

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
July 6, 2005

**ZONING MAP AMENDMENT, FILE I.D. 01315 LOCATED AT 1702 WALDORF BOULEVARD:**

1. Requested Action: Approval to construct 10 condominium units on a vacant lot located at 1702 Waldorf Boulevard.
2. Applicable Regulations: Section 28.07(6) provides the framework and guidelines for Planned Unit Development Districts. Section 28.12(10) provides the guidelines for zoning map amendments.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Terrence Temple, Barrow Ridge, LLC, 429 Gammon Place, Suite 200, Madison, WI 53719; and J. Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Suite 201, Middleton, WI 53562.
2. Status of Applicants: Property owner/developer and architect.
3. Development Schedule: The applicant wishes to commence construction of this new multi-family building in the fall of 2005. The applicant hopes to have the new building ready for occupancy by fall 2006.
4. Parcel Location: Southwest corner of the intersection of Mansion Hill Avenue and Waldorf Boulevard in the Mid-Town Commons Neighborhood, north of Mid-Town Road lying between South High Point Road and County Trunk Highway M, Aldermanic District 1, Madison Metropolitan School District.
5. Parcel Size: 21,866 square feet (0.50 acres).
6. Existing Zoning: PUD(GDP) Planned Unit Development-General Development Plan District. The underlying General Development Plan authorizes this site to be developed with a minimum of 4 dwelling units and a maximum of 10 dwelling units in a multiple story, multi-family building.
7. Existing Land Use: Vacant lot.
8. Proposed Use: 10 condominium units.
9. Surrounding Land Use and Zoning (See map):  
  
North – Rowhouses and multi-family development, single-family homes and duplex homes zoned PUD(SIP).

- East – Lands approved for mixed-use and multi-family development zoned PUD(GDP) and PUD(SIP).
- South – Lands approved for mixed-use and multi-family development zoned PUD(GDP) in the City of Madison and scattered single-family homes zoned County A-1 in the Town of Verona.
- West – Lands approved for mixed-use and multi-family development zoned PUD(GDP) and PUD(SIP) in the City of Madison and single-family homes and agricultural lands zoned County A-1 in the Town of Middleton.

10. Adopted Land Use Plan: The Mid-Town Commons Development has been designated for medium density residential uses in the adopted High Point-Raymond Neighborhood Development Plan (26-40 units per acre). The subject property has further been designated for a minimum of 4 and a maximum of 10 multi-family units within the underlying Mid-Town Commons General 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 the neighborhood as development continues.

**STANDARDS FOR REVIEW:**

This application is subject to the Planned Unit Development District standards.

**ANALYSIS AND EVALUATION:**

- Existing Site Characteristics

The proposed project site consists of 21,866 square feet (0.50 acres). This site was created in late 2000 as part of the Mid-Town Commons Traditional Neighborhood Development and underlying General Development Plan to guide the physical development of this project. The final plat of Second Addition to Mid-Town Commons, which created the underlying lot was recently recorded. Please note that lot configurations in the Section Addition to Mid-Town Commons vary slightly from those shown on the preliminary plat and approved General Development Plan map. The subject property is now known as Lot 93, Second Addition to Mid-Town Commons (see attached final plat map and General Development Plan revision dated April 25, 2005). The subject property is located along the west right-of-way line of Waldorf Boulevard at the southwesterly corner of the intersection with Mansion Hill Avenue. This property slopes downward approximately 7-feet from the southerly lot corner to the northerly corner. A public park will be located adjacent to the southwesterly lot line.

- Site Plan

The proposed site plan allows for a two 5-unit condominium buildings to be located along Waldorf Boulevard. The buildings will be two stories in height, and will allow an exposed lower level along the Mansion Hill Avenue street right-of-way due to the slope of this property. The off-street parking facility will be located between the two proposed buildings, effectively screening it from view from the public right-of-way. Entrances to each dwelling unit will be provided along the building façades facing the two adjacent public streets. Private sidewalks will connect each dwelling unit entrance directly to the public rights-of-way.

The proposed buildings will be provided with a front yard setback of 12-feet from the Waldorf Boulevard street right-of-way and a street side yard of 15-feet will be provided along the Mansion Hill Avenue right-of-way. These setbacks are consistent with the requirements of the adopted Mid-Town Commons General Development Plan and reflect the setbacks of adjacent buildings (see attached site plans and apartment/condominium type-VII criteria). The zoning requirements such as side yard and rear yard setbacks will also be met and the proposed structure will not exceed Mid-Town Commons apartment (Type IV-A) height limitations. The proposed landscape plan indicates a significant quantity of foundation plantings surrounding the proposed structures, in addition to canopy shade trees and understory plants to enhance the buildings. A central courtyard and patio area will provide common open space for this development.

- Building Plans

The proposed 5-unit condominium buildings will provide townhouse-style dwelling units on two floors. Due to the slope of this site, lower level garages will be provided. Each dwelling unit will include 2 bedrooms. These 10 dwelling units will yield an overall density of 20.0 dwelling units per acre on this 0.50 acre site. This density is below the range of 26-40 dwelling units per acre as recommended by the adopted High Point-Raymond Neighborhood Development Plan but is consistent with the specific lot densities as provided for in the approved Mid-Town Commons General Development Plan and will provide an average density for the neighborhood which is within this recommended range.

The proposed building elevations will provide a mixture of siding types, including brick veneer along the base and portions of the lower half of the first floor, a horizontal hardboard siding on the balance of the first and second floors and a wood shake shingle on the gable ends. The overall building will be a neo-traditional style, which is similar to many other buildings throughout the Mid-Town Commons Traditional Neighborhood Development. The building entrances will be provided with an open porch with a shed roof.

- Off-Street Parking

This development proposal will include 20 underground parking stalls in the lower level garages, and 3 surface parking stalls in the inner courtyard (see attached floor plans and site plans) for visitor and resident use, and short-term loading and unloading. These 23 parking stalls will provide a parking ratio of 2.3 off-street parking stalls per dwelling unit, which is consistent with most suburban development. The proposed development will also provide bicycle parking in the lower level garages.

- Consistency With Adopted Plans

The adopted High Point-Raymond Neighborhood Development Plan designates this site for medium density residential purposes. This designation recommends a density range of 26-40 dwelling units per acre. The proposed development will yield a residential density of 20.0 dwelling units per acre, which is somewhat below this range, but will still preserve the overall average neighborhood density objectives.

The R5 zoning district has been chosen for review comparison for this development (see attached Zoning staff report) because it is most similar to the 26-40 units per acre density range recommended by the High Point-Raymond Neighborhood Development Plan and its consistency with the density objectives of traditional neighborhood development concepts. The R5 zoning district generally allows maximum residential densities of approximately 35-40 dwelling units per acre based upon an average of 2-bedroom dwelling units. The Zoning staff report provides a detailed comparison of the compliance of this development proposal with the specific R5 zoning district regulations. It should be noted, however, that the design guidelines approved for this traditional neighborhood development include front and rear yard setbacks which are considerably smaller than those specified by City of Madison conventional zoning district regulations. This proposal complies with most of the R5 setback requirements and also complies with all the setback regulations as specified by the Mid-Town Commons General Development Plan.

- Standards For Review For Planned Unit Development

In addition to compatibility with the recommendations of adopted plans, the review of Planned Unit Development proposals requires consideration of other specific criteria to ensure that the project is consistent with the spirit and intent of the ordinance and has the potential for producing significant community benefit in terms of environmental and aesthetic design. These criteria include character and intensity of use, community impact, and preservation and maintenance of open space. The Mid-Town Commons Traditional Neighborhood Development established a character and intensity of use via its adopted General Development Plan. This includes development at densities generally ranging from 25-40 dwelling units per acre throughout this neighborhood, a variety of housing types, public parklands, mixed-use developments, the expectation of a future Madison Metro Transit corridor via Waldorf Boulevard running north-south through this neighborhood, creating a walkable neighborhood, and the objective to reduce the need for private motor vehicle transportation. Traditional neighborhood design standards include front porches, smaller front and rear yard setbacks than that which is typical for developments today to encourage a "street presence" for residential buildings and reduced off-street parking requirements. In addition, a private design review committee must approve all development plans. The proposed development complies with the underlying General Development Plan regulations and design guidelines for this neighborhood.

A thorough analysis of the potential community impact of the Grandview Commons Traditional Neighborhood Development was considered at the time of the review and approval of the preliminary plat and General Development Plan. This proposed development is consistent with the requirements set forth in the General Development Plan and should not result in an impact different than what was envisioned at the time of the approval of the underlying General

Development Plan. The goal of the Mid-Town Commons Neighborhood was to provide residential densities sufficient to support the future success of the neighborhood commercial center which will be developed along the Mid-Town Road right-of-way at the Waldorf Boulevard intersection in the near future.

A basic requirement for all residential developments is the provision of adequate usable open space. This proposed development provides a central courtyard and patio area in the rear yard adjacent to the proposed off-street parking facility. A sub-neighborhood public park will be provided on the adjacent parcel, southeast of the proposed development. In addition, a large neighborhood park will be located approximately two blocks north of the subject property. This private and public open space should meet the needs of the proposed development.

#### **URBAN DESIGN COMMISSION REVIEW:**

The Urban Design Commission received an informational presentation regarding this development proposal at their April 20, 2005 meeting, and at their May 18, 2005 meeting recommended final approval of the proposed development (see attached reports).

#### **INCLUSIONARY DWELLING UNIT REQUIREMENTS:**

The underlying Mid-Town Commons Traditional Neighborhood Development, including preliminary and final plats and General Development Plan were approved prior to the creation of the inclusionary dwelling unit requirements. This proposed development, which will provide 10 condominium units, is consistent with the minimum and maximum dwelling unit provisions for this property as specified within the approved Mid-Town Commons General Development Plan. The provision of inclusionary dwelling units within this project, therefore, is not required.

#### **CONCLUSION:**

The Plan Commission and Common Council are being asked to approve a Planned Unit Development District, which includes the construction of 10 condominium units in a single residential building on a 0.50 acre vacant site located in the Mid-Town Commons Traditional Neighborhood Development.

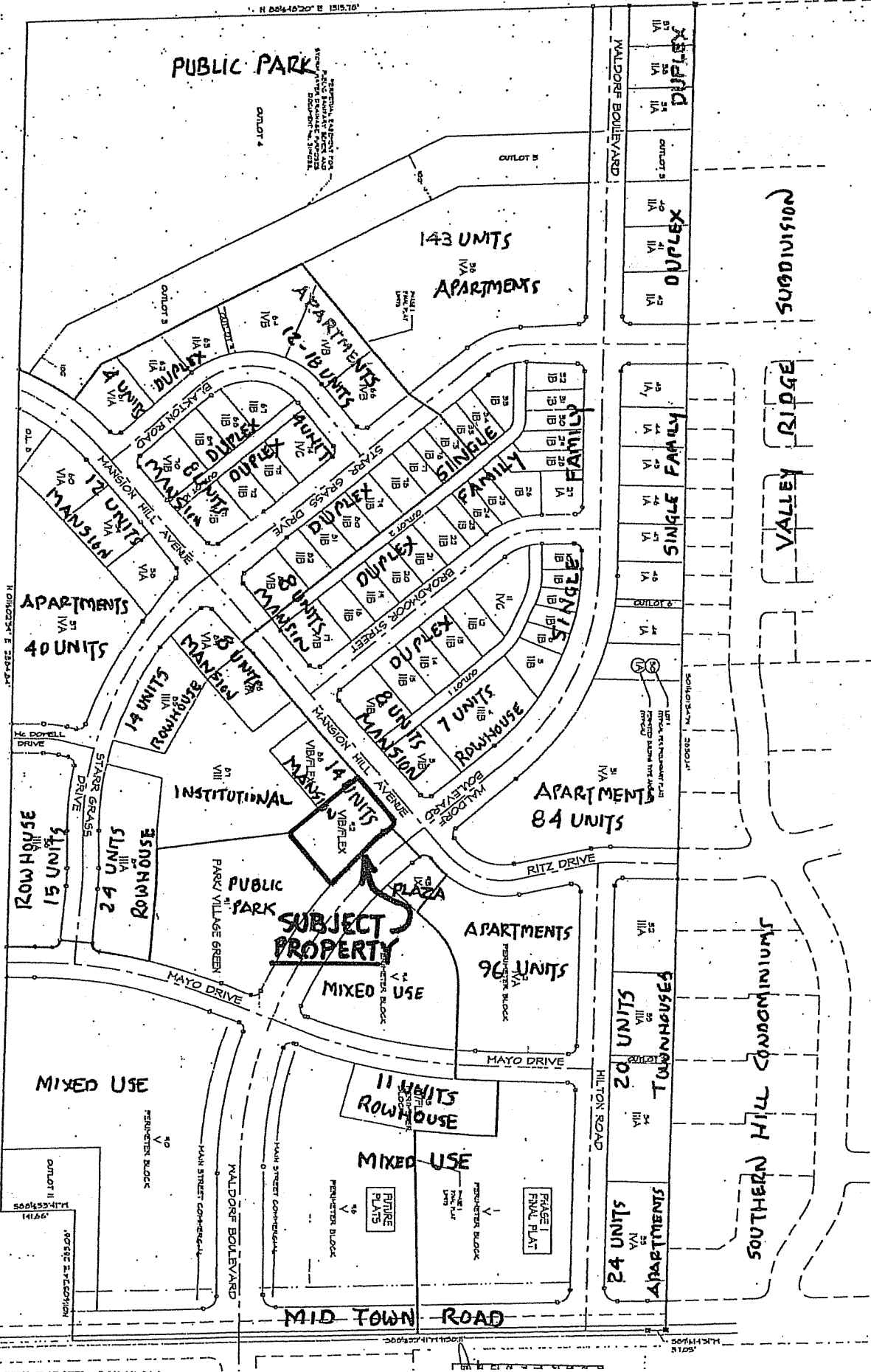
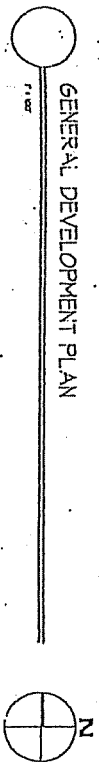
In considering this application, the Planned Unit Development District standards and the rezoning process require that the Plan Commission and Common Council give due consideration to the City's adopted neighborhood development plan. As described above, the recommended land use for this area is medium density, multi-family residential development with a density range of approximately 26-40 dwelling units per acre. The proposed development, yielding 20.0 dwelling units per acre, is somewhat below this recommended density range, but will still preserve the overall average neighborhood density recommendations.

This development proposal substantially complies with the basic intent of the R5 zoning district and the bulk requirements as shown in the Zoning staff report. This project also complies with the underlying requirements of the approved and recorded General Development Plan for this neighborhood. Staff supports the proposed Specific Implementation Plan to allow 10 condominium units to be constructed on this site.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward Ordinance, File I.D. 01315 to rezone property at 1702 Waldorf Boulevard from PUD(GDP) Planned Unit Development-General Development Plan District to PUD(SIP) Planned Unit Development-Specific Implementation Plan District to the Common Council with a favorable recommendation subject to input at the public hearing, and reviewing agency comments.

N 854-1620' E 1515.78'

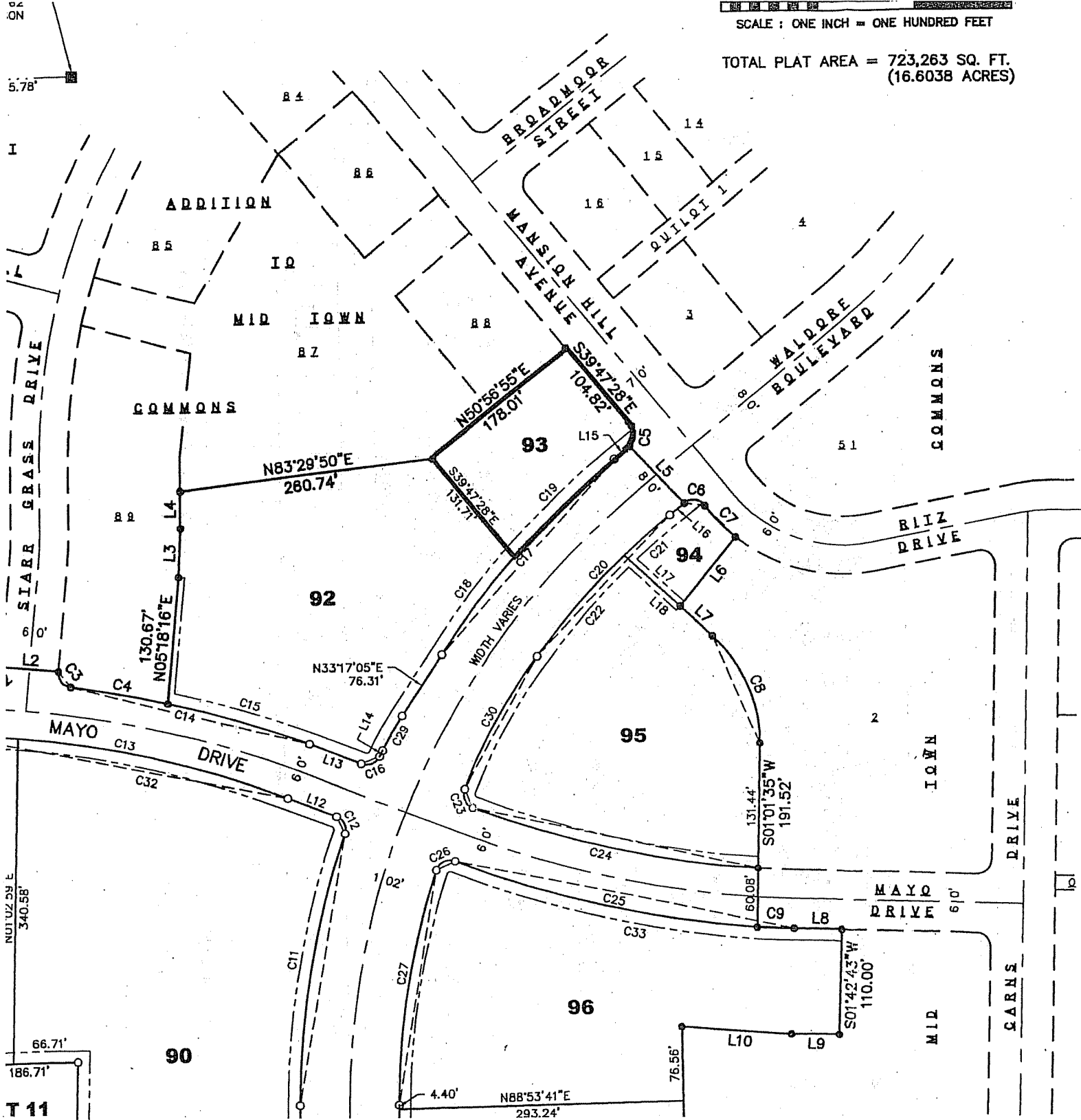


VALLEY RIDGE SUBDIVISION

SOUTHERN HILL CONDOMINIUMS

MID TOWN COMMONS - APPROVED G.D.P. - 9.05.00

TOTAL PLAT AREA = 723,263 SQ. FT. (16.6038 ACRES)



SECOND ADDITION TO MID TOWN COMMONS - FINAL PLAT



Final Plat <u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Permitted Dwelling Units</u>	
			<u>Min.</u>	<u>Max.</u>
Lot 62:	Duplex (Type II-A)	10,784	2	2
Lot 63:	Duplex (Type II-A)	9,858	2	2
Lot 64:	Apartment/Condominium (Type IV-B)	20,903	6	6
Lot 65:	Apartment/Condominium (Type IV-B)	17,715	6	6
Lot 66:	Apartment/Condominium (Type IV-B)	13,783	4	4
Lot 67:	Duplex (Type II-B)	8,010	2	2
Lot 68:	Duplex (Type II-B)	6,662	2	2
Lot 69:	Duplex (Type II-B)	6,630	2	2
Lot 70:	Mansion (Type VI-B)	11,079	4	4
Lot 71:	Mansion (Type VI-B)	10,124	4	4
Lot 72:	Duplex (Type II-B)	6,495	2	2
Lot 73:	Duplex (Type II-B)	6,516	2	2
Lot 74:	Apartment/Condominium (Type IV-C)	10,761	4	4
Lot 75:	Single Family (Type I-B)	4,408	1	1
Lot 76:	Single Family (Type I-B)	4,408	1	1
Lot 77:	Single Family (Type I-B)	4,408	1	1
Lot 78:	Duplex (Type II-B)	6,612	2	2
Lot 79:	Duplex (Type II-B)	6,612	2	2
Lot 80:	Duplex (Type II-B)	6,612	2	2
Lot 81:	Duplex (Type II-B)	6,612	2	2
Lot 82:	Duplex (Type II-B)	6,589	2	2
Lot 83:	Mansion (Type VI-B)	10,028	4	4
Lot 84:	Mansion (Type VI-A)	11,250	4	4
Lot 85:	Rowhouse/Townhouse (Type III-A)	23,721	7	14
Lot 86:	Mansion (Type VI-A)	13,862	4	4
Lot 87:	Civic/Institutional (Type VIII)	73,846	0	0
Lot 88:	Flex Use	15,320	2	6
Lot 89:	Rowhouse/Townhouse (Type III-A)	42,225	14	24
Lot 90:	Mixed Use (Type V) Residential	170,971	1	13
Lot 91:	Apartment/Condominium (Type IV-A)	41,333	29	29
Lot 92:	Park/Village Green	78,167	0	0
* Lot 93:	<u>Flex Use</u>	<u>21,866</u>	4	<u>10</u>
Lot 94:	Plaza (Type IX)	6,470	0	0
Lot 95:	Mixed Use (Type V)	65,545	1	2
Lot 96:	Flex Use	79,824	11	11
Lot 97:	Mixed Use (Type V)	79,839	0	5
TOTALS			631	708

- \* 7. **Flex Use (Type VII):** A special designation to allow maximum flexibility of function in determining permitted uses. The function of a flex use parcel may be altered in the future to address market conditions in the future. Parcels bearing this designation may be mansion, commercial, mixed use or civic. Parcels 88 and 93 are designated flex-use parcels to allow functional changes from Mansion residential types to become Mansion commercial, mixed-use, or civic types. Parcel 96 is designated a flex-use parcel to allow functional changes from row house to become commercial, mixed-use or live-work.
- a. **Lot Area:** As shown on the Preliminary Plat of Midtown Commons.
  - b. **Height Regulations:** Shall coincide with the height restrictions specified herein for the actual use type specified and as shown in the approved S.I.P. plans.
  - c. **Yard Requirements:** Yard areas will be provided as shown on the approved S.I.P. plans.
  - d. **Site Landscaping:** Site landscaping will be provided as shown on the approved S.I.P. plans.
  - e. **Usable Open Space Requirements:** Usable open space will be as provided in the approved SIP plans.
  - f. **Parking & Loading:** Accessory parking and loading will be provided as shown on the approved S.I.P. plans.
  - g. **Family Definition:** Shall coincide with the definition specified herein for the actual use type specified in the approved S.I.P. plans.
  - h. **Signage:** Signage will be as approved on the S.I.P. plans.

**AGENDA # IV.H.**

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** May 18, 2005

TITLE: Lot 92, Mid-Town Commons - PUD(SIP),  
Two 5-Unit Buildings

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: May 18, 2005

**ID NUMBER:**

---

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

**SUMMARY:**

At its meeting of May 18, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for two five-unit buildings on Lot 92, Mid-Town Commons. Appearing on behalf of the project was Don Schroeder of Knothe & Bruce Architects. The modified plans as presented featured the following:

- The center green space at the rear of the site had been redesigned to be further integrated and connected with the easterly five-unit building and to contain an activity area.
- The building materials consist of architectural asphalt shingles and aluminum-wrapped fascia, combined with decoratively painted end gable brackets, upper gable end elevations featuring cedar-shake siding, along with the use of hardi-plank window trim in combination with a brick veneer base.

Following the presentation, the Commission expressed concerns on the following:

- Additional shade trees need to be added adjacent to the buildings and surface parking area, in the center open space and in proposed islands along the interior of the driveway entry between the paired buildings.
- The color and appearance of the brick is spotted and mottled, which looks dated. Consider other alternatives for this as well as for the color of the siding.

**ACTION:**

On a motion by Barrett, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion required that spotted/mottled brick be replaced with a less beige and non-white spotted type, in addition to re-examining the color of the siding along with the addition of upright ornamental shade trees to be added in the center open space and in islands along both sides of the interior driveway entry between buildings. Balconies shall also be a minimum of 6' in depth.

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

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Lot 92, Mid-Town Commons**

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

**General Comments:**

- Colors disappointing for a well thought-out building design.
- Final design improvement shall make the final project to be of higher quality.
- The central bioretention area should work well. Addition of shade trees around the grilling area would help reduce the heat of the paved area.
- Add shade trees in parking/paved area.
- Need some color!
- More beigeness? Too bad the interior parking area isn't designed to be more of a living area.
- Use full cutoff lighting.

## AGENDA # V.E.

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** April 20, 2005

**TITLE:** Southwest Corner of Waldorf Boulevard  
and Ritz Drive (Lot 92, Mid-Town  
Commons) - PUD(SIP), 10 Units

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** April 20, 2005

**ID NUMBER:**

---

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

### SUMMARY:

At its meeting of April 20, 2005, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(SIP) on Lot 92, Midtown Commons. Paul Wagner, Chair, abstained from consideration of this item. Appearing on behalf of the project was Donald Schroeder and Randy Bruce, architects. Bruce provided a summary of the development on this lot in context with the overall General Development Plan (GDP) for "Midtown Commons," citing a requirement that buildings were required to address the streetscape under the improved provisions of the GDP, as shown on the prospective site plan. The project provides for the development of seventy multi-family units, consisting of a four-unit townhouse building, three stories in height, featuring lower level double garages, in combination with a twenty-four unit building and thirty-two unit building, both four stories in height and featuring underground parking. The site is located on the northeasterly corner of the intersection of Waldorf Boulevard and Mayo Drive. Schroeder provided an overview of the site and landscape plan details of the development, emphasizing a centrally-located open space core and gazebo feature. Following the presentation of the plans, the Commission noted that the proposed surface parking along the easterly property line could have been made more efficient in combination with previously approved development on the eastern adjacent lot, with more coordination between a more coordinated effort with development approvals on the adjoining sites. The Commission noted that the site plan should be examined to provide for more effective leakages of parking with previously approved projects to the east, in an attempt to reduce levels of surface parking and paving on the development site as proposed.

### ACTION:

Since this was an informational presentation, no formal action was taken by the Urban Design Commission. Wagner abstained from consideration of this item.

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, 7, and 8.3.

**URBAN DESIGN COMMISSION PROJECT RATING FOR:** Southwest corner of Waldorf Boulevard and Ritz Drive (Lot 92, Midtown Commons)

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	7	5	-	-	5	5	6
	6	7	6	-	-	-	7	8.3
	5	8	-	-	-	7	9	7
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

**General Comments:**

- Architecture is really nice – nice street presence. But the street/drive-aisles could be better integrated; e.g., make them small streets with parallel parking.
- Focal point may be needed at end of the drive between the two large buildings. Improve the organization of circulation of the paving/parking on Lot 92.



## 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

June 9, 2005

TO: Plan Commission

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

SUBJECT: **1702 Waldorf Boulevard – Rezoning – PUD (GDP) to PUD (SIP) - 10  
Condominium Units**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall add the following Maintenance of Traffic Measures to the Grandview Commons GDP/SIP Zoning Text.

### *MAINTENANCE OF TRAFFIC MEASURES*

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

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

### 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 Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
4. 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: Randy Bruce  
Fax: 608-833-9070  
Email: rbruce@knothebruce.com

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: June 29, 2005

TO: Plan Commission

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

SUBJECT: 1702 Waldorf Boulevard PUD (SIP)

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. Applicant shall provide calculations for bio-retention design along with a planting plan and a maintenance agreement. These calculations will show thermal control and sediment control.
2. Applicant shall show proof that permission to work on adjacent properties has been obtained from adjacent property owners.
3. Utility installation to serve this site shall be coordinated with street construction. No cutting of new asphalt will be allowed.
4. Correct site plant to reflect "Mansion Hill Avenue" adjacent along north, not Ritz Drive.
5. Plan and application refer to Lot 93, Mid Town Commons. Correct this to Lot 93, Second Addition to Mid Town Commons.

**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: 1702 Waldorf Boulevard PUD (SIP)

**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.

9



- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for \_\_\_\_\_.

9

the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas

d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@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 FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 6/24/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 1702 Waldorf Blvd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

## GENERAL OR STANDARD REVIEW COMMENTS

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

2. All portions of the exterior walls of newly constructed 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.

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:** July 2, 2005

**To:** Bill Roberts, Planner III  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 1702 Waldorf Blvd., Lot 93

---

**Present Zoning District:** PUD(GDP)

**Proposed Use:** 10 Condo Units (two 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. Obtain approval from the requester of the utility easement in order to provide stairway improvements within the 12' utility easement on Waldorf Blvd. or alter the plan to not have stairway improvements in the utility easement area.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	20,000 sq. ft.	21,946 sq. ft.
Lot width	50'	adequate
Usable open space	5,000 sq. ft.	4,098 sq. ft. *
Front yard	25'	7' *
Side yards	9' each side (utility easement 12' on Waldorf)	12' and 10' (1)
Rear yard	35'	9' *
Floor area ratio	n/a	n/a
Building height	3 stories/35'	3 stories/32'

1702 Waldorf Blvd.

July 2, 2005

Page 2

Site Design	Required	Proposed
Number parking stalls	17 stalls (2 surface)	20 garage 3 surface 23 total
Accessible stalls	n/a (townhouse units)	n/a
Loading	n/a	n/a
Number bike parking stalls	10	provided in garages
Landscaping	As shown	adequate
Lighting	n/a	n/a

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.