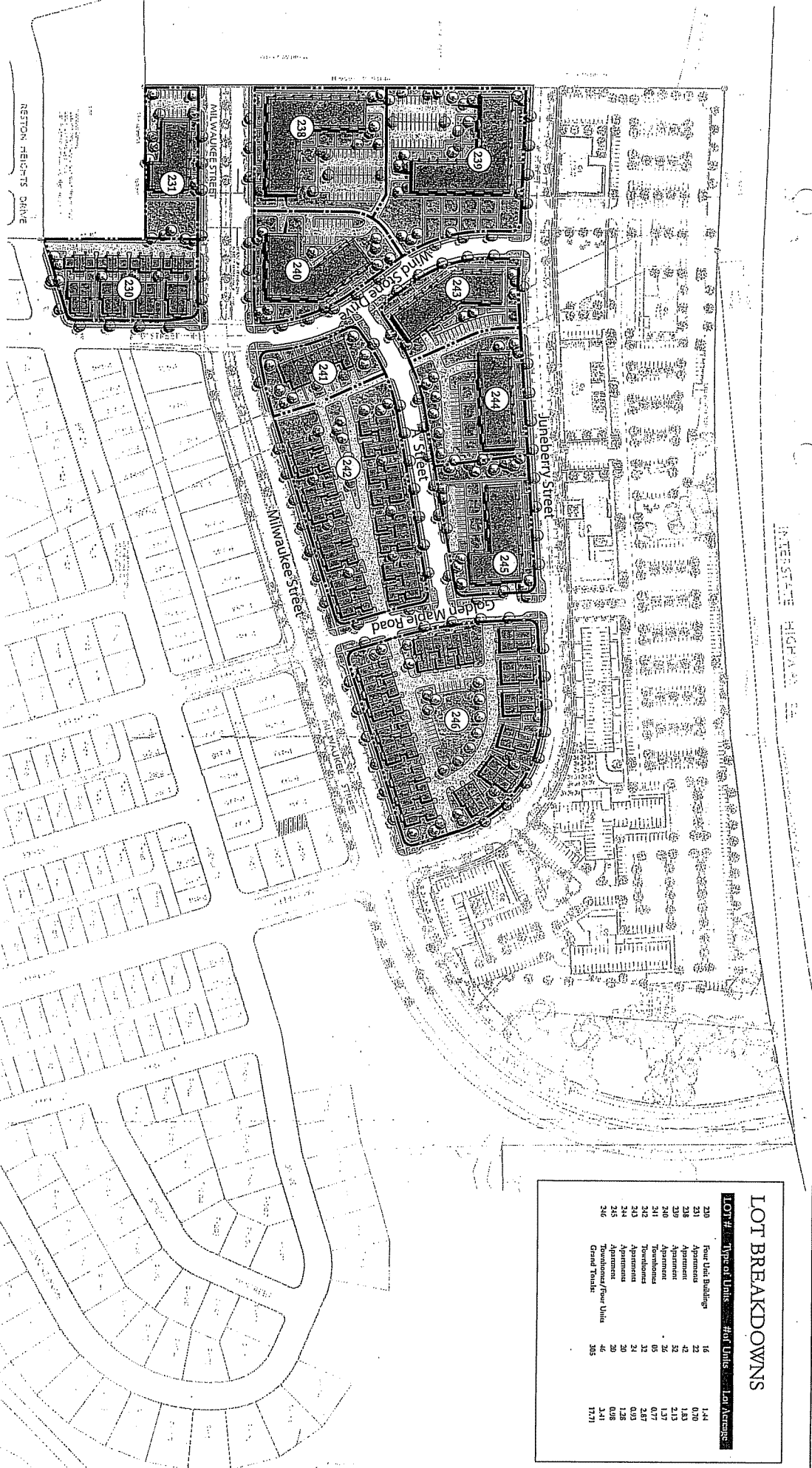


	Single Family (Alley Loaded)	91 Units
	Single Family (Street Accessed)	72 Units
	Single Family (Street Accessed)	19 Units

	Multi-Family	341 Units
	Twin Homes	36 Units
	Male-Family Units	305 Units

	Total Units	558 Units
	Parks/Open Space/Storm Water	38.2 Acres

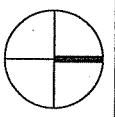




THE MEADOWLANDS
 MADISON, WISCONSIN

LOT BREAKDOWNS

LOT #	Type of Units	# of Units	Lot Acreage
238	Four Unit Buildings	16	1.44
239	Apartment	22	0.70
240	Apartment	52	2.83
241	Apartment	52	2.13
242	Townhouses	65	1.17
243	Townhouses	32	0.27
244	Townhouses	32	2.87
245	Apartment	24	0.93
246	Apartment	20	1.28
247	Townhouse/Four Unit	20	0.98
248	Townhouse/Four Unit	46	3.41
249	Grand Totals	385	17.73





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: March 14, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6809 & 6827 Milwaukee St., 6826 Reston Heights Dr., 102 Windstone Dr.**

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

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

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. 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. 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.
 - d. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
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, Fire Code Enforcement Officer at 608-261-9843 if you have questions regarding the above items.