

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 4, 2006

ZONING MAP AMENDMENT, I.D. 04157 TO REZONE 4381 DONCASTER DRIVE FROM R2 SINGLE-FAMILY RESIDENCE DISTRICT TO R5 GENERAL RESIDENCE DISTRICT AND A DEMOLITION PERMIT TO DEMOLISH TWO APARTMENT BUILDINGS:

1. Requested Action:
 - a. Zoning Map Amendment of about to be sold City of Madison parkland from R2 Single-Family Residence District to R5 General Residence District.
 - b. Establish a surface parking lot on this land.
 - c. Demolition of two vacant apartment buildings to accommodate purchase of a portion of this property by the State of Wisconsin Department of Transportation for future expansion of the Midvale/Verona Road and West Beltline Highway interchange project.
2. Applicable Regulations: Section 28.12 provides the process for zoning map amendments. Section 28.04 provides the guidelines and regulations for approval of demolition permits. Section 28.11 allows the Plan Commission to grant permission to allow parking in a front yard of a residential development.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: David Hoffmann, Will-Southside, LLC, P.O. Box 180552, Delafield, WI 53018.
2. Status of Applicant: Owner
3. Development Schedule: The demolition of the apartment buildings and creation of the new surface parking lot will occur as soon as all necessary land use approvals have been obtained.
4. Parcel Location: East corner of the West Beltline Highway/Midvale Boulevard/Verona Road intersection, Madison Metropolitan School District, 10th Aldermanic District.
5. Existing Land Use: Apartment buildings, surface parking lot and land owned by the City Parks Department.
6. Proposed Use: The State Department of Transportation is planning to acquire a portion of this site for future right-of-way that would result in the demolition of two apartment buildings and the need to construct additional replacement surface parking lot to serve the remaining portion of this existing apartment complex.

7

7. Surrounding Land Use and Zoning (See map): This site is surrounded by predominantly single-family residential to the east across Doncaster Drive, a mix of commercial uses and multi-family uses to the north along Midvale Boulevard zoned C1, C2, R4. Predominantly commercial uses around the West Beltline Highway/Verona Road interchange to the south and west zoned C2 and C3L.
8. Adopted Land Use Plan: The recently adopted City of Madison Comprehensive Plan shows this site as MDR Medium Density Residential (16-40 units per acre).
9. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served with a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the standards for zoning map amendments and the standards for demolition permits.

ANALYSIS, EVALUATION AND CONCLUSION:

This six building, 52-unit apartment complex was built in 1960s. In February of 2005 a fire occurred that significantly damaged one of the buildings. The State of Wisconsin Department of Transportation contacted the apartment owner, expressing an interest in purchasing the fire-damaged building that was the closest of the six buildings to the Beltline Highway. The purpose of acquisition is for the future expansion of the Midvale Boulevard/Verona Road/West Beltline Highway interchange. Further discussions between the State of Wisconsin and the apartment owners resulted in the plan to remove two of the six apartment buildings and replacement of surface parking to serve the remaining apartment units. The State of Wisconsin approached City of Madison Planning, Transportation and Parks Division staff regarding this potential acquisition of adjacent City-owned parkland and demolition of buildings.

At the District Alder's request, plans were presented at a neighborhood meeting. The applicant's attached letter of intent notes that the most desirable plan agreed on at that neighborhood meeting was to close the existing rear parking lot that takes access to the Beltline Highway off ramp, the demolition of the two buildings on the site and the purchase of a portion of the City-owned "Doncaster Park" directly in front of the apartment complex for the purpose of creating replacement parking.

On July 20, 2006, Resolution File I.D. 04202 that accepts an offer to purchase from the apartment owner of surplus City-owned land within Doncaster Park located at 4335 Doncaster Drive was introduced and referred to the Board of Estimates, the Board of Parks Commissioners and the Plan Commission. The Plan Commission recommended adoption of this resolution at their August 7, 2006 meeting. This resolution follows Resolution File I.D. 02859 that was adopted by the Common Council on March 21, 2006 that approved the intent of the Parks Division to sell lands within Doncaster Park to the apartment owners.

The proposal before the Plan Commission at this time consists of three elements:

The first element is the demolition of two of the existing apartment buildings, reducing the overall unit count of the complex from 52-units to 37-units.

The second element is the zoning map amendment of a portion of the (soon to be sold) Doncaster Park property from its existing zoning of R2 to R5 in anticipation of it being sold and made part of the apartment complex site.

The third element is to create a surface parking lot within this recently acquired area for 20 replacement parking stalls to serve the remaining apartment complex. The parking lot is a permitted use, but Section 28.11 of the Zoning Code allows the Plan Commission to grant permission to allow parking in a front yard of a residential development where the overall housing plan and design for the development is substantially improved.

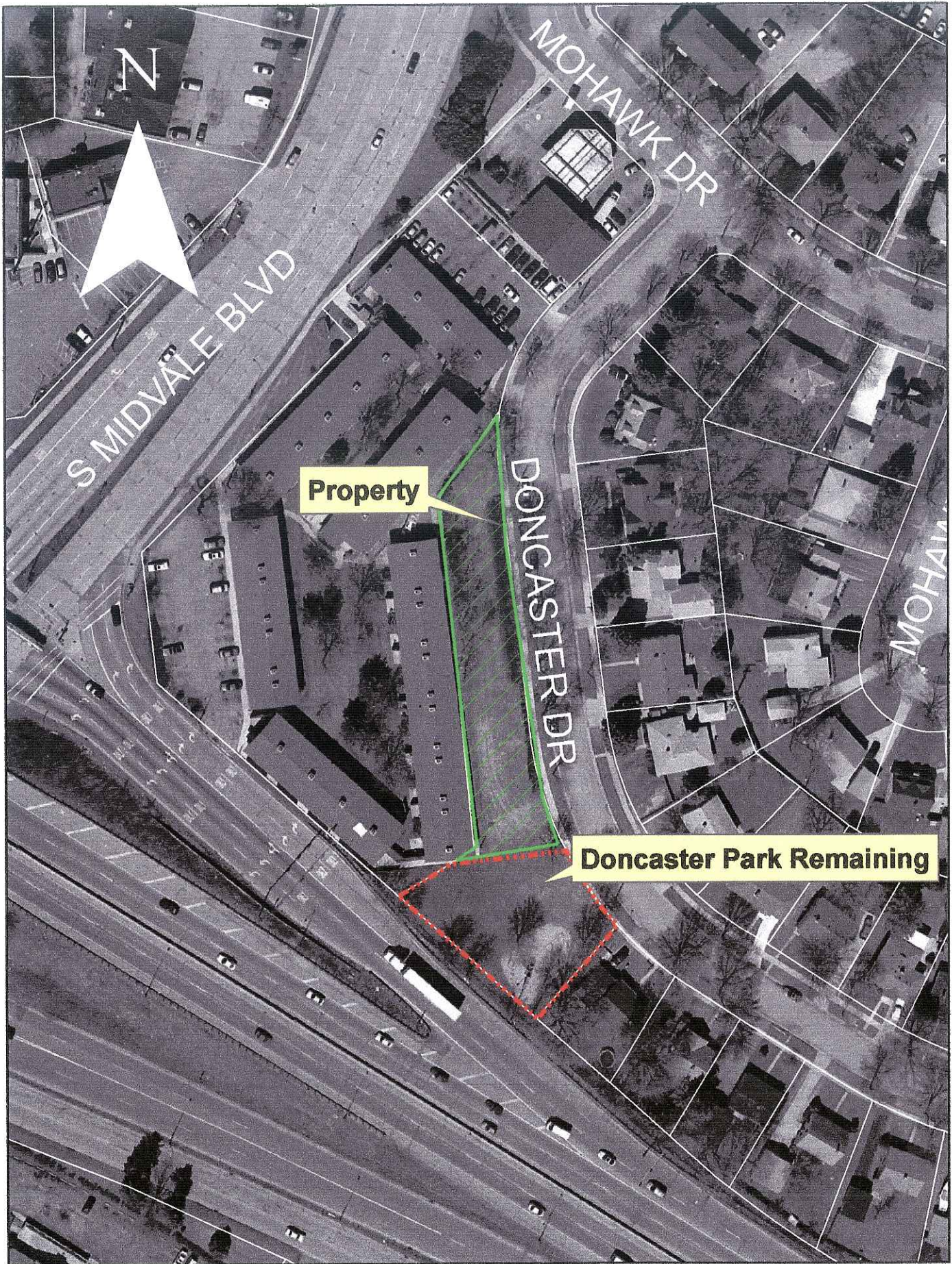
At some point, the State of Wisconsin Department of Transportation will acquire this property for future expansion of the interchange and demolish the two apartment buildings and remove the existing parking lot located closest to Verona Road and Midvale Boulevard.

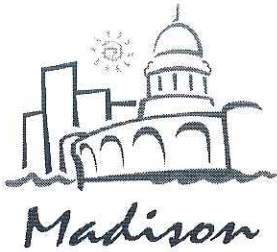
The two apartment buildings proposed for demolition appear to be in average condition given their age. The extent of the fire damage to one of the buildings has not been determined by Building Inspection staff. Staff feels that the demolition of the buildings can meet the requirements of the ordinance and the removal of the buildings is justified given their location almost on top of a major highway interchange. A reuse and recycling plan, as required by ordinance, will be provided prior to the issuance of a demolition permit.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward the zoning map amendment to the Common Council with a favorable recommendation. The Planning Unit further recommends that the Plan Commission find that the ordinance standards are met and approve the demolition of two buildings on this site subject to the following:

1. The approval of the zoning map amendment is contingent upon the completion of the sale of the parkland later this year.
2. The trash dumpster area shall be screened. A dumpster enclosure is recommended, with details being approved by staff.
3. Some additional landscaping shall be shown on the final parking lot plan along Doncaster Drive.





Traffic Engineering and Parking Divisions

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

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

August 10, 2006

TO: Plan Commission

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

SUBJECT: **4381 Doncaster Drive – Conditional Use / Demolition – Construct Surface Parking Lot**

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 be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact John Steiner, Wisconsin Department of Transportation (608-246-3862), with site plans sets of plans for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
2. The proposed location of the trash enclosure would require a single unit truck to back onto the site and park on the sidewalk to load and unload (or it will require the single unit to back onto the right of way for operation of the site). In either case, the trash enclosure shall be relocated so as to allow the single unit truck to park on-site for loading and unloading. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner:
3. In addition, the driveway approach shall be modified from 50 ft to 16 ft. to accommodate the parking lot's one-way operation an according to M.G.O. The applicant shall show the location of houses and driveways approaches across the street. The applicant may need to modify the driveway approach locations to prevent vehicle headlights into the homes.

GENERAL OR STANDARD REVIEW COMMENTS

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

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4. 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'.
5. "Stop," "One Way" or "Exit Only," and "Do Not Enter" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the westerly one-way operation driveway approach and "One-Way" or "Entrance Only" shall be installed at the entrance to the parking lot. In addition, a "Stop" sign shall be installed at a height of seven (7) feet at most westerly driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
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: David Hoffmann
Fax: 262-369-1986
Email: davidphoffmann@yahoo.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: July 19, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*
SUBJECT: 4381 Doncaster Drive Conditional Use, Rezoning, & Demolition

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. Proposed parking lot is in an area of occasional flooding. Final design shall incorporate measure to best protect the property and parked vehicles.
2. Site plan shall show all apartment addresses in each of the six buildings.
3. The owner/applicant is negotiating the purchase of surplus public park lands currently owned by the City of Madison adjacent to this property. The proposed purchase of these lands must be final prior to issuance of building permits.

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: 4381 Doncaster Drive Conditional Use, Rezoning, & Demolition

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 _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public

right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

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

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

- 4.12 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

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

- a) Building Footprints
- 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 izenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment

of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

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

DATE: 8/11/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **4381 Doncaster Dr.**

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

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

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. No comments on demolition or parking lot.

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

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4381 Doncaster Dr, Rezone and Plan Commission approval for demo.

Present Zoning District: R-2 and R-5

Proposed Use: Demolish two townhouse apartment buildings where DOT exit ramps will be reconfigured & construct a new surface parking lot to serve remaining buildings. Going from 52 units to 37 units (25 two bedroom and 12 three bedroom units)

Requested Zoning District: R-5

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Com. app. 28.11(3)(g)8 Plan Commission may grant permission to allow parking in a front yard of a residential development where the overall housing plan and design for the development is substantially improved. 28.12(11)(k)1.c. Plan Commission may authorize exceptions to the yard requirements in a Planned Residential Development for the purpose of promoting a unified site plan no less beneficial to the residents or occupants of the development as well as the neighboring property than would be obtained by the yard regulations of the ordinance for buildings developed on separate zoning lots.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show the existing parking lot which will remain on the site as well as the proposed new site. Show dimensions of the stalls and drive aisle on the existing lot also.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

3. If accessible parking is provided or if required, meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

4. Provide **37** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

5. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	40,600 sq. ft.	82,689 sq. ft. (new total)
Lot width	50'	adequate
Usable open space	13,760 sq. ft.	16,665 sq. ft. +
Front yard	20'	adequate
Side yards	Min. 6', Total 15'	adequate
Rear yard	30'	16' (waivable by Plan Com)
Building height	3 stories	2 stories (existing)

Site Design	Required	Proposed
Number parking stalls	58 (Parking # stalls is grandfather.)	49 (went from 65% of requirement to 84% of req.)
Accessible stalls	No if all units are townhouse	(3)
Number bike parking stalls	37	(4)
Landscaping	Yes	(2)
Lighting	Yes	(5)

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	Yes
Barrier free (ILHR 69)	No (townhouse units)

With the above conditions, the proposed project **does** comply with all of the above requirements.

CITY OF MADISON
Common Council
INTER-DEPARTMENTAL
CORRESPONDENCE
210 Martin Luther King, Jr. Blvd., Rm. 417
266-4071

DATE: July 12, 2006

TO: Nan Fey, Chair, Plan Commission
Members of the Plan Commission

FROM: Ald. Ken Golden, District 10 *KG/df*

SUBJECT: **4381 Doncaster Drive**

I write in strong support of approval and granting of all the permits, rezonings, etc. for this project. As I'm sure the staff report will indicate (I haven't seen it at this time), there are very good reasons for doing each of the items being proposed. The parking lot for these buildings is the most dysfunctional I've ever seen. One can gain access to it via an exit ramp from the Beltline, meaning that sometimes you have to drive four miles to get to it, even if you were just across the street. The reduction of density in this area, particularly in light of the encroachment of the highway onto these folks' situations, is yet another good rationale.

Some time back, I conducted a neighborhood meeting and, after the situation was adequately explained to the neighbors, there was support for the conversion of parkland to a parking lot, the demolitions, etc. One issue I think will be a challenge is screening the parking lot. We need to balance the normal desire to hide as much of the parking as one can while at the same time avoiding the creation of security problems. Careful attention should be paid to lighting the parking lot so that the lot itself is well-lit but the spillover lighting is not inappropriate.

I'll leave it to the experts to tinker with those aspects of the project but on an overall basis, I think it should be approved. Again, the neighborhood generally approves although there is some concern, particularly by some new residents who've moved in since the neighborhood meeting. I respect that point of view but, frankly, I see a thoroughly dysfunctional arrangement were we to turn this proposal down, and I don't see any better way of making this situation work.

Thank you for attention. I hope you will support this project.

cc: David Hoffmann, P.O. Box 180552, Delafield, WI 53018