



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 9, 2016

Mark Hopkins
HKM Architects + Planners, Inc.
43 S. Vail Ave.
Arlington Heights, IL 60005

RE: Approval of a Zoning Map Amendment to rezone the project site from Agricultural (A) to Traditional Residential-Urban 1 (TR-U1) and a Conditional Use to construct a residential building complex with more than eight dwelling units at **7902 Watts Rd.**

Dear Mr. Hopkins:

At its October 17, 2016 meeting, the Plan Commission **approved** your request for a conditional use to construct a residential building complex with more than eight dwelling units at 7902 Watts Rd., and forwarded the rezoning request to rezone the project site from A to TR-U1 to the Common Council with a recommendation of approval. Subsequently, at its November 1, 2016 meeting the Common Council approved your request to rezone the project site from A to TR-U1. In order to receive final approval of the conditional use and for any necessary permits to be issued, the following conditions must be met:

Please contact my office at 267-8733 if you have questions regarding the following two (2) items:

1. As indicated on the basement floor plans, a variety of parking stalls are provided. Please update the parking tables to reflect the number of standard stalls (9' x 18') and small car stalls (8' x 16'). In addition, please label the typical stall dimensions for each type of parking stall provided on site, both in the surface lots and garage.
2. As indicated on Sheet C 2.0 and 3.0 several retaining walls are proposed. Please provide a detail of each wall, including materials and top and bottom of wall elevations. In addition, label all retaining walls on the landscape plans (sheets 11-13) of the plan set.

Please contact Tim Troester, City Engineering, at 267-1995 if you have questions regarding the following fifteen (15) items:

1. The Applicant shall update the previously approved stormwater management plan to meet current infiltration standards. Detention standards that were met at the time of original submittal shall be allowed to remain (10- year).

2. The Applicant shall show proposed underpass structure for the bike path under Watts Road and spot grades on plans to verify building is not in conflict. Contact Glen Yoerger at City Engineering for details (261-9177).
3. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off (Section 16.23(9)(d)(4), MGO).
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 (POLICY).
5. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm).

All other levels (contours, elevations, etc) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

6. 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 (POLICY and Section 37.09(2), MGO).

7. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5" x 14" size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION).
9. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO, 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 5.0 tons per acre per year.
10. Prior to approval, this project shall comply with Chapter 37, MGO, regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37, MGO.
11. 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, MGO.
12. 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 (POLICY and Section 10.29, MGO).
13. 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 (POLICY).
14. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).

15. All damage to the pavement on Watts Rd. adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have questions regarding the following eight (8) items:

1. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.
2. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
3. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
4. All parking facilities shall be designed to conform to Section 10.08(6), MGO.
5. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
6. Pursuant to Section 10.08, MGO, columns are not allowed to be within the 9-foot by 18-foot typical parking stall.
7. All parking stalls that do not meet the 9-foot by 18-foot with 24-foot back-up shall be noted as 'small' car and signed so on the plan. The site is allowed to have 25 percent of the stalls to be 'small' car by-right and up to 50 percent if the Applicant can demonstrate hardship.
8. Access drive shall not accommodate on-street parking. Signs should be included to inform drivers of this restriction.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following six (6) items:

1. Bicycle parking shall comply with Sections 28.141(4)(g), Table 28I-3 and 28.141.11, MGO and shall be designated as short-term or long-term bicycle parking. A minimum of 156 resident bicycle stalls are required plus a minimum of 16 short-term guest stalls. Up to twenty-five percent (25%) of

bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mounted parking. Provide dimensions for the bike stalls and access aisles. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.

2. Submit the rooftop plans showing the locations of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d), MGO.
3. Submit details of the proposed green roof.
4. Provide details of the proposed patio and terrace areas, including labeling materials and colors. Provide details of the proposed site amenities such as tables, chairs, benches and planters.
5. Pursuant to Section 28.186(4)(b), MGO, the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, "*Sign Codes*," MGO and Chapter 33, "*Urban Design Commission*" ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Bill Sullivan, Fire Department at 261-9658 if you have questions regarding the following two (2) items:

1. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
2. Tree canopies based on species at maturity, shall not grow over aerial access lanes and trees between the building and the aerial lane shall be coordinated so as not to prohibit aerial access to large portions of the building.

Please contact Janet Schmidt, Parks Division, at 266-4714 if you have any questions regarding the following two (2) items:

1. Park impact fees (comprised of the Park Development Impact Fee per Section 20.08(2), MGO, and the Parkland Impact Fee in-lieu of land dedication per Sections 16.23(8)(f) and 20.08(6), MGO) will be required for all new residential development. The developer must select a method for payment of park fees before sign off on the rezoning. This development is within the Elver impact fee district (SI31). Please reference ID# 16137 when contacting Parks about this project.

2. The City forester will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, the City Forester will schedule planting and assess the cost of the initial planting to the property owner.

Please contact Adam Wiederhoeft, Water Utility at 266-9121 if you have questions regarding the following item:

1. The proposed water service connections to the existing 6-inch water laterals each have an existing collect upon connection fee of \$1,314.11. Alternative to the proposed 12-inch water main connection to serve the proposed site hydrant, a connection to the existing 8-inch service lateral at the driveway entrance may be made for \$1,794.96. New service connection fees and/or collect upon connection fees shall be paid through the Madison Water Utility Service and Water Meter application process prior to connecting.

Please contact Jeff Quamme, City Engineering Review Mapping, at 266-4097 if you have questions regarding the following five (5) items:

1. The City of Madison will be acquiring an easement for a future Public Bicycle and Pedestrian path, likely in 2017. The Applicant shall coordinate the site plan with City Engineering to avoid conflicts within the future easement.
2. Lot 8 of Ganser Heights is located in two different school districts (Madison and also Middleton/Cross Plains). Therefore, there are 2 parcels of land involved with this project. Reconcile and re-petition the appropriate school district so that the entire lot is in one school district and the 2 parcels of land are then able to be combined. If this is not resolved, the two parcels will remain and children within the same building and perhaps within the same apartment will be going to different schools.
3. The private temporary sanitary sewer easement per Ganser Heights (Doc No. 3620109) located within the southern portion of this site shall be released by a recorded document.
4. Submit a PDF of all floor plans for each separate building to Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a preliminary building and preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.
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.
The base address of the east building with 90 apartments is 7920 Watts Rd.
The base address of the west building with 66 apartments is 7944 Watts Rd.

Specific questions regarding the comments or conditions in this letter should be directed to the commenting agency. No building permits shall be issued until the Applicant has met all of the conditions of approval stated in this letter.

For obtaining your conditional use, please follow the procedures listed below:

1. Please revise your plans per the above conditions and submit ten (10) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all also include one complete digital plan set in PDF format. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206, MGO, and any other documentation requested herein by the Zoning Administrator, located in Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. Approval of 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.
3. When requesting conditional use approval, this letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the Applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the Applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions, or if I may be of any further assistance, please do not hesitate to contact my office at 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

- cc: Tim Troester, City Engineering
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Janet Schmidt, Parks Division
Adam Wiederhoeft, Water Utility
Jeff Quamme, City Engineering Review Mapping

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Water Utility