

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 29, 2006

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct sixteen 2-unit residential buildings containing a total of 32 dwelling units on a 6.5 acre lot located at 6001 Canyon Parkway.
2. Applicable Regulations: Section 28.08(5)(c)6 requires that multiple family developments must obtain a conditional use permit.
3. Report Drafted By: Bill Roberts, Planner IV

GENERAL INFORMATION:

1. Applicant: Don Esposito, Veridian Homes, LLC, 7801 South Towne Drive, Madison, WI 53713; and Aaron Otto, Vierbicher Associates, Inc., 999 Fourier Drive #201, Madison, WI 53717.
2. Status of Applicants: Property owner and development consultant.
3. Development Schedule: The applicant wishes to start construction of this development in early 2007.
4. Parcel Location: This property is located along the south side of Canyon Parkway and the north side of Siggelkow Road approximately midway between Marsh Road and the Interstate Highway 39/90 corridor, Aldermanic District 16, McFarland School District.
5. Parcel Size: 282,780 square feet (6.49 acres).
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Sixteen 2-unit condominium buildings containing a total of 32 dwelling units. There will be a mix of one and two-story units.
9. Surrounding Land Use and Zoning:
 - North – Vacant multiple family lot, neighborhood park and single-family homes zoned R4 and R2T.
 - East – Single-family home sites under development zoned R2T.
 - South – Single-family homes zoned Residential in the Village of McFarland.

6

West – Single-family homes zoned Residential in the Town of Blooming Grove and the Village of McFarland.

10. Adopted Land Use Plan: The City of Madison Comprehensive Plan shows this site as “LDR” Low Density Residential, 0-15 units per acre.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this neighborhood as development continues.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards. This application is also subject to the Planned Residential Development standards for dwellings.

ANALYSIS, EVALUATION AND CONCLUSION:

Background Information

This is a revised application for a Planned Residential Development consisting of sixteen 2-unit buildings containing a total of 32 dwelling units on a 6.5-acre vacant lot located in the 6000 Block of Canyon Parkway. This revised application replaces and modifies an application received in the summer of 2005. The first application was rejected by the Urban Design Commission and Plan Commission. The UDC and Plan Commission were concerned about the pre-planned identical building types, garage orientation, limited use of shared driveways and the overall site configuration. The applicant worked with staff to modify the plan to address these concerns. The Urban Design Commission has now granted initial approval of the revised plan.

The underlying lot was created in late 2003 as part of the “Secret Places at Siggelkow Preserve” subdivision. This property is located along the northerly side of Siggelkow Road between Marsh Road and the Interstate Highway corridor, and is adjacent to the Village of McFarland on the south. The somewhat unusual shape of this lot is due to the desire on the part of the original land holders, the Siggelkow family, to retain the original homestead and an additional single-family home prior to subdividing the Siggelkow farmland as the Secret Places at Siggelkow Preserve subdivision. The original barn and farm outbuildings, which were located on the subject property, were removed as part of the subdivision approval process.

6

Existing Site Characteristics

This lot is relatively level. A small depression for stormwater management purposes will be created just north of the existing farmhouse on the Siggelkow property, and a larger stormwater management pond will be created along Siggelkow Road.

Proposed Development

At the time of the layout and development of the underlying subdivision, the applicant envisioned the subject property to be developed with 10 "mansion homes", each containing four units for a total of 40 dwelling units on this lot. Detached garages were also to be provided for each four-unit building. The applicant has indicated that the requirement to provide on-site stormwater management facilities and to increase stormwater infiltration resulted in the need to decrease building footprints. The applicant determined that interest was strong for single-story ground floor dwelling units. The project contains a mix of one and two-story buildings. The overall residential density will be about five units per acre.

The applicant has previously constructed a 60-unit condominium development in the Door Creek Subdivision located north of Cottage Grove Road and east of Sprecher Road using a one-story twin home design. This previous development has been very successful. The applicant has decided to utilize similar building designs for this proposed development.

Planned Residential Development Standards

Standards for approval for Planned Residential Development dwellings include the provision of adequate recreation areas to serve the needs of the anticipated population, provision of adequate off-street parking facilities and adequate screening and landscaping. The standards also include provisions that the development constitute an environment of sustained desirability and stability, that the setback requirement for the zoning district within which the proposal is located be met, and that the intensity of land utilization be no higher than and that open space requirements be at least as high as those required by the district in which the development is located.

This developer intends to market this project to individuals and couples who no longer have children living at home who prefer a one-story building layout, two-car garages, with minimal lawn care requirements. The proposed development should be able to meet the requirement for adequate recreation areas, the provision of adequate off-street parking facilities and the provision of adequate screening and landscaping. The City Zoning Administrator has found that this development proposal meets and exceeds all setback requirements and open space requirements as specified in the R4 General Residence District.

Urban Design Commission Review

Section 33.02(4)(b), Madison General Ordinances states "The Urban Design Commission shall review the design of all proposed developments which are considered Planned Developments under provisions of the zoning ordinance. In exercising this power, the Commission shall be bound by the provisions of Section 28.12(10)(k) and shall report its findings to the City Plan Commission and Common Council." The applicant presented the revised plans to the Urban

6

Design Commission on November 15, 2006. The Commission granted initial approval (report attached).

Inclusionary Zoning Requirements

The underlying subdivision and the existing R4 General Residence District zoning were approved in the fall of 2003. Under the provisions of Section 28.04(25)(c)4, this application is exempt from the provisions of the Inclusionary Housing Requirements.

CONCLUSION:

It appears that this proposal meets the Planned Residential Development standards. The Plan Commission must also review the project against the conditional use standards. Planned residential developments are conditional uses. In reviewing the project against the conditional use standards, staff believes that the conditional use standards can be met.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this application subject to the input at the public hearing the comments of the Urban design Commission and reviewing Department staff.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION**PRESENTED:** November 15, 2006**TITLE:** 6001 Canyon Parkway – Planned Residential Development (PRD)/Thirty-Two Condominium Homes. 16th Ald. Dist. (04823)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** November 15, 2006**ID NUMBER:**

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Todd Barnett, Michael Barrett, Cathleen Feland, Lisa Geer, Ald. Noel Radomski, Bruce Woods and Robert March.

SUMMARY:

At its meeting of November 15, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development located at 6001 Canyon Parkway. Appearing on behalf of the project were Don Esposito, Roger Guest, David Marquardt, Travis Schreiber and Ald. Judy Compton. Wagner abstained. Prior to the presentation, staff updated the Commission on the project's previous history, which involves consideration of an earlier version of the project that was referred twice and received rejection from the Commission during a period from July 6-August 24, 2005. Since that time, staff noted that the applicant had worked with staff to resolve issues raised with the consideration of the earlier version of the project by the Commission, as well as issues raised within a Planning Unit report to the Plan Commission dated September 7, 2005. The report summarized and was in agreement with the Urban Design Commission's issues with the project, which included recommendations to the applicant regarding the project's modification. Staff noted to the Commission that the version of the project under consideration had received considerable staff input based on the Commission's, as well as the Planning staff's concerns, and now has been modified to resolve the previous issues with the Planning Unit recommending approval. Ald. Compton appeared in support of the project, noting her support and preference for the previous version in addition to the project as currently proposed. She noted that the previous version was more appropriate based on market conditions. Roger Guest, project architect then provided a detailed overview of the Urban Design Commission's previous comments on the earlier version of the project against the project as modified, as well as issues raised within the Planning staff report. Significant changes to the project as proposed provides for utilization of more shared drives between adjoining residential structures, variation in one to two story unit types, variation in architecture as well as material colors and palettes, the creation of open space amenities adjunct to clusters of units, the maintenance of an overall pedestrian path system, in addition to other amenities. Following the presentation, the Commission noted the following:

- Appreciate the street side front entries of some of the building types.
- All dormers shall be real and allow light into interior space. If a dormer is not real, it should be eliminated.
- Examine the provision of a public open space treatment on the west portion of the site as exists on the easterly portion of the site with landscaping amenities and suggestions for a council ring.

- Provide a trail link to the trails to the northeast.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Wagner abstaining. The motion required address of the above relative to the provision of a council ring as part of public open space treatment on the westerly portion of the site, as well as providing a trail link to the trails to the northeast.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6.5, 6.5, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	6.5	-	-	-	-	6.5	6.5
	8	7	7	-	6	7	7	7
	6	8	8	-	-	6	8	7
	6	7	7	7	-	6	7	6.5
	7	7	7	-	-	-	7	7
	6	6	7	-	-	5	Suburban	6
	6	6	7	-	-	5	5	6

General Comments:

- Certainly superior to the previous application.
- Greatly improved. Attractive and usable open space and landscape.
- Much improved.
- Much improved during course of long process – feels good. Look at using colors, not just shades of beige.
- Nice improvement to project from previous plan.
- This is very appropriate for this area. Nicely framed outdoor spaces.



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
608 267 8677 TDD

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.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE:

11/21/2006

TO:

Plan Commission

FROM:

Larry D. Nelson, P.E., City Engineer

SUBJECT:

6001 Canyon Parkway Conditional Use

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. Site plan shows an existing storm sewer within the lot that has not been constructed.
2. Applicant shall show the limits of existing storm easements on the property.
3. Current plan set does not show sanitary sewer.
4. If these are proposed private sanitary sewer mains, recorded ownership and maintenance agreements shall be in place.
5. Previous submittal from August 2005 required the Developer to provide a 20-foot public sanitary sewer easement from Canyon Parkway to existing lot outside this Conditional Use area. Refer to City Real Estate Project No. 8245. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, depicting the public sanitary sewer easement to the City of Madison, at no cost to the City. Also submit a \$500 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this project. Owner must execute a public easement to the City prior to building permits being issued.

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: 6001 Canyon Parkway Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly 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 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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 _____.
- 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.

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.
- 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.
- 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.
- 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.) _____.

6

- 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.

- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 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, 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) Version 2001 or older, MicroStation (dgn) Version J or older, 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.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 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 dedicate 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.

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.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility

work.

- 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.
- 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 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 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 and alignment of the proposed service.

6



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

July 21, 2005

Rev: November 22, 2006

TO: Plan Commission

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

SUBJECT: **6001 Canyon Parkway – Conditional Use – 32 Condominium Units**

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), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 40'.
4. The driveway to the front of the building from the parking lot and street shall be modified to provide for two-way operation at a minimum width of eighteen ft. in accordance to M.G.O. 10.08(6)(a) 4 and noted on the plan sheets.
5. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

6. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.

7. 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: Aaron Otto
Fax: 826-0530
Email: aott@vierbicher.com

DCD: DJM: dm

6



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 11/14/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 6001 Canyon Pkwy.

The City of Madison Fire Department (MFD) 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.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. 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.
3. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
4. All street widths shall be a minimum 20' clear; unable to scale drawing on "U"-shaped road leading to driveways of duplexes.

Please contact Scott Strassburg, Fire Code Enforcement Officer at 608-261-9843 if you have questions regarding the above items.

**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: November 2, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: CONDITIONAL USE – 6001 Canyon Parkway

The Madison Water Utility has reviewed this conditional use and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

The developer shall submit a plan of the proposed water distribution system for this project to the Madison Water Utility in order to determine if installation by a standard subdivision contract is required.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

6001 CANYON PARKWAY
 32 CONDOMINIUM UNITS IN PLANNED RESIDENTIAL DEVELOPMENT
 DON ESPOSITO - VECLIDIAN HOMER/
 AARON OTTO - VIERBICHER ASSOCIATES, INC

10

PLANNING UNIT CONTACT: BILL ROBERTS

RETURN COMMENTS BY: 22 NOVEMBER 2006

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: aotto@vierbicher.com Fax: 826-0530

Date Submitted: 25 OCTOBER 2006 Plan Commission: 04 DECEMBER 2006

Date Circulated: 30 OCTOBER 2006 Common Council: _____

CIRCULATED TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>COMPTON</u> DIST. <u>16</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - GEBERT | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS: *Approve per staff recommendations support this, but prefer the ranch style duplex condos. Lets get out of the cookie cutter thinking. All neighborhoods should not look the same. Please consider this. Thank Judy*

6