



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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July 10, 2007

David Hull  
Christopher Homes, Inc.  
PO Box 930096  
Verona, Wisconsin 53593

RE: Approval of a conditional use for eight-unit townhouse to be located at 602 Bear Claw Way.

Dear Mr. Hull:

The Plan Commission, meeting in regular session on July 9, 2007, determined that the ordinance standards could be met and **approved** your request to construct a four-unit townhouse at 602 Bear Claw Way, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following fourteen (14) items:**

1. Provide detail of how the window wells along Bear Claw Way shall drain and be protected from flooding.
2. Revise plans to show proposed utilities, including private storm sewer to serve the parcels.
3. Addresses on application site plan as shown are approved by City Engineering. Coordinate all necessary new addresses associated with this development with City Engineering Program Specialist Lori Zenchenko, who may be reached at [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or 266-5952.
4. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that 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.
5. A City licensed contractor shall perform all work in the public right of way.
6. 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.
7. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with NR-151.
8. 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.

9. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
10. 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, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
12. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. Applications for this permit are available online at [www.cityofmadison.com/engineering/permits.cfm](http://www.cityofmadison.com/engineering/permits.cfm)
13. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
14. 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 three items:**

15. The applicant shall modify the proposed concrete sidewalk on the west side of the existing driveway westerly out of the driveway. The applicant should have a 3 to 5 foot grass terrace with landscaping and a 5-foot sidewalk streetscape along the driveway.
16. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches, 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'.
17. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following three items:**

18. Provide a front (street) building elevation drawing of 602-616 Bear Claw Way. The plan of the 618 building does not reflect the correct porch stairs. (Note: Stairs and landings above three feet from grade shall meet the 25-foot front yard requirement.)
19. Provide a detailed landscape plan. Show species and sizes of landscape elements.

20. Lighting is required for this project. Provide a plan showing at least .5 footcandle on any surface of the lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance for more information).

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following three items:**

21. 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.) a dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of a fire lane that is more than 150-feet in length.
22. 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.
23. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4-inches in height, numbers shall be in contrast to the background and visible from the street.

**Please contact my office at 261-9632 if you have questions about the following Planning Division conditions:**

24. That the applicant record an amended cross-access easement between the subject site and Lots 1 and 3 of CSM 11080 that grants the subject property access to the shared driveway shown on the attached plans prior to final approval of the project, and that references to the amended easement be depicted on the final plans.
25. That two shade trees be planted on the slope of the property between the eastern side wall of the proposed townhouse and shared access driveway and that at least five shade trees be planted along the western property line of the site according to a plan approved by the Planning Division.

**Please now follow the procedures listed below for obtaining your conditional use:**

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

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

\_\_\_\_\_  
*Signature of Applicant*

cc: Matt Tucker, Zoning Administrator  
John Leach, Traffic Engineering  
Janet Dailey, City Engineer's Office  
Scott Strassburg, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: