
PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of September 12, 2006

RE: I.D. # 04507, Conditional Use Application – 5002 Siggelkow Road

1. Requested Action: Approval of a conditional use for a planned residential development located at 5002 Siggelkow Road.
2. Applicable Regulations: Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Tom Ellefson, Cornerstone Design & Development and The Ellefson Companies; 1018 Gammon Lane, Suite 100; Madison
2. Development Schedule: The applicant wishes to proceed in Summer 2007, with completion scheduled for Fall 2010.
3. Location: Approximately 3.4 acres located on the north side of Siggelkow Road, between Triangle Street and Freedom Ring Road; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 56 apartments in five buildings.
6. Surrounding Land Use and Zoning:
North: Single-family residences, zoned R2 & R2S (Single-Family Residence Districts);
East: Future neighborhood commercial site, zoned C1 (Limited Commercial District);
South: Undeveloped land and single-family residences in the Village of McFarland;
West: Cubic Industries, McFarland Business Park in the Village of McFarland.
7. Adopted Land Use Plan: The Marsh Road Neighborhood Development Plan recommends that is area for low to medium density residential uses with a density of 8-11 units per acre.

8. Environmental Corridor Status: The subject site is not located in 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 conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. Planned Residential Development-Dwellings.
 - a. Standards. In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
 - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
 - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
 - iii. That such development shall constitute environment of sustained desirability and stability;
 - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
 - v. That such development shall result in an intensity of land utilization no higher than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

PREVIOUS CASE

The Final Plat of Liberty Place was conditionally approved by the Common Council on April 8, 2003 and was recorded on August 29, 2003. The 82-acre plat contained 197 single-family lots, two multi-family lots with a total of 64 multi-family units, a neighborhood commercial lot and 12 outlots for public parks, stormwater management and wetlands preservation.

ANALYSIS, EVALUATION AND CONCLUSION

The applicant is requesting approval of a planned residential development consisting of 56 two-bedroom/one-bath apartment units to be constructed in five buildings. The site is Lot 199 of Liberty Place, a 3.4-acre parcel zoned R4 located 300 feet east of Triangle Street on the north side of Siggelkow Road. At the time of platting, the subject site and a second multi-family further east along the Siggelkow Road frontage were envisioned for a total of 64 units, with park fees paid for 26 units for this lot prior to recording.

The site is characterized by bowl-like topography that falls from the edges of the site towards the middle, with a noticeable slope present along Siggelkow Road. The property is devoid of vegetation with the exception of a line of mostly scrub trees and undergrowth that separate the property from the industrial park located west of the Liberty Place subdivision in the Village of McFarland. The northern boundary of the property is an alley that serves single-family residences immediately north of the site on Valor Way, while the property east of site adjacent to Freedom Ring Road is an undeveloped future neighborhood commercial site established with the plat and zoned C1. Lands directly south of the subject site are undeveloped and heavily wooded, with residential development otherwise south of Siggelkow Road in McFarland.

The five residential buildings proposed will generally be arranged in two tiers, with the first tier containing two buildings to front Siggelkow Road. Both buildings will contain three pods of four units each, with 24 units total to front onto Siggelkow Road. The nearest point of these two buildings will be sited so as to observe the 40-foot building line parallel to Siggelkow Road established on the Liberty Place plat. The buildings will be oriented toward Siggelkow, with rear-loaded garages to be located along the northern walls. Access to the southern tier of buildings will be provided by an east-west drive extending from a north-south driveway that will extend between Siggelkow Road and the alley to the north.

The second, northern tier of buildings will consist of two twelve-unit buildings and one eight-unit building to be located between the central east-west driveway and alley. The two easternmost buildings will be oriented generally to the south, while the third, westernmost building will face to the west and the adjacent businesses in the industrial park. The westernmost building will be located 20 feet from the western property line and slightly downslope from the industrial park. Like the buildings in the southern tier, a garage will be provided at ground level

for each unit along the rear wall of the buildings, with access to be provided by a second east-west drive extending from the sole site access along the eastern property line. The side or rear walls of these three buildings are oriented to face the side or rear walls of the single-family residences located north of the alley.

In addition to the minimum of one garage parking stall that will be provided each unit (end units will have deeper garages that may permit tandem parking of two cars), 42 surface parking stalls will be provided, with the majority of those stalls located along or at the end of the east-west drive separating the two tiers of buildings.

The five buildings will each stand two-stories along their front elevations with an exposed third story at the rear to provide garage access. Elevations suggest a prairie motif with two-toned horizontal-sided buildings with tiered hip roofs above a brick veneer base. Each four-unit pod will be offset from the one adjoining in an effort to reduce the mass of the buildings and to provide visual interest along the front elevations. Each unit will be provided either a first floor patio or second floor balcony as part of the open space serving the project.

The Planning Unit believes the project will be well landscaped, with an emphasis provided by the applicant on perimeter screening, particularly between the alley and northernmost parking drive and adjacent to the west wall of the westward facing building. In general, staff feels that the amount and variety of materials to be planted across the site should enhance the overall appearance and aid in the creation of an attractive development.

In reviewing the project against the conditional use standards, the Planning Unit concludes that all of the conditional use standards can be met. The Zoning Code defines conditional uses as uses that are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. The conditional use standards are aimed at ensuring that these impacts are minimized and that the proposed use will not be detrimental to or endanger the public health, safety or general welfare or substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood. The standards also allow the City to consider the ability to provide municipal services to the property. After considering all of the conditional use standards, the Planning Unit concludes that the application as proposed complies with the standards for approval.

In reviewing planned residential developments, additional standards beyond the conditional use standards apply that provide particular focus on the sufficient provision of recreation spaces to serve the development. As proposed, the apartment project will contain a high proportion of coverage by buildings, parking areas and drive aisles. The Zoning Ordinance requires that 28,000 square feet of usable open space be provide to serve the 56 units proposed, with a maximum slope of ten percent permitted for any qualifying areas. The Zoning Administrator has requested that the applicant provide a plan showing the location of the qualifying open spaces to ensure that the minimum amount of usable open space is being provided with this project. If permitted by

minimum parking requirements, Planning staff recommends that additional greenspace could be gained by reducing the number of surface parking stalls located throughout the development.

In general, the Planning Unit believes the proposed 56-unit apartment project represents an acceptable use of this site provided it can comply with all of the ordinance requirements. The 16.5 unit per acre density is greater the land use and density recommended by the Marsh Road Neighborhood Development Plan of 8-11 units per acre. However, the design of the development and its location between adjacent to either existing or future commercial uses would seem to support the modestly higher density. The project should result in a reasonably attractive street wall along Siggelkow Road while also providing an acceptable separation between the proposed multi-family uses and the single-family uses to the north across the alley.

The Urban Design Commission reviewed this project on August 23, 2006 and granted final approval (see attached report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use and planned residential development standards can be met and **approve** a planned residential development located at 5002 Siggelkow Road, subject to input at the public hearing and comments from reviewing agencies, including the provision of a plan showing that the project will provide sufficient usable open space as required by the Zoning Administrator.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 5002 Siggelkow Rd, CU for a Planned Residential Development

Present Zoning District: R-4

Proposed Use: 56 two bedroom dwelling units

Conditional Use: 28.08(4)(c)1. A Planned Residential Development is a conditional use

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. Provide a grading plan, without existing contours, of the lot that shows that the usable open space requirement of 28,000 sq. ft. can be met. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required 25' front yard does not count toward usable open space. (Note: driveway and parking areas do not count toward usable open space.)
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. The number and striping of accessible stalls is adequate.
 - 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.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

4. 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).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	112,000 sq. ft.	148,250 sq. ft.
Lot width	50'	465.75'
Usable open space	28,000 sq. ft.	(1)
Front yard	25' front setback, 40' bldg. setback Siggelkow	40'
Side yards	16' each side	adequate
Rear yard	35'	adequate
Building height	3 stories/ PRD	2 stories

Site Design	Required	Proposed
Number parking stalls	98 (of those 14 surface req.)	42 surface 56 garage 98 provided
Accessible stalls	as shown	(2)
Loading	2 (10' x 35')	provided in drive aisles
Number bike parking stalls	53	15 surface
Landscaping	Yes	(3)
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

5002 SIGUEKOW ROAD
 56 UNIT PLANNED RESIDENTIAL DEVELOPMENT
 TOM ELLEFSON - THE ELLEFSON COMPANIES/
 CHAD OBRIGHT - THE ELLEFSON COMPANY

(10)

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 14 SEPTEMBER 2006

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: cobright@echarter.net Fax: 274-7880

Date Submitted: 09 AUGUST 2006 Plan Commission: 25 SEPTEMBER 2006

Date Circulated: 15 AUGUST 2006 Common Council: _____

CIRCULATED TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>COMPTON</u> DIST. <u>16</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - GEBERT | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> CDBG - CONSTANS | | _____ |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | _____ |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

Applicants have met with the neighborhood and addressed most concerns. The neighbors didn't realize multi-family would be built on this lot, nor that it would share the "alley" with them. I believe this to be a good project and support it pending adjustment of landscaping to screen garages from SF home across alleyway.
 @ Adjustment to ingress and egress to address neighbor concerns where possible
 @ Staff recommendations.

Thanks
 Judy Smyth

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 23, 2006
TITLE: 5002 Siggelkow Road (Lot 199 Liberty Place) – Planned Residential Development (PRD). 16 th Ald. Dist. (04193)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 23, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (PRD) at 5002 Siggelkow Road (Lot 199 Liberty Place). Appearing on behalf of the project were Lewis Averill, Chad Obright and Brian Munson. Averill stated that the amount of open space on the site has increased by four percent. He distributed a site section to illustrate grade issues. Obright stated that the buildings are unchanged since the last time this case was before the Commission. He also showed a materials sample board.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** with the following conditions:

1. That there be more color contrast between the individual buildings and between the upper and lower stories of each building;
2. That steps connecting the upper and lower parking/drive areas near the western end of the site be included;
3. That planting areas (at least 2' x 2') with trees or shrubs, or an arbor, be incorporated adjacent to the columns separating the garage doors;
4. That the corner boards and window casings be made of hard material, or wrapped in aluminum (not vinyl); and
5. That trees be added in the islands/bumpouts near the center open space feature.

ACTION:

On a motion by Barnett, seconded by March, 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 5, 6, 6.5, 6.5, 7, 7, 7 and 7.5.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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

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

Principal Engineers
Michael R. Dailey, 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: September 8, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 5002 Siggelkow Road Conditional Use

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 applicant shall decide if water and sanitary sewer facilities are to be public or private. If they are to be public, the applicant will be required to sign a developer's agreement with the City where the City designs/inspects/maintains the new facilities. Easements will also be required. If the facilities are to be private, a recorded ownership and maintenance agreement shall be in place for the new sanitary and water main. If facilities will be public, public easements will be required. Public easements must be administered by City of Madison Real Estate agents and applicable fees are required.
2. Individual unit addresses were assigned and emailed to Cobright1@charter.net. Those addresses should be added to the site plan.

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: 5002 Siggelkow Road Conditional Use

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.

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- 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.

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- 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, 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) Version 2001 or older, MicroStation (.dgn) Version 1 or older, 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 izenchenko@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 dedicate 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.

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 to connection to the public sewerage system.
- 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.

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