

**PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
February 21, 2005**

**RE: Item #00540, Conditional Use Application – 6418-6426 Maywick Drive**

1. Requested Action: Approval of two conditional use permits to allow construction of two four-plex townhouse buildings (eight total units) on two platted lots located at 6418 and 6426 Maywick Drive.
2. Applicable Regulations: Section 28.05 (5) identifies multi-family dwellings up to eight units per building as conditional uses in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicants & Property Owners: Chad Wuebben, Rene Gagner, Kevin Hanna and Jeff Jaschinski; 2923 Marketplace Drive; Madison, Wisconsin 53719.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with occupancy anticipated around July 1, 2005.
3. Location: Approximately 0.69 acres located at the northwest corner of Maywick Drive and S. Sprecher Road; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Conditions: Two undeveloped platted lots (Lots 7 and 9, Maywick Estates), zoned R4 (General Residence District)
5. Proposed Land Use: Four townhouses per lot, eight dwelling units total.
6. Surrounding Land Use and Zoning:
  - North:** Single-family homes in the Town of Blooming Grove; existing duplex at the southwest corner of Cottage Grove and Sprecher Roads, zoned R3 (Single and Two-Family Residence District);
  - East:** Single-family homes in the Town of Blooming Grove (shown as future medium density residential per the Cottage Grove Neighborhood Development Plan);
  - South:** Two-family homes are approved opposite the site across Maywick Drive, zoned R3; single-family homes in the Rambling Acres subdivision in the Town of Blooming Grove are located further south across Palace Road, which borders the plat;
  - West:** Undeveloped multi-family parcels in the Maywick Estates subdivision, zoned R4.

7. Adopted Land Use Plan: The Cottage Grove Neighborhood Development Plan recommends that is area for low to medium density residential uses.
8. Environmental Corridor Status: The subject site is not located in 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 conditional use standards of Section 28.12 (11)(g).

### **PREVIOUS CASE**

The Final Plat of Maywick Estates was conditionally approved by the Common Council on July 17, 2003 and was recorded on March 8, 2004. The plat generally contained 12 duplex lots, four four-unit townhouse lots, and one lot for 32 multi-family units, and one outlot for public drainage purposes on approximately 9.6 acres in R3 and R4 zoning.

### **PREVIOUS HEARING**

This case was referred to this meeting on January 24, 2005 at the request of the applicant.

### **ANALYSIS, EVALUATION AND CONCLUSION**

The applicant requests approval of two individual conditional use permits to allow construction of a four-unit townhouse structure on each of two platted lots, resulting in a total of eight new dwelling units. The applicant indicates that all eight units will be owner-occupied condominiums. Both lots are zoned R4 and were platted as Lots 7 and 9 of the Maywick Estates subdivision for the purposes of four-unit townhouse construction. The lots, located at the northwest corner of Maywick Drive and S. Sprecher Road will be adjacent to other future four-unit townhouses to be built on the two lots to the west and across Maywick Drive from a row of duplexes. Both lots are devoid of existing vegetation or significant topographical features.

The length of both four-unit buildings will be perpendicular to Maywick Drive, with a shared 24-foot wide private driveway located along the common property line. All units will be provided with two-car garages. In addition, three surface parking spaces are provided north of the two buildings at the end of the driveway. No vehicular access to S. Sprecher Road is proposed.

The buildings are set back approximately 25 feet from Maywick Drive per R4 yard requirements and will have a 40-45 foot rear yard along their north walls. The eastern of the two structures sits 20.1 feet from S. Sprecher Road. Approximately 30 feet of separation is provided between garage walls along the common property line.

Both buildings will be constructed primarily of horizontal lap siding with a wainscot of brick along the side and front walls. Elevations of the proposed buildings show small entrances for the two end units indented from the remainder of the corresponding building wall with a small ornamental roof overhead. Individual entrances located between the interior-unit garages provide access to the two interior units. The sidewalls opposite the garages will include individual patios accessed through French doors with arborvitae to be used to separate units.

The Planning Unit encourages the Plan Commission to consider some architectural modifications to these buildings in order to provide a better relation between the buildings and the two streets. The modifications might include a redesigned east wall of the proposed building on Lot 9 that shares its side yard with S. Sprecher Road. While the building to its west on Lot 7 appears designed to take advantage of its location in the interior of the site adjacent to another building that will likely be similarly designed, the building adjacent to S. Sprecher Road places rear patios and open space in a relatively narrow yard flanking a future north-south collector road. (S. Sprecher Road will be realigned as a north-south arterial east of its current alignment, although the current two-lane alignment is expected to remain.) Staff recommends that the building be redesigned to better accommodate the proximity of S. Sprecher Road, and that also provides a more attractive building façade adjacent to the street. While the patios evoke the appearances of a more secluded rear yard (although this is technically the side yard for zoning purposes), staff suggests that this portion of the property be treated more like a front yard. This might include the use of covered porches and other similar architectural elements as well as unit entrances facing east that provide open space as well as better relation to S. Sprecher Road.

Staff also recommends that the first floor elevations of the two units facing Maywick Drive include full windows instead of the small transom windows now shown. This revision would provide more balance in the appearance of these walls from Maywick Drive and result in a street-side elevation more evocative of the front wall of a residence.

Landscaping for the site consists of a line of arborvitae planted along the northern property line and one autumn blaze maple in each of the four corners of the combined property. A variety of shrubs are shown along the base of the front and rear garage walls and next to the individual patios in the building side yards. A boulder wall of unspecified dimension is proposed along the western property line.

Staff recommends that the landscaping plan be revised to include increased plantings along the western line of Lot 7, in the front yard along Maywick Drive, and around the three surface parking spaces in the rear yard. Staff would suggest the addition of a variety of shade trees and columnar evergreens in the western yard to provide screening and privacy for the western four units, which will share their yards with additional four-unit townhouses that will be built on Lot 6 in the future. The front yards of the two buildings should be planted with at least one ornamental tree in front of each building as well as the planting of shrubs and perennials along the entire front wall of both structures.

The eight dwelling units proposed result in a density of approximately 11.6 units per acre, which generally conforms to the low to medium density land use (8-12 units per acre) recommended for this site by the Cottage Grove Neighborhood Development Plan. The number of dwellings units comports to the anticipated density on these two lots per the Maywick Estates plat. The proposed buildings should meet all of the conditional use standards stipulated in the Zoning Ordinance with the noted design modifications and design revisions request below.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and **approve** construction of four-unit townhouses on parcels located at 6418 and 6426 Maywick Drive subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the landscaping plan be revised per Planning Unit approval to include:
  - a.) the addition of a variety of shade trees and columnar evergreens in the western yard of Lot 7 to provide screening and privacy for the western four units;
  - b.) the planting of at least one ornamental tree in front of each building as well as the planting of shrubs and perennials along the entire front wall of both structures;
  - c.) a planting schedule that provides the planting sizes of all proposed landscaping.
3. That the building elevations be revised per Planning Unit approval to include:
  - a.) a full window on the first floor for the two units facing Maywick Drive instead of the transom windows now shown;
  - b.) a revised east elevation for 6426 Maywick Drive that better addresses and provides better relation to S. Sprecher Road.
4. That no utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents be located in any yard of the building adjacent to a public street. All equipment regardless of location shall be adequately screened from view.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 10, 2005

**To:** Bill Roberts, Planner III  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 6418 & 6426 Maywick Drive

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**Present Zoning District:** R-4

**Proposed Use:** Construct two four unit townhome condo buildings (2 bedrooms each unit)

**Conditional Use:** 28.08(5)(c)6 Multi-family dwellings are a conditional use.

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 building address on each building on the site plan.
2. The units can be sold as condominiums. However, each four unit shall remain on an individual platted lot with joint access agreements between the two lots. The two lots cannot be combined.
3. The plan sheets shall be consistent. Note: Setbacks are not the same on each of the site plans.

**6718 Maywick**

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	15,172 sq. ft.
Lot width	50'	97.82'
Usable open space	2,000 sq. ft.	2,077 sq. ft.
Front yard	25'	25.01'
Side yards	left 8', right 12.875'	left 22.48, right 13'
Rear yard	35'	40'
Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories/25' average mean

Site Design	Required	Proposed
Number parking stalls	7 (including a min. of 1 surface stall)	9 (including 1 surface)
Accessible stalls	n/a (townhouse units)	n/a
Loading	n/a	n/a
Number bike parking stalls	4	provided in garages
Landscaping	as shown	adequate
Lighting	n/a	n/a

6426 Maywick

**ZONING CRITERIA**

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	14,911 sq. ft.
Lot width	50'	86.37'
Usable open space	2,000 sq. ft.	2,000 sq. ft. +
Front yard	25'	25'
Side yards	left 12.875', right 8'	left 13.5', right 20.25'
Rear yard	35'	45.5'
Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories/25' average mean

Site Design	Required	Proposed
Number parking stalls	7	10 (including 2 surface stalls)
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	4	provided in garages
Landscaping	as shown	adequate
Lighting	n/a	n/a

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes

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



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## 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

January 14, 2005

TO: Plan Commission

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

SUBJECT: 6418 & 6426 Maywick Drive –Conditional Use – Two – 4 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. None

### 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), 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 applicant shall modify plan sheets from Quam Engineering to agree with Encore Construction. The applicant should show the dimensions for proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
4. 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.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: Chad Wuebben

Fax: 270-9691

Email:

DCD:DJM:dm





# 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:

TO: Plan Commission

FROM: Edwin J. Ruckriegel, Fire Marshal

SUBJECT: **6418 & 6426 Maywick Dr, two 4-unit condominiums**

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. Landscape plan C-1.0 shows an 18-foot entrance and the fire plan shows a 20-foot drive entrance. The minimum width is 20 feet for the entire distance of the fire lane.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19 as follows:  
The site plans shall clearly identify the location of all fire lanes.  
Provide a completed MFD "Fire apparatus access and hydrant worksheet" with the site plan submittal.

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

cc: John Lippitt

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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: January 13, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 6418/6426 Maywick Drive Conditional Use

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. Sanitary laterals to each 4 unit shall be 6" diameter.
2. Existing sanitary elevations do not agree with City records.
3. Lot No. 7 should be served off of sewer main north of Lot. Lot No. 9 should either be served off of Sprecher Road or the sewer main running along the north lot line.
4. Basement bathroom may require a grinder pump.
5. The proposed drainage is not in conformance with the approved lot line drainage plan and the elevations are not consistent with the elevations of the approved plan. The drainage plan shall be revised to conform, especially in the areas of the 2 trees and proposed walk around the trees.

**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: 6418/6426 Maywick Drive Conditional Use

**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.

#### 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), MicroStation (dgn) 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

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

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@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 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.

#### Utilities General

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

#### Sanitary Sewer

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

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## Traffic Engineering 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

January 14, 2005

TO: Plan Commission  
FROM: David C. Dryer, P.E., City Traffic Engineer  
SUBJECT: **6418 & 6426 Maywick Drive –Conditional Use – Two – 4 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. None

### 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), 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 applicant shall modify plan sheets from Quam Engineering to agree with Encore Construction. The applicant should show the dimensions for proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
4. 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.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: Chad Wuebben

Fax: 270-9691

Email:

DCD:DJM:dm