

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
December 13, 2005

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to construct an 18-unit and a 20-unit apartment building on a vacant lot located at 6526 Maywick Drive.
2. Applicable Regulations: Section 28.08(5)(c)6 requires that multiple family detached dwellings must obtain a conditional use permit. Section 28.12(11)(k) provides the standards and guidelines for Planned Residential Developments.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Jeff Wickline, 6073 Cottontail Trail, Madison, WI 53718; and Peter Weston, The Design Alliance, 1001 Madison Avenue, Suite C, Fort Atkinson, WI 53538.
2. Status of Applicants: Property owner and architect.
3. Development Schedule: The applicant wishes to commence construction of this residential development as soon as all land use approvals have been obtained. The applicant hopes to have these units ready for occupancy by January 2007.
4. Parcel Location: North side of Maywick Drive, also abutting the southerly right-of-way line of Cottage Grove Road between the intersections with South Sprecher Road and Severson Drive, Aldermanic District 16, Madison Metropolitan School District.
5. Parcel Size: 95,367 square feet (2.19 acres).
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: One 18-unit and one 20-unit apartment building.
9. Surrounding Land Use and Zoning: The subject property is located in a developing residential area primarily consisting of single-family homes with low to medium density multi-family uses along the Cottage Grove Road and South Sprecher Road rights-of-way, zoned R1, R3, R4, PUD(SIP) and C1 in the City of Madison and County A-1 and R-1 in the Town of Blooming Grove.
10. Adopted Land Use Plan: This property is recommended for low to medium density residential uses in the adopted Cottage Grove Neighborhood Development Plan.

11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

**PUBLIC UTILITIES AND SERVICES:**

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

**STANDARDS FOR REVIEW:**

This application is subject to the conditional use and Planned Residential Development standards.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The subject property is a vacant lot created within the "Maywick Estates" final plat, approved by the Common Council in June 2003. At the time of approval of this final plat, the subject property and the four multi-family lots adjacent on the east were zoned R4 General Residence District to allow for multi-family residential development. Other lots in this subdivision were zoned R3, One and Two-Family Residence District to allow for single-family and duplex homes. At the time of the preliminary plat review, the subject property was not located within the Central Urban Service Area. A Central Urban Service Area Amendment was approved in conjunction with the final plat and this lot was designated for a maximum of 38 dwelling units.

The subject property is 'L'-shaped and lies between the Maywick Drive and Cottage Grove Road street rights-of-way. This lot slopes downward from the Cottage Grove Road right-of-way to the southeast approximately 12 to 14-feet. This slope is fairly uniform throughout its depth. This property is vacant and had been maintained as meadowland. No natural vegetation exists other than grass cover.

The applicant proposes to construct an 18-unit apartment building along the Maywick Drive right-of-way in the easterly portion of this lot, and a 20-unit apartment building along the westerly property line, near the Cottage Grove Road right-of-way. These two buildings will provide sixteen 1-bedroom units, twenty 2-bedroom units, and two 3-bedroom units for a total of 38 apartment units. These 38 units will yield a residential density of 17.4 dwelling units per acre on this 2.19 acre site. This density is the same as the maximum envisioned for this lot at the time of the final plat review and Urban Service Area Amendment, and is the maximum allowed under the existing R4 Residence District zoning.

Both these buildings will be 2 stories in height and will provide underground parking stalls. The 18-unit building will provide 27 parking stalls, and the 20-unit building will provide 30 parking stalls for a total of 59 enclosed parking stalls. An additional 14 surface parking stalls are required by the Zoning Code, and will be provided for a total of 73 off-street parking stalls to serve this 38-unit development.

The applicant has submitted a landscape plan which will provide 13 large canopy shade trees and a mixture of deciduous and evergreen trees and shrubs for this development. The Urban Design Commission has reviewed the proposed site plans, landscape plans and building elevations, and

referred consideration of this project at their November 2, 2005 meeting. The applicant has responded to the Urban Design Commission's suggestions and conditions, and, at their November 16, 2005 meeting, the Urban Design Commission granted final approval for this development proposal (see attached reports).

At the District Alderperson's request, the applicant met with interested neighborhood residents on December 15, 2005. Approximately six to eight area residents attended this meeting. Some of those attending preferred the proposed development to be sold as condominiums; however, the applicant has committed to build and lease the dwelling units as apartments. The district alderperson expressed some concern that the building be constructed with adequate sound deadening measures between the dwelling units for residents' comfort and privacy and expressed a desire that elevators be added to these two buildings. The applicant has stated that their intention is to construct the building with adequate structural and insulation materials to achieve the required sound deadening between units but stated that elevators serving two-story residential buildings at densities allowed in the R4 Zoning District would be cost prohibitive. Staff is unaware of any other specific concerns or objections expressed regarding this multi-family development.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the conditional use and Planned Residential District standards have been met and approve an 18-unit and 20-unit apartment building on a vacant lot located at 6526 Maywick Drive, subject to input at the public hearing and reviewing agency comments.

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 16, 2005

TITLE: 6326 Maywick Drive – Planned  
Residential Development (PRD), Forty-  
Eight Unit Apartment Project

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 16, 2005

ID NUMBER:

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

### SUMMARY:

At its meeting of November 16, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (PRD) for a 48-unit apartment project located at 6326 Maywick Drive.

Appearing on behalf of the project was Peter Weston, project architect. In response to the Commission's previous review of the project Weston presented revised plans detailing the following:

- A modified grading plan was presented to address previously stated concerns that resolved issues with steep slope of driveways going into underground parking entries below the structures as well as eliminating and or reducing extensive retaining wall systems around the two proposed structures.
- A rain garden had been added to provide for the channeling of roof water runoff along with the addition of ground floor patio areas providing access to adjoining lawn open space.

Following review of the revised plans, the Commission noted its improvements but raised issues with the lack of unit accessible open space around the northerly building.

### ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a vote of (5-2) with Barrett and Barnett voting no. The motion required that the applicant provide more usable open space around the northerly building and its adjacent frontage with Cottage Grove Road with staff to approve the revised plans.

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 5, 5, 6, 6, 6.5, and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6326 Maywick Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	-	-	6	6	6
	7	8	7	7	-	6	8	7
	6	7	6	6	-	6	7	6.5
	4	6	5	5	-	5	4	5
	5	7	6	6	-	5	6	6
	3	6	7	6	-	5	5	5

General Comments:

- Much improved site plan.
- Appreciate the at grade connections made possible. The grading is much improved within the drive areas and walls reduced is great. Addition of the rain garden is a plus. Look to integrate some open space on north by Cottage Grove Road.
- Too much apartment on too little of a site.
- The grading plan seems very intrusive.

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 2, 2005

TITLE: 6325 Maywick Drive – Planned Residential Development (PRD), Forty-Eight Unit Apartment Project

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 2, 2005

ID NUMBER:

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Members present were: Lou Host-Jablonski – Acting Chair, Todd Barnett, Michael Barrett, Cathleen Feland, Lisa Geer, Robert March, Jack Williams, and Ald. Noel Radomski

### SUMMARY:

At its meeting of November 2, 2005, the Urban Design Commission **REFERRED CONSIDERATION** of a Planned Residential Development (P.R.D.) for a two building, 48-unit apartment project located at 6325 Maywick Drive.

Appearing on behalf of the project was Pete Westin of the Design Alliance. The site development plan features the development of a 20-unit and an 18-unit, 2 ½ story buildings featuring underground parking and a shared driveway access off of the site's southerly frontage with Maywick Drive. Under provisions of the subdivision plat that created this lot, there is no access to the property's Cottage Grove Road frontage. Following a review of the individual building's elevations, materials and colors, interior floor plans, site landscaping, and photometric plans, the Commission expressed concerns on the following:

- Consider the stepping of buildings in order to eliminate the grade separation between the buildings and need for an extensive retaining wall system as proposed should be resolved with a modified site and grading plan based on representations by the architect that the raising of the building grades may help resolve these related issues.
- Issue with direct access to outdoor areas from porches and patios not being provided and should be addressed.
- Concern with grading plan and steep slope going into underground parking entries; the potential for raising of the grade of the buildings may resolve these issues.
- If retaining walls along Cottage Grove are to be maintained after proposed changes to the grading plan, integrate more into the overall site plan.

### ACTION:

On a motion by Barrett, seconded by Barnett, the Urban Design Commission **REFERRED CONSIDERATION** of the project. The motion was passed on a vote of (8-0). The referral motion required that the applicant address issues with the grading plan and its effect on the site plan.

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 4, 5, 5, 5, 6, and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6326 Maywick Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	-	-	-	6	6	6
	4	6	5	6	-	5	6	5
	7	8	-	-	-	7	8	7.5
	2	5	-	-	-	-	-	4
	5	6	5	-	-	5	5	5
	-	-	-	-	-	-	-	5

General Comments:

- Integrate retaining walls into the landscape plan with more articulation for interest. Pursue on grade patios where possible. Lessen the slope into the basement parking; too steep.
- Concerned about grades – integrate building design with the topography.



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## 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

November 23, 2005

TO: Plan Commission

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

SUBJECT: **6326 Maywick Drive – Conditional Use – 38 Apartments / 2 Buildings**

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
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### 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), 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 design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
4. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signage and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.



5. 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: Peter Weston  
Fax: 920-568-7058  
Email: [peterw@thedesignalliance.us](mailto:peterw@thedesignalliance.us)

DCD:DJM:dm



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: November 21, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 6326 Maywick Drive 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. 20 Unit Bldgs. Address is 6326 Maywick Drive.  
18 Unit Bldgs. Address is 6348 Maywick Drive.
2. Proposed retaining walls shall be designed and certified by a Professional Engineer. Owner shall record a maintenance agreement for all retaining walls adjacent to property lines.
3. Comment 4.5 shall address safe drainage of the underground parking and the entrance to it.
4. Stormwater Management required includes infiltration in accordance with NR-151.

**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: 6326 Maywick Drive Conditional Use

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

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- 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 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.

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- 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](mailto: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 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.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 20, 2005

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 6326 Maywick Dr.

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**Present Zoning District:** R-4

**Proposed Use:** 18 Unit and 20 Unit Apartment Buildings

**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, measured at a right angle to the front property line. (Note: a roof overhang can project 3' into a required front yard.) The 18 unit building, as shown, is encroaching into the required front yard.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of three accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent. (Note: Provide one per each basement garage and one in the surface lot.)
  - b. Show signage at the head of the stalls.
  - c. Show the accessible path from the garage and surface stalls to the accessible entrance.
3. Provide 38 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

4. 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).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	77,000 sq. ft.	95,356 sq. ft.
Lot width	50'	437.74'
Usable open space	19,000 sq. ft.	20,280 sq. ft. +
Front yard	25'	(1)
Side yards	13.5' left, 16.5 right	31' left, and 26 right
Rear yard	35'	47'
Building height	2 stories/35'	2 stories/

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	63 (of the req., 9 surface)	53 garage 14 surface 67
Accessible stalls	2 garage (1 per garage) 1 surface 3 total	(2)
Loading	2 (10' x 35') areas	provided in drive aisles
Number bike parking stalls	38	(3)
Landscaping	As shown	adequate
Lighting	Yes	(4)

<b>Other Critical Zoning Items</b>	
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.



# 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: 11/22/2005  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **6526 MAYWICK 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 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. Building "B"
2. 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. Along Building "A" the fire lane is shown over 150' in length with no turnaround. If the building is sprinklered you may be able to lengthen the hose reach and shorten the required fire lane. Contract John Lippitt for more information.
3. All portions of the exterior walls of newly constructed public 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. Building "B" does not appear to be covered completely by a min of 2 fire hydrants.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: The site plans shall clearly identify the location of all fire lanes.

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

cc: John Lippitt

ju



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

**MEMORANDUM**

**Date:** November 5, 2005

**To:** The Plan Commission  
**From:** Dennis M. Cawley, Engineer 4 - Water Utility  
**Subject:** CONDITIONAL USE – 6326 Maywick Drive

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**

None

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

Dennis M. Cawley



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

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

**REVIEW REQUEST FOR:**

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

6526 MAYWICK DRIVE  
 18 UNIT & 20 UNIT APARTMENT BUILDINGS  
 JEFF WICKLINE/PETER WESTON - THE DESIGN ALLIANCE

(9)

PLANNING UNIT CONTACT: PETE OLSON

RETURN COMMENTS BY: 23 NOVEMBER 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: peterw@thedesigalliance.us Fax: 920-368-7258

Date Submitted: 20 OCTOBER 2005 Plan Commission: 05 DECEMBER 2005

Date Circulated: 31 OCTOBER 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:**

I have indicated that a neighborhood meeting is necessary prior to any approval I might give. Approved pending the result of that meeting and staff approval.

*Judy Compton*