



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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July 2, 2008

Mark A. Olinger, Director
Community Development Authority
215 Martin Luther King, Jr. Blvd., Suite LL-100
Madison, Wisconsin 53701

RE: Approval of a request to rezone 4705-4713 Jenewein Road, 2317-2423 Allied Drive, and 4654 Crescent Road from R3 (Single- & Two-Family Residence District) and R4 (General Residence District) to Planned Unit Development, General Development Plan (PUD-GDP) and Planned Unit Development, Specific Implementation Plan (PUD-SIP) to allow construction of 32 apartment units in 2 buildings, 48 townhouse units in 7 buildings, 5 duplexes and 24 single-family residences in two phases following the demolition of 11 apartment buildings.

Dear Mr. Olinger:

At its July 1, 2008 meeting, the Common Council **conditionally approved** your application to rezone property located at 705-4713 Jenewein Road, 2317-2423 Allied Drive, and 4654 Crescent Road from R3 & R4 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. The pending Certified Survey Map (CSM) prepared for the City of Madison by Arnold & O'Sheridan shall be approved by the City of Madison and recorded prior to issuance of building permits in Phase I.
2. Proposed new street names shall be approved by Lori Zenchenko, Engineering-Mapping Section and identified on the proposed CSM prior to recording the same. Proposed "Street E" will require two street names with a change at the intersection with "Street D".
3. Phase II of this development is intended to be platted by the City of Madison. The Development Plan calls for creation of residential units within lands which were "Dedicated to the Public" by the Allied Terrace plat, and will require vacation and/or discontinuance prior to inclusion in the proposed Subdivision Plat.
4. Replace D1-X2 with City Engineering Plan Set, Project No. 53W0495.
5. No drainage plans are included for the drainage of the individual building areas. These shall be provided.
6. No utility plans were included with plans submitted. Revise to include the City plans.
7. Submit a PDF of all floor plans to Lori Zenchenko, lzenchenko@cityofmadison.com so that a preliminary interior-addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after

construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

8. The site plans shall be revised to show the location of all rain gutter down spout discharges.
9. 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.
10. 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.
11. 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.
12. 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 Wisconsin Department of Natural Resources is required.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
14. 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.
15. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
16. Prior to final approval of the project, 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.

Applications for the three above permits (#20-23) are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

17. 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 (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
18. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

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

19. 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-foot overhang, and a scaled drawing at 1" = 20'.
20. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
21. The applicant shall design for Buildings "A" and "B" the underground parking areas for stalls and backing up according to "One Size Fits All" stall shall be used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
22. The applicant shall modify for Buildings "A" and "B" the driveway approaches according to the design criteria for a "Class 3" driveway in accordance to MGO Section 10.08 (4). The minimum of 18-foot width for the approach with two – 5-foot flares.
23. The applicant will need to get City Engineering Class 1 driveway approach permits for buildings C, E, and F, from the City Engineering Division.
24. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
25. 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 Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:

26. 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, if any part of the building is over 30 feet in height.
 - c.) Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant.
 - d.) Provide a fire lane with the minimum clear unobstructed width of 20 feet for Alley 1 & 2 (Phase II) for street frontage if used as fire access.

27. 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 my office at 261-9632 if you have questions about the following six items:

28. Note: The requirement to construct sidewalks on the west side of Street A and a portion of the sidewalk on the east side of Street D was waived by the Plan Commission pursuant to Section 16.23 (9) (d) 6.e, which requires sidewalks to be installed in all public rights of way unless waived by the Plan Commission.
29. That a Certified Survey Map be recorded that creates the Phase I building lots, proposed public streets and any necessary easements prior to the recording of the planned unit development.
30. That a final plat be submitted for approval that creates the Phase II building lots, proposed public streets and any necessary easements and that the plat be recorded along with the Phase II specific implementation plan. In lieu of submitting a preliminary plat for the Phase II area, the developer may submit a detailed site plan with the SIP that provides the relative configuration of the proposed lots and any other features commonly included in a preliminary plat.
31. That the developer receive final from the Urban Design Commission prior to recording of the planned unit development.
32. That Phase II of the development comply with inclusionary zoning provisions of the Zoning Ordinance, if applicable, at the time a specific implementation plan for that phase is approved.
33. That an amended specific implementation plan be submitted for approval by the Common Council prior to the issuance of building permits related to the Phase II development that includes final details on building architecture, materials and landscaping.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final approval of the planned unit development for recording. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Note that any applicable park fees are payable prior to the recording of the PUD or at the time building permits are issued. Please contact Si Widstrand, Parks Division, at 266-4711 for information on any fees due and the process for paying them.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

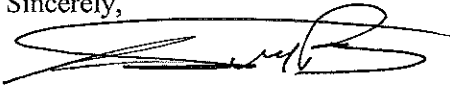
Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,



Timothy M. Parks
Planner

cc: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	CDBG Office
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: