

**PLANNING DIVISION REPORT**  
**DEPARTMENT OF PLANNING AND COMMUNITY**  
**AND ECONOMIC DEVELOPMENT**  
**Of April 4, 2007**

**RE: LD. # 05797: Zoning Map Amendment LD. 3249 To Rezone 6506 Old Sauk Road from PUD-GDP to PUD-SIP**

1. Requested Actions: Approval of a request to rezone 6506 Old Sauk Road from Planned Community Development, General Development Plan (PCD-GDP) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow construction of six single-family residences, one two-family residence and the renovation of an existing single-family residence.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner.

**GENERAL INFORMATION**

1. Applicant & Property owner: Mike Hershberger, Urban Solutions, Inc.; 700 Rayovac Drive; Madison.  
  
Agent: J. Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicants wish to commence construction in spring 2007, with completion anticipated in spring 2009.
3. Location: Approximately 1.53 acres located at the northwest corner of Sauk Ridge Trail and Old Sauk Road, Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: The site consists of an existing two-story farmhouse located on the eastern portion of the site near Sauk Ridge Trail and five detached accessory farm buildings located along the northern property line.
5. Proposed Land Use: The applicant proposes to retain the farmhouse and renovate it as a for-sale single-family residence. Six new single-family residences and one new two-family residence will be constructed on the remaining land following the removal of the accessory farm buildings.

6. Surrounding Land Use and Zoning:  
North: Single-family residences and private open space in the Stonefield Ridge subdivision, zoned R1 (Single-Family Residence District);  
  
South: Single-family residences across Old Sauk Road, zoned R1;  
  
East: Saukborough Condominiums, zoned PUD-SIP;  
  
West: Saukborough Square Apartments, zoned PUD-SIP.
7. Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and surrounding area for low-density residential uses.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW**

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

#### **PLAN REVIEW**

The applicant is requesting approval to rezone 1.53 acres located at the northwest corner of Old Sauk Road and Sauk Ridge Trail from Planned Community Development-General Development Plan to Planned Unit Development-General Development Plan/ Specific Implementation Plan to allow construction of six new single-family residences and one two-family residence. An existing two-story farmhouse located on the property will be retained and renovated as a single-family residence as part of this project, which proposes a total of nine dwelling units. The units will owner-occupied, with the land surrounding the units held in common as part of a condominium plat that will be filed over the entire site.

The subject site is Lots 17 and 18 of the Saukborough subdivision, which was platted in 1984 as a planned community development consisting of 16 lots for various attached single-family residences accessed by a combination of public and private streets east of the subject site and one lot for multi-family residential development west of the site. The multi-family parcel to the west was developed in 1985 as a planned unit development consisting of 32 apartment units located in four buildings (Saukborough Square). The Saukborough general development plan called for the

preservation of the former Schlough farmhouse on Lot 17 and the use of various former farm-related outbuildings on Lot 18 for storage and maintenance of open spaces located elsewhere in the development. Following the approval of the Saukborough planned community development and plat in 1984, the northern two-thirds of the project were rezoned R1 single-family zoning and replatted as the Stonefield Ridge subdivision, which contains 68 single-family lots and three outlots generally located along both sides of Sauk Ridge Trail.

In addition to the farmhouse, which faces south towards Old Sauk Road and is located approximately 39 feet off Sauk Ridge Trail, the site is developed with a large wood and stone barn structure located in the northwest corner of the 1.53-acre site and five other accessory buildings of different size and construction. The property is characterized by a very modest slope from east to west, with the lowest portion of the site in the southwest corner of the site. The site sits approximately four feet below the apartment site to the west, with a boulder retaining wall located along the western property line of the site. A number of existing mature shade trees cover the site, in particular surrounding the existing farmhouse and along the Old Sauk Road frontage. A row of mature arborvitae and evergreens are located in the northeast corner of the site surrounding one of the detached accessory buildings, while a three-foot tall wood fence forms the northern property line of the site, flanking the driveway to the adjacent apartment development.

The developer is proposing to provide building envelopes for the seven new structures that will be constructed as part of the proposed planned unit development with the intention that each individual building will be built to suit. The letter of intent indicates that the envelopes on the plans represent the maximum building area that the six new single-family homes and one duplex will occupy with the exception of patios, which may encroach into the yard areas surrounding the units. Two of the proposed single-family residences will front onto and have vehicular access from Old Sauk Road. The remaining four new single-family buildings and the proposed duplex will be located along a private drive that will enter the site from Sauk Ridge Trail. One of the single-family homes and the duplex will be located on the south side of the drive west of the farmhouse, which as noted above, will be renovated as part of the project. A new attached two-car garage is proposed off the northwest corner of the farmhouse, which also includes an existing one-story addition off the rear and an enclosed porch along the front. The accessory outbuildings currently located along the northern property line will be demolished as part of this project.

The project proposes a 20-foot front yard for the two buildings along the Old Sauk Road frontage and a 20-foot rear yard for the three single-family homes along the northern tier of the site. An 11-foot yard is proposed along the western edge of the site, with a 10-foot yard shown between individual buildings. A 35-foot deep space will be provided between the building envelopes for the two Old Sauk Road-facing units and the central tier of buildings, which includes the existing farmhouse. The nearest portion of the single-family home shown as Unit 3 to Sauk Ridge Trail will be 20 feet. This proposed yard would encroach into a 30-foot platted building line parallel to

Sauk Ridge Trail that was established on the Saukborough plat included that will need to be modified or removed by a recorded survey before the planned unit development can be recorded.

Elevations of the new individual buildings were not submitted with the application, though the developer has included typical elevations to illustrate design guidelines that will be incorporated into the condominium documents for the project. In general, the new buildings will be limited in height to 2 ½-stories and 35 feet in height and will share a common palette of exterior materials and exterior architectural details, though it is anticipated that each building will have individual exterior and roof elements to differentiate the outward appearance of units.

The seven new buildings proposed have been sited so as to reduce the project's impact on the substantial existing tree cover on the site. The landscaping plan submitted with the planned unit development shows that many of the existing shade trees surrounding the house and located in the front yard will be preserved as part of the planting plan for the project. In addition, the developer is proposing to dedicate a public sidewalk easement along portions of the southern property line to allow the public sidewalk that will be extended in the right of way along Old Sauk Road from Sauk Ridge Trail to circumvent portions of a line of mature trees next to the road. Landscaping for the remainder of the project will be limited at this time to the installation of a short stone wall along the Sauk Ridge Trail frontage that will be planted with a variety of shrubs and perennials along its base. It is anticipated that the plans for individual buildings will also include planting plans.

### **ANALYSIS & CONCLUSION**

The applicant is requesting approval of a planned unit development to allow construction of six new single-family homes and a duplex to coincide with the renovation of an existing farmhouse located at 6056 Old Sauk Road. The development will result in a net density of 5.9 units per acre, which is well within the 0-15 unit per acre density range in the Comprehensive Plan for low-density residential areas such as this neighborhood. The Planning Division believes that the addition of the eight new units and renovation of and addition to the existing farmhouse is an appropriate use of the site that should fit very well into the neighborhood context, which includes a mix of attached and detached single-family homes and low-density apartments. The applicant has also made a considerable effort to layout the project so as to limit its impact on the mature shade trees present throughout most of the site, of which many will remain as part of the development.

In general, staff believes that the standards for planned unit development can be met with this project and feels that the project can be approved even without the final architectural details for the seven new buildings or renovated farmhouse that are customarily included with a specific implementation plan when submitted for approval. The Planning Division generally supports the

built-to-suit approach proposed with this project and believes that the general design guidelines proposed by the applicant are sufficient to grant approval of the project. Staff proposes a condition of approval that will give Urban Design Commission and Plan Commission staff the ability to approve individual buildings prior to issuance of permits using the design guidelines proposed, with the opportunity for appeal of the staff decision to be considered by the Urban Design Commission.

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3249, rezoning 6506 Old Sauk Road from Planned Community Development, General Development Plan (PCD-GDP) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the zoning text be revised per Planning Division approval as follows:
  - a.) signage shall be limited to the maximum permitted in the R2 zoning district, as approved by the Urban Design Commission and Zoning Administrator;
  - b.) the height regulations shall be noted as 2-stories and 35 feet;
  - c.) a section shall be added noting that the final architectural and landscaping details for individual buildings, including the renovated farmhouse, shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in the letter of intent. Submittal for approval of individual buildings shall include a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.
  - d.) the landscaping notes shall be revised to note that the approval of landscaping for individual buildings shall be determined at the time plans for the buildings are approved as set forth in the process in c) above;
  - e.) parking for the project shall be provided as set forth in Sec. 28.11 (3)(1)2 for the R2 zoning district and as shown on the attached plans.
3. That the applicant receive the approval of a Certified Survey Map (CSM) prior to the final approval and recording of this planned unit development. The CSM shall combine the two lots of record into one for development purposes, dedicate the public sidewalk easements necessary to accommodate the alignment shown on the project plans and modify or remove the 30-foot platted building setback line established on the plat of

ID #05797:  
6506 Old Sauk Road  
April 4, 2007  
Page 6

Saukborough that affects this site and which the proposal is not in conformance with. The CSM shall include a note regarding the removal or modification of this building line.

## AGENDA # 2

City of Madison, Wisconsin

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**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** March 21, 2007

**TITLE:** 6506 Old Sauk Road – PUD(SIP) for Nine  
Condominium Units – Lots 17 & 18 of  
Saukborough Plat. 19<sup>th</sup> Ald. Dist. (05258)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** March 21, 2007

**ID NUMBER:**

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

### SUMMARY:

At its meeting of March 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for nine condominium units – Lots 17 and 18 of Saukborough Plat located at 6506 Old Sauk Road. Appearing on behalf of the project was Randy Bruce. In response to the Commission's previous comments on the project Bruce noted the following modifications to the plan:

- The placement of the buildings on the site have been modified to increase the amount of open space at the corner Old Sauk Road and Sauk Ridge Trail, including the preservation of the existing large canopy trees on the site.
- The elimination of a turn-around off of the northwest corner of the site in favor of the "T" turn around provided for a reduction in pavement.

Upon presentation of the various building elevation prototypes, Bruce noted to the Commission that each of the buildings will be developed separately by different property owners and/or their architects within each of the proposed building envelope areas. The prototypical building designs displayed with this approval would act as a general guide for the development of individual structures within each of the building envelopes as shown. Staff noted that this type of guided approval was not unusual with this type of development.

### ACTION:

On a motion by Barnett, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0-1). The motion for final approval required staff approval of the following:

- Individual buildings permits require staff approval for consistency with the prototypical architecture approved with this project. Upon submission of a request for a building permit for all buildings, plans should feature the utilization of hard durable siding, not aluminum and/or vinyl with architecture as detailed and windows featuring divided lights as shown with stone and other materials as portrayed on the prototypical elevations.

- The developer shall provide for architectural review of each building plan in consultation with the project's architect, Randy Bruce prior to permitting.
- Provide a tree protection plan to be reviewed and approved by staff prior to final sign off.

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, 6.5, 6.5 and 7.



**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6506 Old Sauk Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
<b>Member Ratings</b>	7	6	6	-	-	6	7	6	
	7	-	-	-	-	-	-	7	
	7	6	7	-	-	6	7	6.5	
	5.5	7	6	6	-	6	6.5	6.5	
	6	6	7	7	-	6	7	6.5	

**General Comments:**

- Nicely done. Good compromise that ensures this parcel retains its open, neighborhood-friendly quality.
- Good accommodation of the existing trees on site by the site plan. Have a tree protection plan as part of construction.
- One too many buildings but overall fine; buildings tasteful.



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. Dalley, 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: March 15, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 6506 Old Sauk Road Rezoning and 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. Change all notes on plans to refer to City of Madison Standard Specifications 2005 Edition and all subsequent addendums.
2. If sanitary sewer on lot being developed is to be public, developer shall enter into a developer agreement with the City for sanitary sewer improvements. If sanitary sewer is to be private, developer shall provide recorded private sanitary sewer ownership/maintenance agreement for all benefiting buildings.
3. If applicant wishes to construct the public sidewalk along Old Sauk Road as shown on the plan to save trees and also chooses to have sanitary sewer service to this site publicly owned and maintained, the following will apply. Prior to approval, dedication of easements for public sanitary sewer and sidewalk along Old Sauk Road will be required. Common Council approval and authorization to accept the public easements will be required. Both separate easement usages, sidewalk and sanitary sewer, require the applicants Surveyor to prepare and provide maps and legal descriptions of the proposed easement areas. The sanitary sewer easement shall be fifteen (15) feet in width centered on the facilities and the sidewalk easement limits shall be defined by a line one (1) foot behind the proposed sidewalk and the existing Old Sauk Road right-of-way line. The City of Madison Real Estate Unit will require a \$500 application fee for each easement usage type (\$1000 total). Submit maps, legal descriptions and \$1000 check, payable to City of Madison Treasurer, to City Engineering Division Land Records Coordinator Eric Pederson. Reference City Engineering Project No. 53B2159 and City Real Estate Project Nos. 8731 (sidewalk) and 8732 (sanitary) on transmittal to:  
  
Eric T. Pederson, PLS  
Surveyor II - Land Records Coordinator  
City of Madison Engineering Division  
1602 Emil Street  
Madison, WI 53713-2362
4. Per 10.34 Madison General Ordinances, City Engineering requires that the private street name proposed as Sauk Woods Trail be revised to Sauk Woods Court and the installation of signage per 10.34 MGO at the intersection with Sauk Ridge Trail prior to occupancy.
5. The two existing City of Madison properties are currently owned by different LLC entities and shall be resolved by, or prior to, the recording of condominium and declaration documents.

4



**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: 6506 Old Sauk Road Rezoning and 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.
- 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 Old Sauk Road.
- 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.

4

- 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.
- 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

- 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 sign-off.

- 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, 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 the following data, each on a separate layer name/level number:
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Lot lines
  - g) Lot numbers
  - h) Lot/Plat dimensions
  - i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto: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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### 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 be 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 Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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.



## 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

March 26, 2007

TO: Plan Commission  
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager  
SUBJECT: **6506 Old Sauk Road – Rezoning - PUD (GDP) to PUD (SIP) - 9 Unit Condominium Development**

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 may need to relocate the unit 8 driveway approach where as the public crosswalk for Old Sauk Road shall not be terminate in the proposed driveway approach for both sides of Yosemite Trail in accordance to Madison General Ordinance Section 10.08(4)(d). The applicant will need to show the public sidewalk on both sides of Old Sauk Road and at the intersection of Yosemite Trail. The applicant will need to install ramps to Old Sauk Road to accommodate the crosswalks.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### 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), 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'.

4. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The applicant shall design the surface and garage parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stalls.
6. The applicant shall modify the Old Sauk Rd. driveway approaches according to the design criteria for a "Class I" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed driveway approaches, maybe a minimum of ten (10) ft to a maximum width of twenty (20) ft in width and the surface parking shall be modified to match the driveway opening. The number of stalls shall be reduced from three to two. The driveway approaches shall have two 18-inch flares. This change shall be revised on the plan.
7. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
8. 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: 836-6934

Email:

DCD: DJM: dm





Department of Public Works  
**Parks Division**

Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

March 5, 2007

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager *SW*  
SUBJECT: **6506 Old Sauk Road**

1. The developer shall pay \$22,747.60 for park dedication and development fees.
2. Prior to City signoff on this project, the developer shall select a process for paying the park fees, and meet the requirements of that process.
3. There are no features of this SIP that qualify for IZ park fee reduction credits.

Calculation of fees in lieu of dedication plus park development fees:

**Park Dedication** = 8 single family and duplex units @ 1,100 square feet/unit = 8,800 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.82 / square foot). **Fee is \$16,016.00**

**Park Development Fees = (8 @ \$841.45) = \$ 6,731.60**

**TOTAL PARK FEES = \$22,747.60**

Park fee payment checks shall be payable to the City of Madison Treasurer, and all questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. For plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract, paid at the time of contract execution, and at the fee rates then in effect.
3. The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for

which there are unpaid impact fees. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project. All fees shall be paid at the rate in effect at the time of payment.

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 contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com) if you have questions regarding the above items.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 27, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 6506 Old Sauk Rd, Rezoning

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

**Proposed Use:** 9 Unit Condominium Development (1 duplex and 6 s.f. homes) 2 bdrms 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. Meet the 30' setback line on Sauk Ridge Trail shown on the Saukbourough Plat or commence a process to remove that plat restriction.
2. Maintain landscaping or screening elements at a height no greater than 2' within 10' of a drive opening or vision clearance. No screening/landscaping shall be erected, placed, maintained, or grown between the heights of 30 inches and 10 feet above the curb level within the 25 foot vision triangle at the corner of Old Sauk Rd and Sauk Ridge Trail.
3. The installation of street trees shall be approved by the City of Madison Forestry Department. Contact Marla Eddy 266-4450 or Jim Weinstock 267-8804.
4. In the zoning text, signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-2 district and as approved in the recorded SIP plans. Signage shall be approved by Urban Design and Zoning.
5. Show addresses of the buildings on the final site plans. Contact Lori Zenchenko of City Engineering to obtain the addresses at 266-5952.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	18,000 sq. ft.	36,248 sq. ft.
Lot width	50'	175'
Usable open space	4,500 sq. ft.	14,245 sq. ft. +
Front yard	25'	20' *
Side yards	6' each side	6' west side, 30' east side (1)
Rear yard	35'	20' *
Building height	2 stories	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	9 (of those 2 surface)	18 garage <u>2 surface</u> 20 total
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	9	provided in garages
Landscaping	Yes	(2)
Lighting	n/a	n/a

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



# City of Madison

# Proposed Rezoning

Location  
6506 Old Sauk Road

Applicant Association member?  
Mike Hershberger - Urban Solutions  
Randy Bruce - Knothe & Bruce Architects

From: PCD(GDP) To: PUD(GDP-SIP)

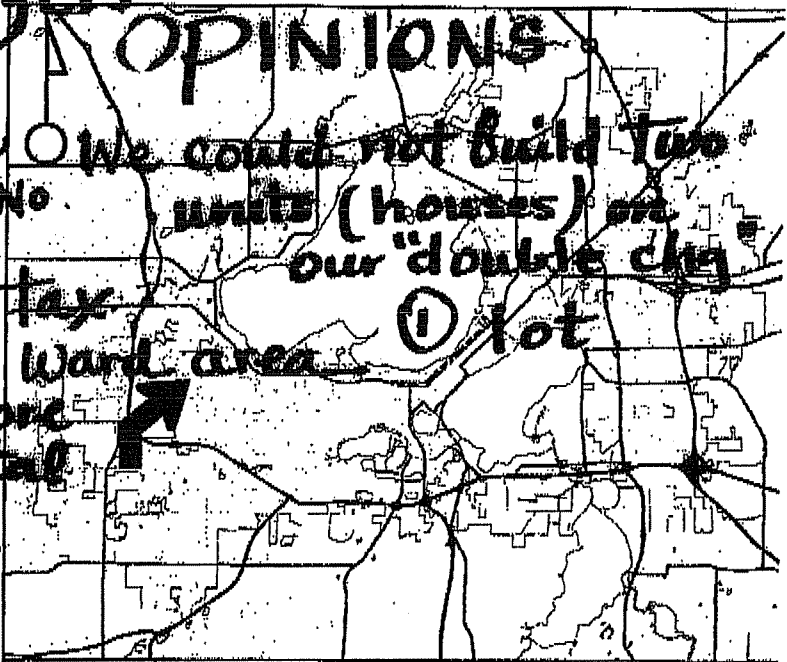
Existing Use  
Single-Family House

Proposed Use  
9-Unit Condo Development

Public Hearing Date  
Plan Commission  
09 April 2007  
Common Council  
17 April 2007

1.53

How to make Blg  
on 1.53 acres!



High Stakes - Low End City Property

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

Saukborough Association and City of Madison have taxed and charged str 1 and 2 double all Association members since 1987. Check

See 20 year old For Rent signs on Old Sauk Road at Sauk Ridge Trail

The Highlands are an example of intellig resonable, investment land use.

In the Saukborough Association the first 2 Houses on minimal city lot size, were charged double or less than one lot care. The developer advertised "We will care for your lawns and plowing in winter!"

Because our house was the FIRST unit on the "Court" to the city hydrant. We also support the city land over an aquifer

lowifer - check  
owner could not build on area. We paid for putting a pool in (we decided on) check that!

High tax area will be across from "Cottage style" rental units

originally SIP-taxed AS!  
false delineation on this "MAP" for express and access - Into our drive

First Houses double city area  
House 2 H Court  
House 1 H Court  
Court is easement to hydrant  
Two lots charge on one House size  
High tax and Dues doubled  
Paid by Association

Parkwood Hills Blue Ridge Parkway  
Appalachian Way Old Sauk residents

Consider overbuilt low cost so called "Condos"

See the For Rent sign that is permanent!

"Forever Saukborough Rental Units"

eventual Rental  
more and more  
CONDO RENTAL  
OZARK TRAIL

Name: T. L. Hartridge  
Address: 2 Hartleigh Ct.