

March 8, 2005

Chad Wuebben
2923 Marketplace Drive
Madison, Wisconsin 53719

RE: Item #00540 – Approval of two conditional use permits to allow construction of two four-plex townhouse buildings (eight total units) on two platted lots located at 6418 and 6426 Maywick Drive.

Dear Mr. Wuebben:

The Plan Commission, meeting in regular session on March 7, 2005, determined that the ordinance standards could be met and **approved** your request for two conditional use permits to allow construction of four-plexes at 6418 and 6426 Maywick Drive, subject to the conditions below. In order to receive final approval of the conditional use request, the following conditions must be met:

Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following four (4) items:

1. 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), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. The applicant shall modify plan sheets from Quam Engineering to agree with Encore Construction. The applicant should show the dimensions for proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
3. 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.
4. 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 seven (7) items:

5. Sanitary laterals to each four-unit shall be six inches in diameter.

6. Existing sanitary elevations do not agree with City records.
7. Lot 7 should be served off of the sewer main north of the lot; Lot 9 should either be served off of S. Sprecher Road or the sewer main running along the north lot line.
8. Basement bathroom may require a grinder pump.
9. The proposed drainage is not in conformance with the approved lot line drainage plan and the elevations are not consistent with the elevations of the approved plan. The drainage plan shall be revised to conform, especially in the areas of the two trees and proposed walk around the trees.
10. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.
11. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

Please contact Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following three items:

12. Show the building address on each building on the site plans.
13. These units may be sold as condominiums. However, each four-unit building shall remain on an individual platted lot with joint access agreements between the two lots. The two lots may not be combined.
14. The plan sheets shall be consistent: setbacks are not the same on each of the site plans.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

15. Landscape plan C-1.0 shows an 18-foot entrance and the fire plan shows a 20-foot drive entrance. The minimum width must be 20 feet for the entire distance of the fire lane.
16. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact my office at (608) 261-9632 if you have questions about the following three Planning Unit conditions on this project:

17. That no utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents be located in any yard of the building adjacent to a public street. All equipment regardless of location shall be adequately screened from view.
18. That the landscaping plan be revised per Planning Unit approval to include:
 - a.) the addition of a variety of shade trees and columnar evergreens in the western yard of Lot 7 to provide screening and privacy for the western four units;

- b.) the planting of at least one ornamental tree in front of each building as well as the planting of shrubs and perennials along the entire front wall of both structures;
- c.) a planting schedule that provides the planting sizes of all proposed landscaping.

19. That the building elevations be revised per Planning Unit approval to include:

- a.) a full window on the first floor for the two units facing Maywick Drive instead of the transom windows now shown;
- b.) a revised east elevation for 6426 Maywick Drive that better addresses and provides better relation to S. Sprecher Road.

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

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of the building permit. [Sec. 28.12 (11)(h)(3)] The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

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

Sincerely,

Timothy M. Parks
Planner

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

<i>Signature of Applicant</i>	

- cc: Kathy Voeck, Acting Zoning Administrator
Gary Dallmann, City Engineering
John Lippitt, Madison Fire Department
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: