



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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October 19, 2010

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Approval of a conditional use for a planned residential development to allow construction of 64 apartment units in four buildings located at 9401 Mid Town Road. (Aspen Hill Apartments, LLC)

Dear Mr. Bruce;

At its October 18, 2010 meeting, the Plan Commission found the standards met and approved your client's conditional use application for a planned residential development at 9401 Mid Town Road, subject to the conditions below. In order to receive final approval of the conditional use and for building permits for to be issued for your client's project, the following conditions shall be met:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following sixteen (16) items:

1. The proposed subdivision plat of First Addition to Hawks Ridge Estates shall be recorded with the Dane County Register of Deeds creating the parcel for which this development is proposed upon. Final city of Madison addresses and parcel identification numbers cannot be created and assigned to the property prior to plat recording.
2. The project's utility plan shall correspond with proposed improvements in City Project No. 53B2129 (First Addition to Hawks Ridge Estates).
3. All conditions of the plat First Addition to Hawks Ridge Estates shall be satisfied prior to development of this lot.
4. Public utilities are presently not installed or provided for; this site is ineligible to receive a building permit until public improvements have been installed.
5. This site is subject to storm and sanitary impact fees.
6. All work in the public right of way shall be performed by a City-licensed contractor.
7. All damage to the pavement on Dregers Way and Silverstone Lane adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
8. 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.
9. The applicant shall demonstrate compliance with MGO Sections 37.07 and 37.08 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.

10. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151, but a separate permit submittal is now required from the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the DNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.

11. 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 Chapter 37 of the Madison General Ordinances; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances
12. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
13. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
14. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
15. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
16. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following three (3) items:

17. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: existing items in the terrace (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent, signage, percent of slope, vehicle routes, dimensions of radii, aisles, **driveways**, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
18. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirements, which state that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within

the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.

19. 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 Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following six (6) items:

20. Due to apparent topographic change across the property, it is not clear that the project will be able to provide the required useable open space. Provide a grading plan that shows that the R5 usable open space requirements can be met in the amount of 15,360 square feet. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.
21. Parking requirements for persons with disabilities must comply with MGO Section 28.11(3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of 5 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.
 - b.) Show signage at the head of the stalls.
 - c.) Show the accessible path from the stalls to the buildings. The stalls shall be as near the elevators as possible.
22. Bike parking shall comply with MGO Section 28.11. Provide **57** 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 2 feet by 6 feet with a 5-foot access area.
23. Off street parking requirement shall comply with MGO Section 28.11. For parking lot plans with greater than 20 stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15 and 20 feet of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Provide a revised landscape plan to match revised site plan.
24. Lighting is required and shall be provided in accordance with City of Madison outdoor lighting standards, section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line.
25. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31 and approved by the Urban Design Commission or staff. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installation.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following two (2) items:

26. 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 Section 34.20 for additional information.
27. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17) and 34.19, as follows: Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation,

power poles, trees, bushes, fences or posts. MFD would accept the loading area located on the turnaround leg between Building 10 and 13.

Please contact Kay Rutledge, Parks Division, at 266-4714 if you have any questions regarding the following item:

28. The developer shall pay approximately \$132,448.00 for park dedication and development fees for 64 new multi-family units. (Fees in lieu of dedication=(64 @ \$1,477)=\$94,528.00; Park development fees=(64 @ \$592.50)=\$37,920.00). The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Elver Park impact fee district (SI31).

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

29. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Please contact my office at 261-9632 if you have any questions regarding the following four (4) items:

30. Revise the plan set to universally refer to "Silverstone Lane" (some labels refer to it as "Way").
31. That the applicant receive final approval of the planned residential development from the Urban Design Commission prior to final staff approval and issuance of building permits.
32. That the street-facing facades of the 2 four-unit garden apartment buildings be individually varied using any combination of varied roof designs, building material colors and window and door styles or locations as approved by the Planning Division to provide a more diverse street wall along Silverstone Lane and Dregers Way opposite the existing and future single-family residences in the Hawks Ridge Estates development.
33. That the applicant provide east-west pedestrian connections between the two phases of the Aspen Hill development as approved by the Planning Division prior to final approval of the second phase. If east-west connections are not possible within the site due to existing and proposed grades, the enhanced east-west pedestrian movement may be facilitated by additional internal sidewalks along the eastern property line to connect to the Mid Town Road and Silverstone Lane sidewalks as approved by staff.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise your plans per the above conditions and submit **ten (10) copies** of a complete, fully dimensioned plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building

permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Kay Rutledge, Parks Division
Dennis Cawley, Madison Water Utility
Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use project.

<i>Signature of Applicant</i>

<i>Signature of Property Owner (If Not Applicant)</i>

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: