

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 23, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct an 18-unit condominium Planned Residential Development located at 4809 Freese Lane.
2. Applicable Regulations: Section 28.08(5)(c) requires that Planned Residential Developments must obtain a conditional use in the R4 General Residence District.

GENERAL INFORMATION:

1. Applicant: Wisconsin Partnership for Housing Development, Inc., 121 South Pinckney Street, Suite 200, Madison, WI 53707; Glueck Architects.
2. Status of Applicant: Property owner and architect.
3. Development Schedule: The applicant wishes to commence construction as soon as all necessary land use approvals have been obtained.
4. Parcel Location: East side of Freese Lane north of Siggelkow Road, 16th Aldermanic District.
5. Parcel Size: 2.07 acres.
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: 18-unit condominium development consisting of 9 detached 2-unit dwellings.
9. Surrounding Land Use and Zoning: The site is surrounded by a mix of residential uses under development within the recently approved "Twin Oaks" plat.
10. Adopted Land Use Plan: The adopted Marsh Road Neighborhood Plan 1999 indicated a mix of residential uses in this area.
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 area as development occurs.

STANDARDS FOR REVIEW:

This project is subject to the conditional use standards. This project is also subject to the Planned Residential Development criteria.

ANALYSIS, EVALUATION AND CONCLUSION:

It is the applicant's intent to construct a single condominium development project consisting of two-unit attached dwellings with a total of 18 condominium units clustered around a shared drive taking access to Freese Lane. The underlying lot was created as part of the recently approved Twin Oaks plat. At the time of the plat approval, a zoning map amendment establishing this lot for R4 multi-family development was also approved by the Plan Commission and Common Council. The site is directly south of a mapped wetland area and the required 75-foot wetland buffer is provided for on this site.

Some of the units will have single stall garages, others will have two-stall garages. There are surface parking spaces provided throughout the complex for residents' and visitors' use.

Construction of 18 condominium units on this site results in a residential density of approximately 9 units an acre.

The applicant's letter of intent states that this project is being built by the Wisconsin Partnership for Housing Development, Inc., which is a statewide non-profit housing developer. It is anticipated that the 948 square foot 2-bedroom units will have a sales price of \$124,000-132,000. The different sized 2-bedroom units ranging from 1,218 square feet up to 1,388 square feet will have a price range of \$148,000-172,000 per unit. The 3-bedroom units 1,490 square feet in size will sell between \$165,000-185,000. Eleven of the 18 units will be sold to homebuyers who have incomes at or below 80% of the area median income for Dane County.

When existing zoning is in place and a proposal for a Planned Residential Development is submitted that complies with the underlying zoning, the provisions of the Inclusionary Zoning Ordinance do not apply.

All conditional use applications are subject to the conditional use standards. In addition, Planned Residential Developments (PRD) are subject to the additional PRD provisions in the ordinance which are attached to this staff report.

A good landscape plan has been provided.

As with all Planned Residential Development proposals, Urban Design Commission review is required (see attached).

CONCLUSION:

The Planning Unit feels that the ordinance standards, including the Conditional Use and Planned Residential Development standards can be met. Staff further feels that the development of this site for 18 condominium units is consistent with the adopted Marsh Road Neighborhood Plan,

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the recently approved Twin Oaks Subdivision and the existing R4 residential zoning designation of this property.

RECOMMENDATIONS:

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 reviewing agency comments and the comments of the Urban Design Commission. In addition, the Planning Unit recommends that the following be added as conditions of approval:

1. Additional information regarding trash storage, dumpsters or dumpster enclosures shall be provided.
2. A pedestrian walkway shall be provided from Freese Lane to the interior courtyard driveway area to provide better pedestrian access to the 12 condominium units located to the rear of the parcel.
3. The applicant may wish to identify locations for snow storage resulting from snow removal in the central drive courtyard area.

AGENDA # VLB

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 4, 2005

TITLE: 4809 Freese Lane - Planned Residential
Development (PRD), Multi-Family

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 4, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of May 4, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a planned residential development located at 4809 Freese Lane. Appearing on behalf of the project was Jim Glueck, architect, and Bill Perkin, Executive Director Wisconsin Partnership for Housing Development. Staff noted to the Commission that the multi-family lot proposed for development was one of only two multi-family lots located at the center of the "Twin Oaks" subdivision by Habitat for Humanity, where the surrounding area of the plat consists of single-family lots. The location of this multi-family lot, as well as that of the project located at 4659 Treichel Street, provides for development of two lots, limited by their proximity to existing wetlands and a public drainage way and a 75' wetland buffer setback, as well as their unique configuration. Glueck presented details on the development of nine duplex attached townhouse structures, featuring single and double attached garages. The unique configuration of the site limits the location of three of the nine units to front on the property's Freese Lane frontage with a single driveway access to the site providing for front-loaded attached garages on the remainder of the six duplex buildings on the site to the rear, on a shared two-way drive aisle. Under this arrangement the rear six, two-unit townhouse buildings' living space is oriented to relate to adjacent open space, consisting of the 75' wetland buffer on the site, adjacent wetlands and public drainage way. The prototypical units are two-and-a-half stories in height, featuring exposed basements. Staff noted that restrictive covenants and plat restrictions required the development of attached housing, including garages, along with the provision of basements for each unit. Following the presentation, the Commission expressed concerns on the following:

- The location of attached garages on the rear six units, in combination with the extensive pavement providing driveway access and off-street visitor parking was an issue, creating an excessive amount of paving and hard surface on the site.
- Examine the potential for redesign of the rear six duplex/townhouse buildings to take advantage of shared driveways. Provide front entries to the units; reduce the amount of paving; increase the amount of open space.

ACTION:

On a substitute motion by Woods, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a vote of (7-2) with Barrett and Barnett voting no. The motion for initial approval required that the applicant examine other options for houses facing the internal private street. A previous motion by March for initial approval as presented failed for lack of a second, as well as another previous motion by Barnett, seconded by Barrett, to refer the item with the requirement to take a look at a different concept to create a better street environment, which failed on a vote of (3-5-1) with Host-Jablonski abstaining.

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 3, 4, 5, 5, 5.5, 6, 6, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4809 Freese Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	6	-	-	5	5	5
	2	4	2	-	-	1	2	3
	5	6	6	-	-	5	6	5.5
	-	-	-	-	-	-	-	6
	3	6	5	4	-	4	5	4
	5	5	5	-	-	5	5	5
	9	7	7	-	-	8	8	8
	7	6	6	-	-	5	6	6
	7	5	6	-	-	5	5	6
	-	-	-	-	-	-	-	-

General Comments:

- These are just modified snout houses.
- Good amount of windows within the houses, attractive detailing, traditional feel.
- Admittedly difficult site, with straitjacket zoning and use restriction, have forced a somewhat mediocre design.
- Streetscape will be a real disappointment.
- Good use of a challenging site.



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

FX 2418739

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

4809 FREESE LANE
 18 CONDOMINIUM UNITS
 DAVID PORTERFIELD - WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT INC

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PLANNING UNIT CONTACT: BILL ROBERTS
 RETURN COMMENTS BY: 26 MAY 2005
 PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:
 Applicant E-mail: daveporterfield@wphd.org Fax: 258-5565
 Date Submitted: 27 APRIL 2005 Plan Commission: 06 JUNE 2005
 Date Circulated: 02 MAY 2005 Common Council: _____

CIRCULATED TO:

- | | | |
|--|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER | <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 ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - HURIE | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | | _____ |

- 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.
- A resolution will be before the Common Council within a few weeks regarding this matter.

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

NO COMMENTS / YOUR COMMENTS: *The applicant presented the proposal at a neighborhood meeting and was very well received. Most all of my issues as well as theirs were met. Of major import: No dunnage, landscaping, traffic flow. I have a concern about TR units they far out. I feel TR needs a more urban market. All in all - Great. Subject to Staff and PC comments.*
Thanks

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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. Dailey, 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: May 24, 2005

TO: Plan Commission

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

SUBJECT: 4809 Freese Lane 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. The applicant is required to meet the infiltration requirements of NR-151. Calculations showing compliance with these requirements shall be submitted to Greg Fries of City Engineering.
2. The rain garden as proposed must be revised to a bio-retention system as it takes parking lot drainage. See WDNR standards for these devices.
3. Show delineated wetland line and 75-foot setback as shown on the recorded plat for Twin Oaks.
4. Applicant shall show existing sanitary sewer running to the north of the proposed connection point. Existing manhole SAS 7069-006.
5. Indicate if the proposed sanitary sewer is to be public or private. If public, easements and a developer agreement shall be required prior to approval of conditional use. If water is to be public, the sewer must also be public.

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: 4809 Freese Lane 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.

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- 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.) _____.
- 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 _____.

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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 dedicated 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 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.

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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: 5/24/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **4809 Freese Ln.**

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. 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.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150- feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

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

cc: John Lippitt



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
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

May 26, 2005

TO: Plan Commission

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

SUBJECT: **4809 Freese Lane – Conditional Use – 18 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

GENERAL OR STANDARD REVIEW COMMENTS

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

2. 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), lots across Freese Lane, 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'.
3. The location of the driveway approach onto Freese La. may need to be modified to address auto headlights egress the site for lots 8 & 7 across the street. The applicant will need to demonstrate the effect of headlights on the site plans.
4. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. 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.
5. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signage and Pavement Marking including labor and

materials for both temporary and permanent installations.

6. 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: David Porterfield

Fax: 608-258-5565

Email: daveporterfield@wphd.org

DCD:DJM:dm

**CITY OF MADISON
MADISON WATER UTILITY
523 E. MAIN ST.
266-4651**

MEMORANDUM

Date: May 4, 2005

To: Bill Roberts - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: CONDITIONAL USE - 4809 Freese Lane

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

There is an existing 8" water lateral already installed to the property line which shall be utilized for water service to this property.

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

Dennis M. Cawley

DMC:kw\conduse.mem

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 14, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 4809 Freese Lane

Present Zoning District: R-4

Proposed Use: 18 Condo units (9 duplexes)(5 one bdrm, 7 two bdrm & 6 three bdrm)

Conditional Use: 28.08(4)(c)1. A Planned Residential Development is a conditional use.

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 25' front yard to the portion of the structure (ie stairs, deck of porch, porch pillars, etc.) that are 3' above grade. Show the setback of these portions of the building on the site plan.
2. The front left building shall be 8' 3" from the side property line (due to depth penalties). The right rear building also has a 6' 4.5" side yard setback at the porch on the side of the building. Meet with zoning staff regarding these requirements.
3. Provide a total of 32 parking stalls.
4. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	39,000 sq. ft.	90,156 sq. ft.
Lot width	50'	189.63'
Usable open space	9,000 sq. ft.	12,000 sq. ft. +
Front yard	25'	(1)
Side yards	varies dep on building depth	(2)
Rear yard	35'	adequate
Floor area ratio	n/a	n/a
Building height	3 stories	1, 2 and 3 stories

Site Design	Required	Proposed
Number parking stalls	32	24 garage 6 surface 30 (3)
Accessible stalls	n/a	1
Loading	n/a	n/a
Number bike parking stalls	18	provided in garages
Landscaping	As shown	adequate
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes – also AJM hold for deed restr.
Historic District	No
Landmark building	No
Flood plain	No (Adj. to wetland)
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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