



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
PH 608 266-4635

June 23, 2006

Albrecht Construction
Larry Albrecht
3536 Siggelkow Rd
McFarland, WI 53558

SUBJECT: 5817-5818 Gemini Drive

Dear Mr. Albrecht:

The Common Council, at its June 20, 2006, meeting, conditionally approved your application for rezoning from PUD(GDP) to PUD(SIP) for property located at 5817-5818 Gemini Drive.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following eleven items:

1. The applicant shall add the following to the Zoning Text.

MAINTENANCE OF TRAFFIC MEASURES

“Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The _____ (Association) shall be responsible, at the Association’s sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the _____ (Association) that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement.

The _____ (Association) and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.”

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), 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" = 20'.

3. The applicant shall submit site plans of adjacent properties to comply with M.G.O. The applicant has proposed access over the adjacent property that requires modifications the already approved site. The applicant shall show all of lots 441, 443, 444, 445, 447, & 448 of Grandview Commons. The applicant shall show all driveway approaches, building placement, parking spaces, surfaces, signage, address on one contiguous plan sheet.
4. The applicant notes parking on the easterly side of the property. The applicant shall submit plans for approval according to M.G.O. or remove from site plans.
5. When site plans are submitted for approval, the developer shall provide recorded copies for all the proposed joint driveway ingress/egress and easements for all lots with proposed joint driveways.
6. Stop" sign shall be installed at a height of seven (7) feet at all 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.
7. The applicant shall modify the westerly driveway according to M.G.O. 10.08(3)(b), No entrance shall be closer than five (5) ft. to an adjacent property line.
8. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4).
9. The applicant shall modify the plan so no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering 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 Janet Gebert, City Engineering, at 261-9688 if you have questions regarding the following fifteen items:

12. Condominium unit numbers shall be consecutively numbered 1-13. Condominium unit addresses are assigned – see attachment.
13. Certified survey map approval and recording is required to create legal parcels prior to building permits being issued.
14. Dane County Ordinance now requires infiltration on sites that add 20,000 square feet of impervious which this site does.
15. 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.
16. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

17. 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.
18. All work in the public right-of-way shall be performed by a City licensed contractor.
19. 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.
20. 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.
21. 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.
22. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Provide infiltration in accordance with NR-151.
23. 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 ljenchenko@cityofmadison.com . Include the site address in this transmittal.

24. 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).

25. 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.

26. 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.

27. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.

28. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

29. 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.

Please contact Kathy Voeck or Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following four items:

30. The final plans shall show addresses on the buildings.

31. NOTE: The 17 wide garages were only counted as one parking stall as it would be difficult to get in and out of a second car in that width. In a conventional zoning district, the 11-unit and 12-unit building would each be required to have 3 surface parking stalls. There also is not enough room to park vehicles in front of the garage doors.

32. 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. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line.

33. Provide a zoning text to be approved by Planning and Zoning.

Please contact Al Martin of the Planning Unit staff at 266-4635 if you have questions regarding the following two items:

34. The Urban Design Commission granted final approval but required that the treatment of driveway and access aisles was not approved by the Commission to allow the applicant to meet with the Fire Department to provide permeable paving to allow for more on-site infiltration, as well as consideration for a more durable base alternative on all building elevations within eight inches of ground level utilizing EIFS with a thicker substrate insulation board and heavyweight mesh under the base/finish coats above the base treatment.
35. If not already obtained, final approval of this proposal will be required by the Urban Design Commission or staff.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

36. Depending on heights of buildings and location of fire lanes, buildings do not comply with COMM 62.0509 if over 30 feet in height to fire access. Gemini Drive does not scale out at a minimum of 20 feet as required for fire access. The 11-unit needs fire access on the east and west sides, but does not have the required turning radius. Unknown if building is sprinklered.
37. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.
- a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - c. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.
 - d. Per IFC 503. 3 Show approved "fire lane, no parking" signs posted on the site plan. A maximum 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.
 - e. Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant.
 - f. Provide a fire lane that extends to within 150 feet of all exterior portions of the structure. Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet of the structure, and parallel to one entire side of the structure.
38. All portions of the exterior walls of newly constructed buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least TWO fire hydrants. 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.

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Please contact Hickory Hurie or Barb Constans of the C.D.B.G. staff at 267-0740 if you have questions regarding the Inclusionary Dwelling Unit Plan.

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file twelve (12) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

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If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551.

Sincerely,

Bill Roberts
Planning & Development

c: Zoning Administrator
City Engineering
Traffic Engineering
Fire Department
UDC – Al Martin
GMK Architecture

Traffic Engineering City Engineer Fire Department Zoning Administrator Urban Design (AM) Planning
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