



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

May 23, 2014

J. Randy Bruce

Knothe and Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

RE: Approval of an alteration to an approved Planned Development--Specific Implementation Plan for 3848-3864 Maple Grove Drive to allow a 42-unit multi-family residential building approved as a condominium to be constructed as a rental apartment building on land addressed as 3864 Maple Grove Drive (Copper Creek Apartments, LLC).

Dear Mr. Bruce;

At its May 12, 2014 meeting, the Plan Commission **approved** the above-described PD-SIP alteration for 1 Hawks Landing Circle subject to the following conditions of approval, which shall be satisfied prior to recording of the alteration and the issuance of building permits for the approved project:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following eighteen (18) items:

1. The pending Certified Survey Map application (CSM) for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits. When the recorded CSM image is available from the ROD, the City Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the permitting system can upload this data and permit issuance made available for this new land record.
2. Comprehensive agreement(s)/ easement(s) between the future Certified Survey Map lot (existing condominium expansion lands at 3864 Maple Grove Drive) and Country Grove Condominiums shall be drafted, recorded and the location of the easements, notes and recording information placed on the pending CSM prior to recording the CSM. The agreement(s)/easement(s) shall address all common **private** vehicular and pedestrian access facilities, storm sewer facilities, stormwater management facilities, sanitary sewer facilities, water main facilities and common open space areas/facilities.
3. The site plan shall show and label the Private Access Easement (Document No. 4152910) over adjacent property for access to Fairhaven Road. The easement is generally located at the southwest corner of Country Grove Condominiums and benefits all lands within the Planned Development.

4. The site plan shall show and dimension the boundary of the pending CSM lot (existing condominium expansion area).
5. The site plan shall identify lot and block numbers of recorded Certified Survey Map.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. In accordance with 10.34 MGO – Street Numbers: When site plans are final, submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that an interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
8. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
9. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
10. All work in the public right of way shall be performed by a City-licensed contractor.
11. All damage to the pavement on Fairhaven Road and Maple Grove Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
12. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
13. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, 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.
14. 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-, and 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of MGO; provide oil & grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.

15. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. 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).
16. 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.
17. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
18. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following five (5) items:

19. Underground parking was not submitted for review; as such, any configuration that does not meet MGO Section 10.08 could result in major alterations to the plan.
20. When the applicant shall submit 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 and proposed 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, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
21. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs, including engineering, labor and materials for both temporary and permanent installations.
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.
23. All parking facility design shall conform to standards in MGO Section 10.08(6).

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

24. The family definition in the zoning text shall be revised to reflect "in MGO 28.151 for the SR-V2 zoning district". Under signage, modify the code reference to state "as compared to the SR-V2 district."
25. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
26. Provide the minimum bike parking stalls per Section 28.141 of the Zoning Code.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

27. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

28. Provide fire apparatus access as required by IFC 503 2012 edition, MGO Section 34.503.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following two (2) items:

29. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this development. The developer must select a method for payment of park fees before signoff on the PD-SIP alteration. This development is within the Elver park impact fee district (SI31). Please reference ID# 06103.1 when contacting Parks Division staff about this project.
30. 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 my office at 261-9632 if you have any questions about the following two (2) items:

31. Prior to the issuance of building permits, the proposed alteration shall receive final approval by the Planning Division Specifically, the final plans shall include the following:
 - a.) include detailed floorplans for the second 42-unit building; the proposed floorplans for this building shall be consistent with the floorplans approved for this building in 2005;
 - b.) provide a table outlining the number and type of dwelling units in both the existing and proposed building and the number of underground and surface automobile and bike parking stalls serving the entire development.

32. Sheet L1 shall be revised prior to final approval and recording to clarify that the existing trees adjacent to Maple Grove Drive will be preserved as part of the construction of the second building (the sidewalk reference along Maple Grove Drive is out of date, as the public sidewalk adjacent to the subject site has been constructed). Details on how those trees will be preserved during construction of the building shall be provided. If those trees cannot be preserved, a revised landscaping plan shall be submitted for Planning Division approval that calls for the planting of at least as many large-caliper broadleaf deciduous trees along the eastern property line to replace the over-story trees removed.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

After the plans have been revised per the above conditions, please file **nine (9) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, 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 Zoning staff to the City department staff listed above for their final approval.

If you have any questions regarding obtaining building permits for this property, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: