



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
 215 Martin Luther King, Jr. Boulevard
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 Madison, Wisconsin 53701-2985
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April 21, 2005

Jerry Bourquin
 Dimension IV-Madison, LLC
 313 West Beltline Highway, Suite 161
 Madison, WI 53713

SUBJECT: 618 & 718 Jupiter Drive

Dear Jerry:

The Common Council, at its April 19, 2005 meeting, conditionally approved your application for rezoning from PUD(GDP) to PUD(SIP) for property located at 618 & 718 Jupiter Drive.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following eleven items:

1. The applicant shall contact the Department of Planning and Development to comply with M.G.O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
2. In order to comply with MGO Sec. 16.23(3)(d)--Highway Noise Land Use Provisions – and before a building permit shall be issued, the applicant shall submit plans to the Traffic Engineer which show the noise barrier as built and relate and coordinate the certified noise site study report with grades, each corner of the building, outdoor living area or open space on the lot. These plans shall also include plans and specifications (e.g., manufacturer's specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: "Structure meets the interior sound level criteria (52 dBA or less) as set forth in MGO Sec. 16.23(3)(d) – Highway Noise Land Use Provisions.
3. The applicant shall show the noise abatement earth berm and elevations as approved on the site plan. The applicant shall note slope and cross sections as approved with Noise Abatement Model across the lot.
4. 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 to lots on either side and across the street, signage, percent

Mr. J. Bourquin

4/21/05

Page 2

of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

5. The applicant shall provide scaled drawing at 1" = 20' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
6. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4).
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. The applicant shall show the dimensions for existing and proposed surface/underground parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
9. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
10. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
11. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following ten items:

12. The site plan shall be revised to show existing infrastructure improvements on Jupiter Drive and Halley Way.
13. A stormwater management plan has been submitted that is acceptable. However, a maintenance agreement must be recorded as well as an agreement for use of the public easement.
14. The plan shall be revised to show utilities on Jupiter Drive and Halley Way as being existing.
15. Private sanitary main connection to City manhole will require an outside drop in conformance with City Specifications.
16. All work in the public right-of-way shall be performed by a City licensed contractor.
17. 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.
18. If the lots within this certified survey map are inter-dependent upon one another for stormwater 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 certified survey map and recorded at the Dane County Register of Deeds.

19. 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), MicroStation(dgn) 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.)

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

- 20. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 21. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:

- 22. Provide three (10' x 35') loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
- 23. Provide 63 bike-parking stalls for the 77-unit Independent Living Facility in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.
- 24. Provide 25 bike-parking stalls (one bike parking stall per each two employees) for the Assisted Living and Nursing Care Facilities in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.
- 25. Signage needs to be submitted for review and approval by Zoning and the Urban Design Commission prior to final submittal of plans.
- 26. 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.

Mr. J. Bourquin
4/21/05
Page 4

27. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following two items:

28. The applicant shall provide a bicycle and pedestrian path easement within the 90-foot wide highway noise abatement corridor to the satisfaction of Traffic Engineering and Parks Division staff. This easement shall be recorded prior to requesting final sign offs on the Planned Unit Development District documents.
29. The applicant shall amend the PUD (SIP) text to require the approval and execution of an agreement with the City to make a payment reflecting the value of municipal services provided to the proposed development in the event the property becomes tax exempt. This agreement shall be approved by the Common Council and executed no later than 120 days after the property or any portion of it becomes tax exempt. A minor alteration to the approved and recorded PUD-GDP for the property shall be approved and recorded that includes this condition. This condition is necessary to meet the criteria in Section 28.07(6)(f)1.c. and 2 of the Zoning Code. In the event that any portion of the property is intended to be run as a non-profit, tax exempt operation immediately, this agreement shall be executed prior to recording the SIP.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following two items:

30. The developer shall provide a running count of the units in this plat, to determine how much of the previously paid park fees this project will use.
31. Park fees are only required for the independent living units. If these units are deed restricted to elderly occupants, the park fees are calculated at a reduced rate.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:

32. The building appears to be over 30-feet in height. Provide aerial access per Comm 62.0509 and MGO 34.19. Please take into account the street parking on Jupiter Drive (8-feet).
33. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
- The site plans shall clearly identify the location of all fire lanes.
 - 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.
 - Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions are, including but not limited to: parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.
 - Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
 - Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Mr. J. Bourquin
4/21/05
Page 5

Approval of the SIP plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans 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.

When these conditions have been satisfied, bring in the revised plan copies to obtain signatures from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard

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 (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson
City Planner

c: Zoning Administrator
City Engineering
Traffic Engineering

Traffic Engineering
City Engineering
Zoning
Planning
Urban Design Commission
Fire Department
Parks Division