



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 29, 2007

Casey Louther
Louther & Associates Designs
120 Telemark Parkway
Mount Horeb, Wisconsin 53572

RE: Approval of a request to rezone 6809 & 6827 Milwaukee Street, 6826 Reston Heights Drive and 102 Wind Stone Drive from Planned Unit Development, General Development Plan (PUD-GDP) to Planned Unit Development, Specific Implementation Plan (PUD-SIP) allow construction of 34 multi-family dwelling units in four buildings. (Harbort)

Dear Mr. Louther:

At its March 27, 2007 meeting, the Common Council **conditionally approved** your client's application to rezone property located at the southwest corner of Milwaukee Street and Wind Stone Drive from PUD-GDP to PUD-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following seventeen (17) items:

1. Relocate proposed tree at southeast corner of Building 2 to avoid water lateral.
2. Revise site plan to show proposed utilities.
3. Any damage to pavement on Reston Heights Drive, Wind Stone Drive or Milwaukee Street will require restoration in accordance with the City's Patching Criteria.
4. Additional detail must be provided showing how (and where) the drain for the underground parking is to be discharged. Flow through off-site lands must have approval of downstream property owner.
5. A portion of the site draining to the southwest discharges to Reston Heights has no detention or treatment. This area shall be treated for infiltration in accordance with the new Dane County Standard prior to discharge from this lot onto other private property.
6. Each building will be required to have a separate sanitary sewer lateral.
7. A City licensed contractor shall perform all work in the public right of way.
8. 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.

9. 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.
10. 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 Wisconsin Department of Natural Resources is required.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with NR-151.
12. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, other miscellaneous impervious areas.
13. 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, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
14. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; 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.
15. 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.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following five items:

18. 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" = 30'.

19. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to 22-unit apartment building. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the 22-unit apartment building site shall be shown and noted on the plan.
20. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
21. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stalls. The "One Size Fits All" stall shall be used for the residential underground parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup and note on site plans. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas. The applicant shall show the dimensions for proposed surface and underground parking stalls and backing up, according to parking design standards.
22. 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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following item:

23. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
 - a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet of the structure, and parallel to one entire side of the structure.
 - c.) Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered.

Please contact Kathy Voeck, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following seven items:

24. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of two accessible stalls striped per State requirements for the 22-unit (one in the parking garage and one in the surface lot). 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 stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stall to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
25. Show building setbacks on the site plans.
26. Provide 22 bike parking stalls, for the 22-unit building, 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. Provide some in the parking garage and some on the surface of the lot.

27. Provide a detailed landscape plan. 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.)
28. Lighting is required. Provide a plan showing at least .5-foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance).
29. The letter of intent, zoning text and plans shall be consistent.
30. In the zoning text, include Family definition per Section 28.03(2) of the Madison General Ordinances as it applies to the R4. Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 and approved by the Urban Design Commission. Meet with Zoning staff to go over the letter of intent and zoning text prior to submitting final plans for sign off.

Please contact my office at 261-9632 if you have questions about the following three items:

31. That the applicant revise the SIP plan set per Planning Division approval to show the following:
 - a.) the future status of the existing deciduous trees along the southern property line of Lot 231 either as remaining or to be removed; if remaining, the landscaping plan should note the species and the approximate size of those trees;
 - b.) that the four perpendicular (head-in) stalls along the western edge of the drive serving the four-unit townhouse buildings be converted to parallel parking stalls and that that common drive be shifted approximately eight feet west to increase the amount of greenspace at the rear of those buildings;
 - c.) that the site plans include setback dimensions from both the porch and building walls to the common drive and Wind Stone Drive property line for all three townhouse buildings;
 - d.) that screening or landscaping be provided along the western property line of Lot 231 adjacent to the six-space surface parking lot.
32. That the "Project" section of the letter of intent be revised to correctly note that 34 units are proposed in this specific implementation plan and to accurately describe the number of bedrooms in each component of the project.
33. That the zoning text be revised per Planning Division and Zoning approval as follows:
 - a.) that the list of uses be revised to include multi-family residential uses as shown on the attached site plans and any accessory uses related thereto;
 - b.) that the statement of purpose be limited in scope to a brief, general description of the project (i.e. "This SIP proposes construction of one 22-unit multi-family building and three (3) four-unit townhouse multi-family buildings as shown on the attached plans...");
 - c.) that the family definition shall coincide with the R4 family definition;
 - d.) that the building description, dwelling units, lot area per dwelling unit, lot area requirements, bedroom counts and unit description sections be removed from the text;
 - e.) that the floor area ratio, yard requirements, landscaping, parking and bike parking sections shall be "as shown on the approved plans";
 - f.) that signage shall be limited to the maximum permitted in the R4 zoning district and as approved by the Urban Design Commission and Zoning Administrator.

Note that any applicable park fees may be payable prior to the recording of the PUD or within 14 days of the issuance of building permits. Please contact Si Widstrand at 266-4711 for information on any fees due and the process for paying them.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Kathy Voeck, Assistant Zoning Administrator
 Janet Dailey, City Engineering
 John Leach, Traffic Engineering
 Scott Strassburg, Madison Fire Department
 Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: