

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 3, 2006

ZONING MAP AMENDMENT, I.D. 04155 to rezone 6001 Kilpatrick Lane from PUD(GDP) TO PUD(SIP):

1. Requested Action: Approval of a rezoning from Planned Unit Development-General Development Plan PUD(GDP) to Planned Unit Development-Specific Implementation Plan PUD(SIP) for property located at 6001 Kilpatrick Drive to allow construction of a 10-unit townhouse residential building.
2. Applicable Regulations: Section 28.07 of the Zoning Code provides the requirements and framework for Planned Unit Developments. Section 28.12 provides the process for Zoning Map Amendments.
3. Report Drafted By: Bill Roberts, Planner IV

GENERAL INFORMATION:

1. Applicant: Don Esposito-DJK Real Estate, LLC, 6801 South Towne Drive, Madison, WI 53713; Brian Munson, VandeWalle and Associates, 120 East Lakeside Street, Madison, WI 53715.
2. Status of Applicant: Owner/agent.
3. Development Schedule: The applicant wishes to commence construction as soon as all necessary land use approvals have been obtained.
4. Parcel Location: North of Cottage Grove Road, east of North Star Drive, at the corner of Sharpsburg Drive and Kilpatrick Lane within the Grandview Commons development, Aldermanic District 3, Madison Metropolitan School District.
5. Parcel Size: 24,654 square feet.
6. Existing Zoning: PUD(GDP). The underlying General Development Plan authorizes multi-family development within the context of the Grandview Commons Town Center Neighborhood Center (see attached). The net density shown in the General Development Plan is 23.5 dwelling units per acre for the combined neighborhood center residential districts.
7. Existing Land Use: Vacant land.
8. Proposed Use: 10 residential townhouse units in a single building.
9. Surrounding Land Use and Zoning (See map): This site is surrounded by a mix of recently developed single-family and multi-family land uses including vacant land under development within the Greater Grandview Commons neighborhood zoned PUD(GDP-SIP).

10. **Adopted Land Use Plan:** The adopted Sprecher Neighborhood Development Plan recommends this area for medium density residential. The recently adopted City of Madison Comprehensive Plan designates this site as MDR Medium Density Residential – 16 to 40 dwelling units per acre.
11. **Environmental Corridor Status:** This property is not located within an environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services can be extended to this property upon development.

STANDARDS FOR REVIEW:

This project is subject to the Planned Unit Development District Standards.

ANALYSIS, EVALUATION AND CONCLUSION:

This building proposal is a continuation of the residential development occurring within the “Grandview Commons” Neighborhood that was established in early 2003 with the approval of the underlying PUD(GDP) Planned Unit Development – General Development Plan and the Grandview Commons Preliminary Plat. This specific development proposal – Specific Implementation Plan is for a 10-unit townhouse style development consisting of a single two-story building with underground garages on a single lot located at 6001 Kilpatrick Lane. There will be a total of 30 parking stalls provided; 10 surface parking stalls and 20 garage parking stalls taking direct access to Kilpatrick Lane (see attached plans). The development of 10-unit building on this 24,654 square foot lot results in a residential density of 17.67 dwelling units per acre which is consistent with the overall density envisioned in the approved PUD(GDP) and is consistent with the neighborhood plan and comprehensive plan land use designations.

An overall good landscape plan has been provided.

The Urban Design Commission has approved this proposal. A copy of their report is attached.

RECOMMENDATIONS:

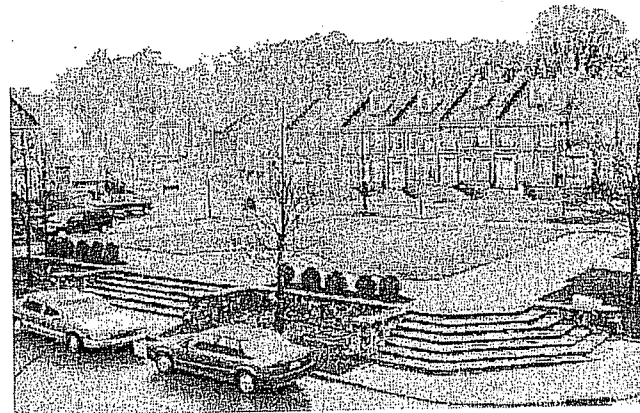
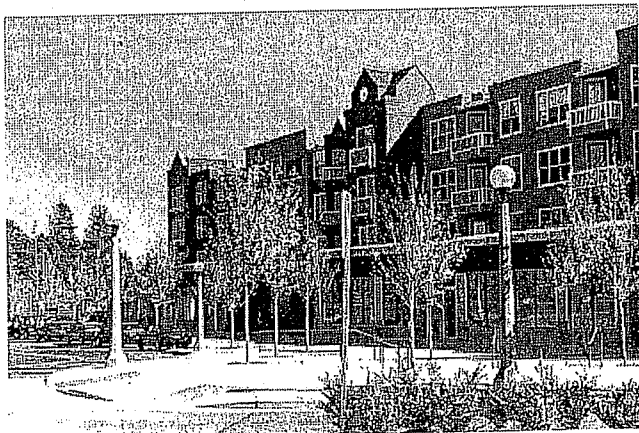
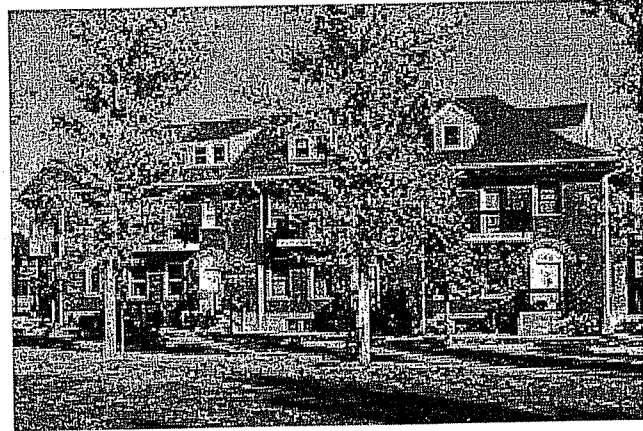
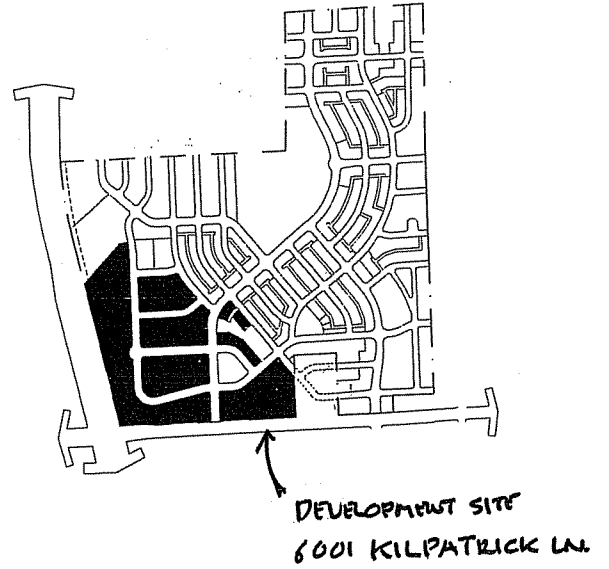
The Planning Unit recommends that the Plan Commission forward this proposal to the Common Council with a favorable recommendation subject to the comments of the reviewing departments, the comments of the Urban Design Commission, and any neighborhood input at the public hearing.

Neighborhood Center

The Neighborhood Center district will supply more than just a neighborhood center, but rather a unique setting for interaction, community building, work, and play. Development within this district will be carefully designed to create a pedestrian-scale environment that compliments and enhances the surrounding neighborhood. While the neighborhood center will not be focused at supplying regional shopping destinations, it will supply a unique setting within the neighborhood, in addition to serving the daily needs of its residents.

Neighborhood Center Districts include:

- Neighborhood Center Mixed Use
- Neighborhood Center Residential

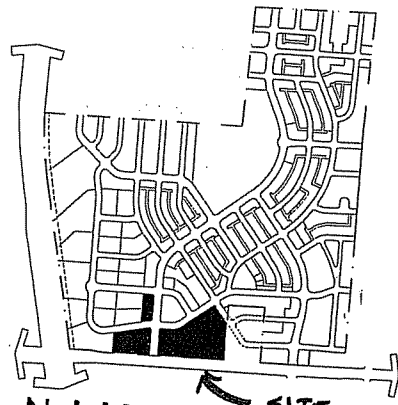


NEIGHBORHOOD CENTER MIXED USE

Revised: August 11, 2003

September 21, 2004

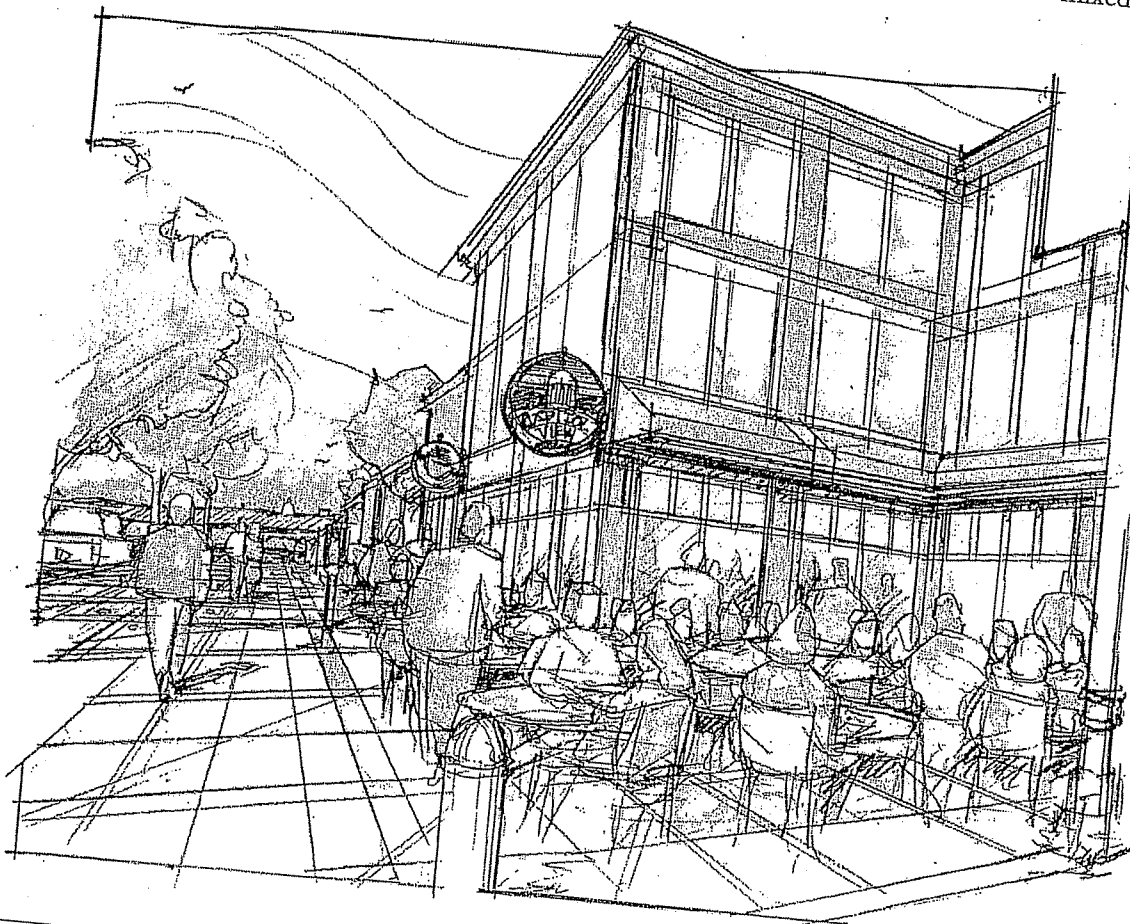
Final Plat Numbers 439, 440, 441, 458, 459



Neighborhood Center
Mixed Use District Locations

Description

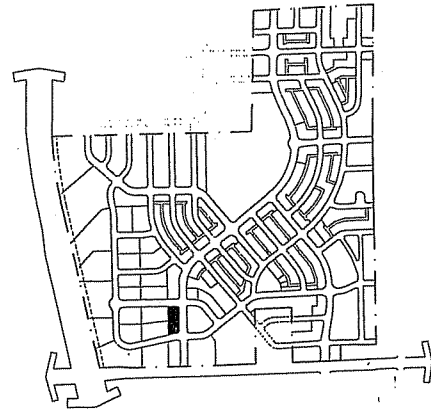
The Neighborhood Center Mixed Use district contains an integrated mixture of neighborhood scale commercial, office, and residential components that will supply the day-to-day goods and services for neighborhood residents. This area will contain limited neighborhood commercial uses and may include tenants such as a deli, coffee shop, specialty retail, dry cleaners, and drug store, each use focused at meeting the pedestrian's and local neighborhood resident's daily needs. Development in this mixed-use district will feature first floor retail, office, and residential, accented by the potential for upper story office space and residential units. The careful blend of pedestrian and street oriented retail, residential units, and open space will help reinforce the pedestrian focus of the mixed-use area.



Neighborhood Center Mixed Use 1 (Lot 441)

The Neighborhood Center Mixed Use 1 sub-district is developed to maximize views and frontage onto the Village Green. This mixed-use district will feature commercial and flex space first floor areas, a potential outdoor dining plaza, and upper floor residential. Parking within for the sub-district will feature underground, on-street, and a limited number of surface stalls.

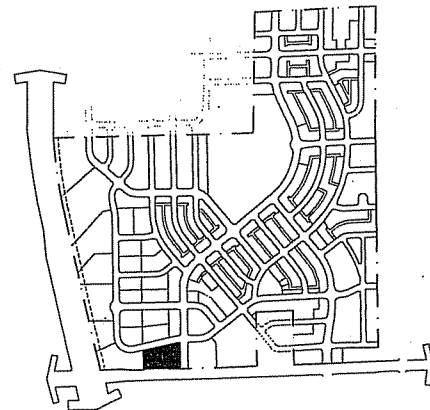
Net Acreage	.9 acres
Maximum Dwelling Units	45 units (15 flex space units)
Net Density	50.3 dwelling units/acre
Maximum Development	25,000 sq.ft. retail



Neighborhood Center Mixed Use 2 (Lots 458, 459)

The Neighborhood Center Mixed Use 2 sub-district forms the western component of the Neighborhood Center “gateway”, and will feature office, retail, and residential opportunities. Building placement within this district will reinforce the entrance and village green, as well as the pedestrian focused streetscape, with two-story facades, first floor retail, and parking placed at the rear of the buildings. Retail and residential opportunities within this district will include some flex space uses, to allow for the buildings to be constructed while the market is still maturing.

Net Acreage	2.5 acres
Maximum Dwelling Units	18 units
Net Density	7.2 dwelling units/acre
Maximum Development	35,000 sq. ft. office/retail

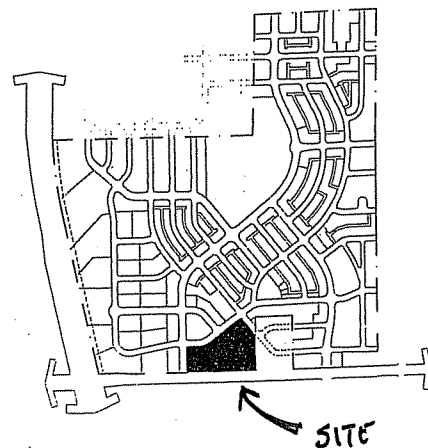


*SIP Adopted: October 7, 2003
March 30, 2004*

Neighborhood Center Mixed Use 3 (Lot 439, 440)

The Neighborhood Center Mixed Use 3 sub-district completes the Neighborhood Center “gateway” and forms part of the southern edge of the Village Green. Buildings within this district will feature two story facades, first floor retail, flex space opportunities, and integrated building placement which reinforces the pedestrian spaces and green. Parking within this district will be located at the rear, with visual access to Cottage Grove Road.

Net Acreage	2.1 7.1 acres
Maximum Dwelling Units	12 162 units (6 flex space units)
Net Density	5.8- 22.8 dwelling units/acre
Maximum Development	40,000 90,000 sq.ft. retail



SIP Adopted: November 4, 2003

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 26, 2006

TITLE: 6001 Kilpatrick Lane – PUD(SIP),
Attached Townhomes. 3rd Ald. Dist.
(04008)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 26, 2006

ID NUMBER:

Members present were: Lisa Geer, Acting Chair; Ald. Noel Radomski, Todd Barnett, Cathleen Feland, Michael Barrett and Robert March.

SUMMARY:

At its meeting of July 26, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 6001 Kilpatrick Lane. Appearing on behalf of the project was Brian Munson of Vandewalle & Associates. In address of the Commission's previous comments on the project, the modified plans featured the following:

- In order to distinguish the front door from that of the garage door of the same color, windows have been provided.
- In regards to a request for drives to act as walkways, the applicant noted its preference to maintain separate walkways and driveways but did provide for the combination of certain walkways and driveways to provide for more green landscaped space in front of the buildings.

ACTION:

On a motion by Barnett, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

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 6, 6.5, 7, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Kilpatrick Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	7	7	-	8	8	7.5
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	6.5
	7	6	-	-	-	7	8	7
	6	6	6	7	-	6	5	6
	-	-	-	-	-	-	-	8 (changes)

General Comments:

- Excellent. Do we want such a dense landscape screen between open space areas of proposed and adjacent project?
- Window on garage doors are big improvement. Thank you!
- Much improved.
- Fine project. The substantial windows on the garage and the door (and its surround) really make the building much more street-friendly than most townhouses over garages.
- Appreciate added windows.



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: July 19, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 6001 Kilpatrick Lane Rezoning

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. Comment 1.5 Mailing addresses will need to be assigned to the individual units, contact Lori Zenchenko to discuss an addressing plan.

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: 6001 Kilpatrick Lane Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

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- 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.
- 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. 5
- 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 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.
- 4.12 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

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- 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 lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 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.

- 4.14 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).

- 4.15 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.

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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Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 10, 2006

TO: Plan Commission

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

SUBJECT: **6001 Kilpatrick Lane – Rezoning – PUD (GDP) to PUD (GDP- SIP) –10 Townhouse 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. The applicant shall modify the two (2) driveway approaches according to M.G.O. 10.08(3)(c) Any two entrance shall be a least ten (10) ft. apart and in case less then sum of the approach flare or radii.
2. The applicant shall revise site plans for driveway and approach should be at least ten (10) ft. wide according to M.G.O.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements; all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. The applicant shall modify the driveway approaches according to the design criteria for a "Class I" driveway in accordance to Madison General Ordinance Section 10.08(4).
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.

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Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Brian Munson
Fax: 255-0814
Email: bmunson@vandewalle.com

DCD: DJM: dm

3.



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: 8/11/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6001 Kilpatrick 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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.

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

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

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 8, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 6001 Kilpatrick Lane

Present Zoning District: PUD(GDP)

Proposed Use: 10 Townhouse Units (2 bedrooms each unit)

Requested Zoning District: PUD(SIP)

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. Show the footprint of all decks on the site plan. Show building setbacks from the closest part of the building to the property lines.
2. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan. Note: This area may be provided in an off-street drive aisle since the building square footage is between 10,000 and 50,000.
3. At the time of the future parking stall development, obtain a minor alteration to an existing PUD(SIP).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	24,654 sq. ft.
Lot width	50'	adequate
Usable open space	5,000 sq. ft.	4,045 sq. ft. * (not counting future parking in rear)
Front yard	20'	15.5'
Side yards	8' min., 20' total	12' & 30'
Rear yard	30'	50.6'
Building height		3 stories (front-Sharpsburg)

Site Design	Required	Proposed
Number parking stalls	15	10 * (Of the 15 stalls req., in conventional zoning 2 unobstructed surface stalls would be required.)
Accessible stalls	No (Townhouse units)	n/a
Loading	1 (10' x 35')	(2)
Number bike parking stalls	10	provided in garages
Landscaping	as shown	adequate
Lighting	No, but yes for future surface parking development.	

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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.

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