



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
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January 21, 2009

Karyl Rice
W.C. Development
625 N. Segoe Rd.
Madison, Wisconsin 53705

RE: Approval to rezone the property at 8133 Mansion Hill Avenue from PUD(GDP) to PUD(SIP) to allow for the construction of a daycare facility

Dear Ms. Rice:

At its January 20, 2009 meeting, the Common Council **approved** the rezoning of your property at 8133 Mansion Hill Avenue from PUD(GDP) to PUD(SIP) subject to the following conditions of approval from reviewing agencies:

Please contact my office at 266-5974 if you have questions about the following 13 items:

1. Access to shared driveways must remain open for residents of buildings on adjacent properties throughout the duration of the construction process.
2. Prior to submitting a sign package for approval, the applicant will hold a meeting with neighbors to discuss the design of the proposed signage. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
3. Stop signs or yield signs shall be placed at various locations within the driveway leading to Starr Grass Drive and Mansion Hill Avenue
4. The applicant will explore the incorporation of speed bumps in the parking lot in the event that the parking lot is used as a "cut through" between Starr Grass Drive and Mansion Hill Avenue.
5. The location of the proposed crosswalk beside the Rockery Pointe Condominium will be explored to ensure adequate egress from the condominium building.
6. The applicant will review and verify the adequacy of the retention basin to ensure that it will not overflow.
7. The applicant will explore the necessity of semi-permeable blacktop within the parking area for the daycare center.
8. Vegetation outside of the fencing will be evergreen, rather than deciduous, to provide a more consistent visual buffer.
9. The fence on the lot east of Lot 87 will be increased from 3 feet to 4 feet in height.
10. The applicant and adjacent condominium communities will explore the use of "shared" snowplowing and maintenance to be cost-shared on a pro rata basis.

11. The applicant will assume all maintenance and repair responsibility for the shared driveway that provides ingress and egress to the day care facility.
12. The applicant will share in the design and expense of adding a landscape buffer between the sidewalks on Lot 89 (Rockery Pointe Condominium) and Lot 87 (the day care center). A shared savings will likely be realized.
13. The hours of operation as a daycare facility will be limited to 6:00 am to 6:00 pm, with occasional use of the facility in the evening for parent conferences, or, upon request, use of common rooms for the condominium communities to hold their meetings.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twelve (12) items:

14. The applicant shall provide an agreement for ownership and maintenance with the private storm sewer on Lot 89.
15. Finals plans will include a non-clogging outlet design for the retention area, rather than the 3" inch orifice proposed, which would plug continually.
16. Prior to approval, the owner shall pay Impact Fees for the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. The 2008 rate is \$61.3765/1,000sf.
17. As proposed, the 8" sanitary sewer lateral shows no connecting to the existing sanitary lateral. If bends are needed to make this connection, either a manhole or a cleanout structure will be required in accordance with Wisconsin Plumbing code.
18. All work in the public right-of-way shall be performed by a City licensed contractor.
19. 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.
20. 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 County Register of Deeds.
21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - b) Provide substantial thermal control
 - c) Provide oil & grease control from the first 1/2" of runoff from parking areas
 - d) Complete an erosion control plan and weekly self-inspection of the erosion control practices and public posting of these inspections to the City of Madison website
22. The applicant shall submit, prior to approval, a single digital CAD 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 should contain only 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) All Underlying Lot lines or parcel lines if unplatted
- g) Lot numbers or the words "unplatted"
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

23. The applicant shall submit, prior to approval, 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)

24. 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.

25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have any questions about the following nine (9) items:

26. The applicant shall provide a scaled drawing at 1"=20' or larger on one contiguous plan sheet showing all the facility's access for 8117 and 8133 Mansion Hill Avenue, and 8205, 8291, and 8233 Starr Grass Drive, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, and vehicle movements, and approaches. The applicant shall dimension proposed and existing aisles, driveways, and stalls including the two (2) feet overhang according to approval and Madison General Ordinances.
27. The applicant shall install sidewalk, complete with ramps and crosswalks, from Starr Grass Drive to Mansion Hill Avenue.
28. The applicant shall indicate the type of bicycle racks to be installed.
29. When the applicant submits final plans of 8117 and 8133 Mansion Hill Ave., 8205, 8291, and 8233 Starr Grass Drive for approval, the following shall be included: 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) foot overhang, and a scaled drawing at 1"= 20'.

30. The daycare center shall provide a minimum of one (1) loading and unloading stall for every twenty (20) children in the facility and each stall shall be signed "Loading and Unloading – 15 min. Limit". The applicant shall note on the site plan the number of children and required number of loading stalls.
31. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
32. The applicant shall design the surface parking areas for drop off, parking, and backing up according to Figure II of the ordinance using 9' or wider stalls for the commercial/retail area. The applicant shall show the dimensions of all existing and proposed parking and drop off stalls according to Madison General Ordinances (if the drop off parking as shown is for daycare loading and unloading, 0 degree parking requirements for drop off area, the applicant shall use the 9 ft. stalls).
33. The parking facility shall provide for adequate internal circulation for vehicles. This can be accommodated by eliminating parking stalls at the dead ends and modifying them to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime".
34. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following five (5) items:

35. Provide a PUD(SIP) zoning text site specific for this project, working with Zoning and Planning staff to come up with specific language.
36. Meet all applicable State accessibility requirements, including but not limited to:
 - a) Provide a minimum of one (1) van accessible stall striped per State requirements. Stalls shall be 8' wide with an 8' striped out area on the passenger's side.
 - b) Show signage at the head of the stalls with a minimum of 60" between the bottom of the sign and the ground.
 - c) Show the accessible path from the stalls to the building. If only one stall is provided, the accessible path shall be on the passenger side of the stall. The stalls shall be as near as possible to the accessible entrance. Show ramps, curbs, and wheel stops where required.
37. Provide a minimum of five bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. 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.
38. For 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.
39. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

After the plans have been changed per the above conditions, please file **six (6) sets** of the revised, complete plan set 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. **Building permits will not be issued until this process has been completed.**

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder
 Planner

cc: Janet Dailey, City Engineering
 Pat Anderson, Zoning
 John Leach, Traffic Engineering

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

Signature of Applicant

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