

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of June 11, 2008

RE: I.D. #10417: Zoning Map Amendment I.D. 3365-3366 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 PUD-GDP and PUD-SIP, and; I.D.# 10918, Approval of a Demolition Permit to Raze 11 Existing Apartment Buildings

1. Requested Actions: 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.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments; Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: City of Madison and the Community Development Authority.
2. Development Schedule: The applicants wish to commence demolition of most of the 11 buildings and construction of Phase I as soon as all regulatory approvals have been granted.
3. Location: Approximately 11.5 acres generally located on the east side of Allied Drive between Jenewein Road and Crescent Road, Aldermanic District 10; Madison Metropolitan School District.
4. Existing Conditions: The site is currently developed with 11 multi-family buildings containing a total of 145 dwelling units in R3 (Single- and Two-Family Residence District) and R4 (General Residence District) zoning.
5. Proposed Land Use: The planned unit development includes 32 apartment units in 2 buildings, 48 apartment units in 7 townhouse-style buildings, 5 duplexes and 24 single-family residences in two phases. The first phase of the project calls for the construction of

the two apartment buildings and 16 of the 48 townhouse units, which will be located in three buildings.

6. Surrounding Land Use and Zoning:

North: Madison Metropolitan School District Learning Center and Allied Drive Service Center, zoned R4 (General Residence District);

South: One- and two-family residences, zoned R3 (Single- and Two-Family Residence District);

East: Single-family residences, Belmar Hills Park and the Boys and Girls Club, all in the City of Fitchburg;

West: Multi-family residences, zoned R4.

7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for medium-density residential uses.

8. Environmental Corridor Status: The property is not located within a mapped environmental corridor. The City-owned greenway along the eastern edge of the site is shown as public land on the corridor map.

9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22) and the Planned Unit Development District standards.

PLAN REVIEW

The City of Madison and the Community Development Authority are requesting approval of a request to rezone an 11.5-acre site from R3 and R4 to PUD-GDP and PUD-SIP to allow the construction of 32 apartment units in 2 buildings, 48 apartment units in 7 townhouse-style buildings, 5 duplexes and 24 single-family residences following the demolition of 11 apartment buildings. The redevelopment project will occur in two phases, with the first phase to commence this summer with the demolition of 9 of the 11 existing buildings and the construction of 5 buildings containing 48 of the 114 total dwelling units proposed.

Existing Conditions

The subject site consists of six parcels generally extending along the east side of Allied Drive from just north of Crescent Road to Jenewein Road. The existing apartment buildings are arrayed in four clusters from north to south on the site. The first two buildings at 4705-4713 Jenewein Road contain 16 units and include a shared parking lot extending along the southern property line and a small playground between the two buildings. Each of these two buildings are brick-sided and include hip roofs. South of these buildings, 2317-2333 Allied Drive is developed with 2 two-story apartment buildings that surround a central courtyard, with parking for 53 vehicles total in two lots located along both the northern and southern property lines of the lot. The third grouping of apartments to be demolished is located at the center of the site is the Birch Hill Apartments. The complex, at 2345-2355 Allied Drive consists of 3 two-story buildings that form a "U" around a central courtyard. Parking for 100 vehicles is located in two lots located along the northern and southern edges of the parcel. The last group of apartments is the Alpine Lodge Apartments, a four-building complex that occupies a three-acre parcel located at 2409-2417 Allied Drive. The complex contain a total of 32 units located in two-story buildings loosely arrayed around a semi-wooded central open area, with parking for 48 vehicles located along the northern and southern edges of the parcel.

The sixth parcel comprising the development site is a 2.91-acre parcel of land addressed as 4654 Crescent Road, which was dedicated to the City of Madison with the plat of Fourth Addition to Allied Drive and has historically been used as a utility corridor and greenway. The City-owned parcel extends the length of the site and is mostly undeveloped with the exception of a parking lot and basketball court at the Jenewein Road end, which is leased to the adjacent Boys & Girls Club located next door in the City of Fitchburg. The parcel was dedicated to the City by plat but was not identified as an outlot and no specific purpose for the dedication is shown on the plat, such as parkland or stormwater management. City staff has determined that it is appropriate to include this parcel as part of the redevelopment site. In the first phase of development, road and stormwater management improvements will occur on the greenway parcel.

The subject site is characterized by a consistent grade that slopes across the property from west to east before dropping more steeply along the rear line of the existing multi-family parcels towards the City greenway. Tree cover on the property on is generally limited with the exception of the trees located throughout the southernmost apartment complex, which is noted above includes a wooded open space between the four buildings.

The surrounding area is predominantly developed with a significant number of eight-unit multi-family buildings located along Allied Drive, Jenewein Road and Rosenberry Road in R4 zoning, including a dozen such buildings located across Allied Drive from the subject site. Within this grouping of eight-unit buildings and located north of the site across Jenewein Road is the

Madison Metropolitan School District Allied Learning Center and the Allied Drive Service Center, which provides various social services to the larger neighborhood. The five parcels south of the site along the north side of Crescent Road are developed with two-family residences in R3 zoning, with a mix of one- and two-family residences and apartment buildings located further south. The Madison-Fitchburg municipal boundary forms the eastern edge of the site. In addition to the Boys & Girls Club, lands east of the site in Fitchburg include Belmar Hills Park and the newly developing Renaissance single-family subdivision, which occupies what was previously a portion of the park.

Project Review

The general development plan for the overall redevelopment of the subject site calls for the construction of five new public streets through the development parcel, shown as Streets A-E, as well as the extension of existing Lovell Lane east from Allied Drive to serve the new residential development proposed.

The two apartment buildings to be constructed in the first phase will occupy the northernmost portion of the subject site and will include a three-story, 19-unit building facing Jenewein Road (Building A) and a two-story 13-unit building facing Allied Drive (Building B). Both buildings will include one level of under-building parking, with one parking space per dwelling unit proposed. Building B will include a community room and business center. The two buildings will frame a landscaped plaza space at the corner of Allied and Jenewein, which the community room in the Building B will look out over. All 32 units will include either a patio or balcony and both buildings will include a third floor patio along the rear elevation for use by building residents.

Moving south from the two new apartment buildings, 48 dwelling units will be constructed in 7 townhouse-style buildings extending south to Lovell Lane. Two of the buildings will front Allied Drive and will feature a combination of flat and townhouse units with detached and attached one-car garages with access from proposed Street A. Building C, which will be constructed in the first phase, will include 4 flats on the north and south ends of the two-story building and 5 townhouse units in the center. A similar building will be constructed to the south in the second phase of the project. East of Street A, 2 two-story townhouse-style buildings each containing four flats will be constructed in Phase I around a central tot lot and will include single-car garages with access off of Street C and a public alley. The alley will also provide access to an 8-unit building that will overlook a linear greenspace that will extend east from Allied Drive through the development. South of the central greenspace, a 9-unit townhouse building is proposed, which will have garage access from a second public alley between Streets A and D. The second alley will also provide access to a second 9-unit building, which will face Lovell Lane. The two four-unit buildings, Buildings E and F, will be constructed in the first phase, with the remaining units to be built in Phase II.

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Portions of four streets (Streets A, B, C & D) will be constructed in Phase I. Street D will have a 54-foot right of way on the northern segment with two travel lanes and widens to 60 feet further south to accommodate on-street parking. Streets A, B and C will have 56-foot rights of way. Sidewalks will be provided on all streets. However, because of topography and the proximity of the Boys & Girls Club parking lot on the northern segment of Street D, sidewalk is only proposed on the west side of the street. In addition, it is proposed that sidewalk be provided on the east side of Street A south of Street B to allow adequate car stacking behind the units on the west side of the street, which will front Allied Drive.

The remainder of the general development plan calls for 5 duplexes and 24 single-family homes to be constructed in Phase II. These lots will generally face either Allied Drive or Street E, with a third public alley proposed to provide garage access to the lots in the block to be bounded by Street E, Allied Drive and Lovell Lane. The two duplex lots and five single-family lots on the west side of Street E will front a public greenspace located between the street and front property lines. Phase II also includes space for a community garden near the intersection of Streets D and E and Lovell Lane and a stormwater management area and pedestrian connection in the southeast corner of the site near Crescent Road.

The specific implementation plan materials included for approval indicate that the Phase I buildings will feature a contemporary design with an emphasis on sustainability. The exteriors of the Phase I buildings will feature a combination of brick, stucco and fiber cement siding and flat and gable-end roofs. A substantial landscaping plan was submitted for the first phase, which places an emphasis on shrub and perennial planting at the base of the buildings and ornamental trees in the yards. Additionally, a substantial number of street trees will be planted in conjunction with the redevelopment project as determined by the City Forester. The specific implementation plan will apply to the whole development site at this time so that the two existing Birch Hill apartment buildings that will remain during Phase I can have conforming zoning. The specific implementation plan will need to be amended by the Plan Commission and Common Council prior to the construction of Phase II once the design details of that phase have been completed.

The first phase of the redevelopment project will consist entirely of rental units to be provided for low and very-low income families using WHEDA low income housing tax credits. As a result, the inclusionary zoning provisions of the Zoning Ordinance will not apply. Staff is requesting that the second phase of the redevelopment project comply with inclusionary zoning, if applicable, at the time that a specific implementation plan is submitted for approval.

The Urban Design Commission reviewed the proposed redevelopment plan on June 4, 2008 and recommended initial approval (see attached report).

ANALYSIS & CONCLUSION

The Planning Division believes that the standards of approval for planned unit developments and demolition permits can be met with this project. The proposed redevelopment of the site conforms to the medium-density residential uses recommended by the Comprehensive Plan for this site. The redevelopment project proposes to remove 11 apartment buildings that are in below average to poor condition, and the Planning Division does not believe that reuse and rehabilitation of the existing buildings could have the same positive impact that staff believes the redevelopment project will have for the site as well as the surrounding neighborhood. The development proposes a variety of housing types and styles and features progressive architecture with buildings that will relate well to Allied Drive and Jenewein Road. Nine of the 11 buildings will be demolished immediately with the exception of two of the Birch Hill Apartment buildings, which will be retained temporarily to house residents until the new buildings have been completed.

The proposed redevelopment represents the culmination of an extensive planning and design process for the site that began in 2006 following the City's acquisition of the 11.5-acre site and included significant public input and included a four-day design workshop co-sponsored by the City of Madison, City of Fitchburg, and the Wisconsin Chapter of the American Institute of Architects

The City is currently subdividing the Phase I development area by Certified Survey Map. A final plat of the Phase II area will require Plan Commission and Common Council approval as part of the consideration of the second phase specific implementation plan.

RECOMMENDATIONS

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3365 and 3366, rezoning 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 the Common Council with a recommendation of **approval**, and **approve** the demolition of 11 existing apartment buildings on the site to facilitate the redevelopment project, all subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That 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 is hereby 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.

3. 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.
4. 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.
5. That the developer receive final from the Urban Design Commission prior to recording of the planned unit development.
6. 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.
7. 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.



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
1 866 704 2315 Textnet

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.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whltney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: June 5, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: *for* 2317-2423 Allied Drive and 4705-4713 Jenewein Road Demolition and 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. 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 Engineering Mapping Lori Zenchenko 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. This shall be provided.
6. No utility plans included with plans submitted. Revise including City plans.

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: 2317-2423 Allied Drive and 4705-4713 Jenewein Road Demolition and Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly

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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.
- 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 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.
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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 _____.

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- 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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.

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- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.

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- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816.

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) off of new paved surfaces
 - Control 80% TSS (5 micron particle) off of new paved surfaces
 - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - 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.

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 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

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- 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.

- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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

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of storm water runoff, from parking structures, shall 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, 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

June 6, 2008

TO: Plan Commission

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

SUBJECT: **2317 to 2423 Allied Drive / 4705 to 4713 Jenewein Road / 4654 Crescent Road –
Rezoning / Demolition – R3 & R4 to PUD (GDP-SIP) - 48 Unit / 5 Buildings**

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), dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. 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.

6. 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 Madison General Ordinance Section 10.08 (4). The min. of 18 ft width for the approach with two – 5 ft flares.
7. The applicant will need to get City Engineering Class 1 driveway approach permits for buildings C, E, and F, from City Engineering.
8. 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.
9. 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: Mark Olinger
Fax: 608-267-8739
Email: molinger@cityofmadison.com

DCD: DJM: dm