

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 7, 2005

ZONING MAP AMENDMENT, I.D. 02142 AND DEMOLITION PERMIT APPLICATION:

LOCATED AT 3270-3276 MAPLE GROVE DRIVE.

1. Requested Action: Approval of a rezoning from Temporary Agriculture to PUD(GDP)(SIP) to demolish two single-family dwellings and outbuildings and construct two 42-unit condominium buildings.
2. Applicable Regulations: Section 28.07(6) provides the framework for guidelines for Planned Unit Development Districts. Section 28.12(10) provides the guidelines for Zoning Map Amendments. Section 28.04(22) governs the process for the approval of building demolitions.
3. Report Drafted By: Bill Roberts, Planner IV

GENERAL INFORMATION:

1. Applicants:
 - a) Miller Construction, LLC, Fred Miller, 2318 Vondron Road, Madison, WI 53718;
 - b) Randy Bruce, Knothe and Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, WI 53562;
 - c) Murphy Desmond, SC, Ron Trachtenberg, P.O. Box 2038, Madison, WI 53701.
2. Status of Applicant: Property owner/developer, architect, and attorney.
3. Development Schedule: The applicant wishes to proceed with this development as soon as all necessary land use approvals have been obtained.
4. Parcel Location: West side of Maple Grove Road, north of Fairhaven Road, Madison Metropolitan School District, Aldermanic District 7.
5. Parcel Size: 3.63 acres.
6. Existing Zoning: Temporary Agricultural zoning was assigned to this property at the time of its annexation from the Town of Verona to the City of Madison.
7. Existing Land Use: Two single-family buildings and outbuildings.

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8. Proposed Use: Two 42-unit condominium buildings are proposed for this site which includes the demolition of the two houses on this property.
9. Surrounding Land Use and Zoning (see map): This site is surrounded by a mix of multi-family residential and multi-family buildings and outbuilding building sites zoned PUD(SIP), R4, and R3 in the City of Madison. The site is also directly adjacent to a large parcel that remains in the Town of Verona zoned Agricultural located to the north and west of this development site.
10. Adopted Land Use Plan: The adopted Cross-Country Neighborhood Development Plan of January 1993, amended October 1998 shows medium density residential for this property. The plan indicates that medium density development would include primarily multiple-family dwellings to be developed at densities averaging about 16-units per acre.
11. Environmental Corridor Status: This site is within the Central Urban Service Area. It is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are being extended to accommodate this proposed development.

STANDARDS FOR REVIEW:

This application is subject to the PUD standards and the Demolition Permit standards.

ANALYSIS AND EVALUATION:

Existing Site Characteristics.

This generally flat square-shaped site contains two rural home sites that were just annexed to the City of Madison from the Town of Verona in August of 2005. At the time of its annexation to the City, the applicant indicated it was his intent to demolish these two houses and build a multi-family development on this site.

Proposed Development.

The proposed development consists of two 42-unit apartment buildings that will contain underground parking taking access to Maple Grove Drive and to Fairhaven Road (see attached drawings). A total of 65 surface parking stalls will be provided in addition to the 108 under-building stalls proposed for this site. The buildings are proposed in a fashion to create a central grass recreation area positioned between the two buildings.

Building Plans.

The building plan called for two 42-unit condominium buildings that will be three stories in height with basement parking. Building No. 1 will contain 32 two-bedroom units and 10 three-bedroom units. Building No. 2 will contain 31 two-bedroom units and 11 three-bedroom units. The exterior is a mix of vinyl siding "Hardi-Plank" and brick veneer elements.

The build-out of this project will result in 23 dwelling units per acre. The average density called for in the adopted neighborhood plan is 16 units per acre in the adopted Cross-Country Neighborhood Development Plan.

Off-Street Parking.

As mentioned above, there will be a total of 173 parking stalls or a little over two stalls per dwelling unit. There will be 40 underground garage/bicycle parking stalls in addition to 27 stalls for surface bicycle parking.

Proposed Building Demolition.

The two houses and outbuildings proposed for demolition appear to be in good condition (see attached photos). City staff have not made an inspection of the interior of these buildings. The applicant will be providing a use-recycling plan for the removal of these two dwellings and outbuildings for City staff review and approval. Staff feels that the applicant should move one or both of the houses to other sites.

Standards for Review for Planned Unit Developments. In addition to compatibility with the recommendation of adopted plans, the review of planned unit development proposals requires consideration of other specific criteria to ensure that the project is consistent with the spirit and intent of the ordinance and has the potential for producing significant community benefit in terms of environmental and aesthetic design. These criteria include character and intensity of use, community impact, and preservation and maintenance of open space. These buildings are typical of the larger multi-unit building types that are being built on the edge of the City. The incorporation of underground parking results in an additional open space on the plan for the use of the building occupants. A good landscape plan and internal walkway system providing pedestrian linkage to the surrounding properties are proposed. The proposed building density and the amount of open space is appropriate.

Urban Design Commission Review. The Urban Design Commission has granted approval of this proposed development as required for all PUD(SIP) applications (see attached report).

Inclusionary Dwelling Unit Requirements. The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) application indicating their intent to comply with inclusionary zoning provisions of the Zoning Code. The IDUP indicates that Building No. 1 will contain four 2-bedroom units and two 3-bedroom units and Building No. 2 will contain five 2-bedroom units and two 3-bedroom units for a total of nine 2-bedroom and four 3-bedroom units for this proposal. This project proposes that 5% of the units be provided for buyers meeting the 70% A.M.I. Guidelines and 10% of the units to buyers meeting the 80% A.M.I. Guidelines.

The Plan indicates that the applicant is seeking a density bonus incentive. The process in evaluation of density bonus incentive is to compare the project to the densities allowed with the existing zoning of the site. In this case, the site is zoned Temporary Agriculture. The inclusionary dwelling unit ordinance provides in cases where the existing zoning is agriculture that the "Density of dwelling units/acres that will be used to calculate the bonus density shall be the midpoint of the density ranges recommended in the Neighborhood Development Plan." The adopted Cross-Country Neighborhood Development Plan states that "Medium density residential would include primarily multiple-family dwellings developed at densities averaging about 16 units per acre." There are projects built in this area that are above and below the suggested average of 16 units per acre. This development has a residential density of about 23 units per acre. A 43% density bonus or a bonus of 7 units per acre is being requested with the two incentive points available to the applicant. The ordinance allows a 10% density bonus for each incentive point available for a project. A 20% density bonus is available for this project.

As noted above, the applicant is requesting a density bonus of about 43%. The ordinance allows the Commission to consider additional density bonus above the 20% available based on applicable standards in the zoning code. In this case, staff support the additional density being requested.

The attached building plan indicates the location of the I.Z. units in each building. Staff from the Community Development Block Grant Office have reviewed this proposal and their comments are attached.

Demolition Permit.

The Planning Unit has not inspected the inside of the houses but believes that the houses to be demolished are in good condition based upon the photos provided by the applicant. As with many proposals before the Plan Commission, the applicant is proposing to replace the existing single-family dwellings with a new multi-unit residential structure that will be significantly larger than the existing dwellings on the site. Staff assumes that the current homes are structurally sound and suitable for rehabilitation and repair. The attached photos show the two houses on this site that are proposed for demolition. One house is a two-story brick dwelling and the other is a "raised ranch" style house. Staff recommends that the applicant move these houses to another location rather than tearing them down. If not both, then the better of the two (the brick house) should be relocated. Staff supports the removal of the two houses from the site based upon the replacement use of a higher density multi-unit condominium building that is consistent with the neighborhood plan recommendation for this property that will be surrounded by new multi-family development in this neighborhood. It is staff's opinion that the proposal to create housing for 84 new households justifies the removal of these two dwellings. If the Plan Commission determines that it is inappropriate to ask the developer to move the houses and grants approval of the demolition of the houses, a reuse and recycling plan must be approved by the recycling coordinator prior to the issuance of any demolition permits.

CONCLUSION:

The Planning Unit and Common Council are being asked to approve a Planned Unit Development District which will result in the removal of two single-family homes to permit the construction of 84 new condominium units on this site. In considering the application, the Planned Unit Development District Standards and the Zoning process require that the Plan Commission and Common Council give due consideration to the City's Adopted Neighborhood Development Plan. As noted above, this proposal exceeds the recommended residential density in the adopted neighborhood plan for this site. Staff supports the project's density given the building's design and the pattern of development of medium density residential buildings occurring in this neighborhood. The site directly adjacent along Fairhaven Road has a residential density of about 21 units per acre. Staff feels that the ordinance standards can be met.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this ordinance to rezone this property to the Common Council with a favorable recommendation subject to the comments of the reviewing departments.

The Planning Unit also recommends that the applicant move the houses to other locations instead of tearing them down. If not both, at least the brick house.

A certified survey map for this site has been requested by Community and Economic Development staff.

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**3270-3276 Maple Grove Drive
Inclusionary Development Unit Plan
Staff Review for the Plan Commission (November 10, 2005)**

Name of Development	
Address	3270-3276 Maple Grove Drive
Developer/owner	Miller Construction Inc.
Contact Person	Fred Miller or Randy Bruce
Contact Phone	221-3111 or 836-3690
Fax	221-8130
Contact-mail	rbruce@knothebruce.com

Project includes total of 85 condominium homes, in 2 buildings, of which 13 are proposed as IZ units.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer,		
	Will comply with MGO 28.04 (25)	
X	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	Units are not evenly dispersed among the 3 floors of each building. Suggest at least 2 IZ units be placed on each floor.
	Does not comply for the following reasons:	

Reviewed by	Barbara Constans, Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: November 9, 2005

Synopsis:

Miller Construction is proposing to develop 84 condominiums 3.63 acres within the Cross Country Neighborhood. The developer-owners propose that 13 units be constructed as inclusionary units. The developer has indicated that the IZ units will be a mix of 2 and 3 bedroom units. The IZ units are predominately located on the first 2 floors of each building.

The developer seeks a density bonus as their incentive.

The IZ units will be completed at the same rate as the market rate units.

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Here is the proposed allocation of units based on price/rent level:

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
For-sale units	84	9	4		
Rental units					

Number of units	Eff	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale:			62	22	
For-sale: Market-rate			53	18	
For-sale: Inclusionary units			9	4	

2. TABLE TO CALCULATE POINTS

This project's points		IZ units at 80% of AMI	70%	60%	50%
Percent of total units					
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

NOTE: The tables below are the general tables located in the ordinance and are included in this review for information only: (Shaded area indicates points earned by this proposal.)

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

Rental: Per cent of dwelling units	At Market	At 60% of AMI	50 %	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	Yes		
Proportion of attached and detached IDU units is similar to Market rate.	Yes		
Mix of IDUs by bedroom size is similar to market rate	Yes		
IDUs are dispersed throughout the project	No		The dispersion is not even across the floors of the buildings.
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Developer will handle marketing.
Developer acknowledges need to	X		

inform buyers/renters of IDU status, responsibilities for notification			
Terms of sale or rent	X		
Related optional decisions:			
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations			No arrangements made.
Developer has requested waiver for off-site or cash payment			No request for waiver
Developer has requested waiver for reduction of number of units			No request for waiver
Other:			

4. INCENTIVES REQUESTED

A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached du, then density of 20% per point) (limited to 3 points)

B) Reduction in Park development fees (limit of 1 point)

C) Reduction in Park Dedication requirements (limit of 1 point)

D) 25% reduction in parking requirements (limit of 1 point)

E) Non-city provision of street tree landscaping

F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)

G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

H) One additional story in downtown design zones, not to exceed certain height requirements

I) Eligibility for residential parking permits equal to number of IZ units in PUD

J) Assistance in obtaining other funds related to housing

K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
Pre-conference with City Planning Staff	June 21, 2005	None identified
Presentation of Concept to City's Development Review Staff Team	July 7, 2005	None identified
Submission of Zoning Application and IZ Dwelling Unit Plan	Sept 21, 2005	
Formal Review by City's Development Review Staff Team		
Formal Review by Plan Commission		Re-submitted with changes to meet Plan Commission Review
Appeal Plan Commission Decision to Common Council (optional)		
Compliance with Approved Inclusionary Dwelling Unit Plan	Deed restriction will be recorded for construction phase	
Construction of development according to Inclusionary Dwelling Unit PI	2005-2007	
Comply with any continuing requirements		No special issues noted

From: Bill Roberts
To: Whyte, TJ
Date: 11/15/2005 7:28:03 AM
Subject: Re: Parcel 3270-3276 Maple Grove Dr.

Will do. Thanks for your comment, I will copy it for Plan Commission members.

>>> "Whyte, TJ" <whytej@mail.slh.wisc.edu> 11/14/05 8:09 AM >>>

Hi Bill,

I just received the letter stating the possible building of two forty-two unit condo buildings on this parcel of land. I am just a little upset with the builders decision to put such large units in a small area. If I wanted high rise condos next to me I would have bought downtown. I am sure if I talked to others in the neighborhood that they would feel the same way. I like the neighborhood with the nice row houses and small townhouse condos and would like it to stay that way. If you could send me more information on layout of the buildings and the specs of the buildings I would appreciate it. I am not apposed to condos going in there just apposed of that size of building. A building of that size does not fit in with the neighborhood.

Thanks,

Tom Whyte
3847 Maple Grove Dr.



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

November 16, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: 3270-3276 Maple Grove Drive

S.W.

1. The developer shall pay \$64,367.62 for park dedication and development fees.
2. Park Fees shall be paid prior to SIP signoff, or the developer may pay half the fees and provide a letter of credit for the other half.

Calculation of fees in lieu of dedication plus park development fees:

Park dedication = (42 multifamily @ 700 square feet/unit) minus (2 single family @ 1100 square feet/unit) = 27,200 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65 / square foot).
Estimated fee is **\$44,880.00**

Park Development Fees = (42 @ \$501.11) – (2 @ \$779.50) = **\$19,487.62**

TOTAL PARK FEES = \$64,367.62

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.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 14, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 3270-3276 Maple Grove Dr.

Present Zoning District: Temp Ag

Proposed Use: Demo 2 single family homes & access. bldgs and build two 42 unit condo bldgs.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com. App.

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a garage floor plan for each building.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by 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.
3. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)
4. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the PUD.

5. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	178,500 sq. ft.	158,036 sq. ft. *
Lot width	50'	adequate
Usable open space	42,000 sq. ft.	
Front yard	25'	30'
Side yards	15' min., 34.5' total	40.5' each side
Rear yard	35'	66.5'
Floor area ratio	n/a	n/a
Building height	3 stories (PRD)	3 stories

Site Design	Required	Proposed
Number parking stalls	152 stalls	108 garage <u>65 surface</u> 173 total (1)
Accessible stalls	4 minimum	4 garages (1) <u>1 surface</u> 5 total (Shall meet State req.)
Loading	2 (10' x 35') areas	(5)
Number bike parking stalls	67	40 garage <u>27 surface</u> 67 total (1)
Landscaping	Yes	(2)
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project does comply with all of the above requirements.

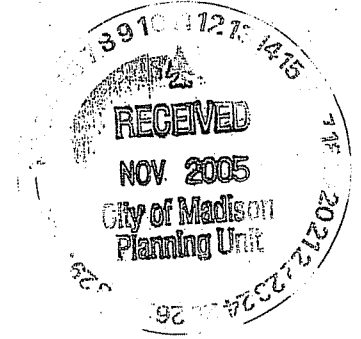
* Since this project is being rezoned to the (PCD)(PUD) district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-4 district, because of the surrounding land uses.



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: 11/9/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 3270-3276 Maple Grove Dr.

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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.

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.
 - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



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: November 10, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*
SUBJECT: 3270-3276 Maple Grove Drive Planned Unit Development PUD (GDP/SIP) and Demolition

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. 3270 & 3276 are Town of Verona addresses. Contact City Engineering for the correct City of Madison address.
2. Any damage to asphalt pavement adjacent to site shall require restoration in accordance with City of Madison's patching criteria.
3. Stormwater Management requirements include infiltration, oil and grease, TSS and thermal control; 2, 20, and 100 year detention is also required.
4. There are outstanding sanitary sewer connection charges for the Maple Grove Drive Road construction for sanitary sewer lateral construction. Contact City Engineer for final costs.

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: 3270-3276 Maple Grove Drive Planned Unit Development PUD (GDP/SIP) and Demolition

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 Maple Grove Drive and Fairhaven Road.
- 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.) _____.
- 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.

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.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 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.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 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.
- 4.13 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.)

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

- 4.14 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.

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 be 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.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

November 14, 2005

TO: Plan Commission

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

SUBJECT: 3270 to 3276 Maple Grove Drive – Rezoning – Temp A to PUD (GDP-SIP)

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. The applicant shall enter into a subdivision contract or developer's agreement for the street reconstruction to accommodate the plat. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Traffic Engineer and City Engineer.
2. Unless otherwise provided, the attached street light declaration of conditions and covenants shall be executed and returned.

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 and across the street approaches (or as approved), existing public sidewalk ends on Fair Haven Rd., 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'.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
5. The applicant shall relocate the Maple Grove Drive driveway approach to center on the approved driveway approach across the street. This relocate accommodate both site driveway approaches and auto headlights.

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6. The applicant shall relocate the driveway or drive aisle to the driveway onto Fairhaven Road. 20 to 30 ft. easterly to allow for queuing of one (1) vehicle between the public sidewalk westerly side of the drive aisle. In addition, this relocation allows vehicles egress to be 90 degrees to Fairview Rd.
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. To provide for adequate pedestrian pathways/linkage from the Fair Haven Rd. public sidewalk to the building entrances, the applicant shall modify proposed private sidewalk along the main drive aisle and relocating the five (5) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the drive aisle and sidewalk. In addition, the applicant shall note on sheet C-1.1 detail on plans to connect to the existing public sidewalk on Fair Haven Rd.
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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Randy Bruce
Fax: 608-836-6934
Email: rbruce@knothebruce.com

DCD:DJM:dm