

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of April 18, 2007**

RE: I.D. # 05905: Zoning Map Amendment I.D. 3262, rezoning 610 Hercules Trail from PUD-GDP to PUD-SIP

1. Requested Actions: Approval of a request to rezone 610 Hercules Trail from Planned Unit Development, General Development Plan (PUD-GDP) to Planned Unit Development, Specific Implementation Plan (PUD-SIP) allow construction of 36 multi-family dwelling units in eight buildings.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property Owner: Premium Real Estate, LLC (Veridian), 6801 South Towne Drive, Madison; Don Esposito, representative.

Agent: Brian Munson, Vandewalle & Associates; 120 East Lakeside Street; Madison.
2. Development Schedule: The applicant wishes to begin construction once all regulatory approvals have been granted, with completion anticipated in December 2007.
3. Location: Approximately 2.4 acres of land located on the north side of Charon Lane between Hercules Trail and Jupiter Drive; Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: The subject site is undeveloped.
5. Proposed Land Use: The applicant proposes to construct 36 multi-family dwelling units in eight buildings.
6. Surrounding Land Use and Zoning: The subject site is located is part of the Grandview Commons planned unit development and is surrounded by other existing and future components of the project, including duplexes and single-family residences east of the site across Hercules Trail, 16 townhouses to the north along Apollo Way, future multi-family development south of Charon Lane, and the Oak Park Place senior living community west across Jupiter Drive.

7. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan designates the subject site for "medium-density residential" uses consistent with the adopted plans for Grandview Commons.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for Planned Unit Development Districts.

PLAN REVIEW

The applicant is requesting approval of a specific implementation plan for Lots 455 and 456 of the Grandview Commons planned unit development and subdivision to allow construction of 36 multi-family dwelling units in eight buildings on a combined 2.4-acre site located on the north side of Charon Lane between Hercules Trail and Jupiter Drive. The block formed by Lots 455, 456 and 457 were approved on the general development plan for a total of 87 multi-family units at an average density of 24.4 dwelling units per acre for the 3.6-acre block. Lot 457, which fronts onto Apollo way on the northern end of the block, was previously approved in October 2005 for 16 townhouse units.

Lots 455 and 456 are characterized by a gradual slope from south to north and are undeveloped with the exception of a portion of an east-west private drive that parallels the north property line and serves the rear-loaded garages for the units constructed on Lot 457.

Beginning in the northwest corner of the site, the 36 units proposed will be comprised of a six-unit townhouse building fronting Jupiter Drive, three four-unit buildings fronting Charon Lane, a second six-unit townhouse building fronting Hercules Trail, and three four-unit buildings that will back onto a private drive and overlook a common greenspace at the center of the site. The buildings will share access from a driveway from Charon Lane that will generally extend from the southeastern corner of the site to the northwestern corner and intersects the east-west private drive shared with the townhouses on Lot 457. Twelve surface parking spaces will be provided along the shared driveway adjacent to the common greenspace to augment the garage parking provided for each unit in the project.

Units in the two-story, six-unit building located in the northwestern corner of the site (shown on

the plans as Unit I-5) will include three bedrooms, 2.5 baths and individual two-car basement garages. All six units will include front entrances from Jupiter Drive and porches that extend the length of the rear wall above the garages. The building will be sided with two-toned horizontal cement board siding, with a masonry block wainscot along the Jupiter Drive elevation.

The four-unit townhouses facing Charon Lane (I-6-8) will stand two-stories in height and each unit will contain two bedrooms and 2.5 baths. The four units will form a cluster, with two units in the front of the building and two in the back. All of the entrances to the units will face towards the street, though the entrances to the rear units will be recessed approximately 35 feet from the front wall of the building. The two front units will each have tandem two-car garages, while the rear units will have single-car garages. All of the garages will load from the rear at the basement level of the units, which will also be where the washer/ dryer and unit utilities will be located. The rear units will have small porches at the rear of the first floor off the kitchen. The buildings will be sided with four-inch cement board siding with a brick wainscot used along the street elevations, and will be topped with multi-tiered hipped roofs. A variety of roof dormers and bay elements will be employed to enhance visual interest of these buildings from the street.

The four-unit buildings in the northeastern corner of the site (I-10-12) will be similar in layout to the buildings in the southwestern corner with the exception that the buildings in the northeastern corner will not front onto a public street and will instead overlook a 55- to 65-foot common greenspace in the center of the development parcel. These units will be built into the grade along the northern boundary of the site, with basement-level rear-loaded garages that will have access from the east-west private drive shared with the townhouses on Lot 457. The three buildings in the northeast corner will be moderately wider than their four-unit counterparts in the project and will include a third bedroom in the rear units as a result. The additional width will also provide for more substantial porches at the entrances to the rear units. Otherwise the buildings appear to be architecturally similar to the other four-unit buildings in the project.

Units in the two-story, six-unit building (I-9) located in the southeastern corner of the site will each include three bedrooms, 2.5 baths, unfinished basements and a one-story, two-car attached garage with access from the center of the site. The four interior units will share open courtyards formed by the garages and main building. The building will be sided using a combination of two varieties of horizontal cement board siding and a staggered or scalloped cement board, with brick pilasters used to frame the entry porches facing Hercules Trail. The building will be topped with a gabled roof and will include various cross gables, bay elements and dormers in an effort to reduce the mass of the building and provide greater fenestration along the street.

The developer has submitted a comprehensive landscaping plan for the site that will include the planting of a wide variety of deciduous and coniferous shrubs and perennials around the base of the various buildings and a variety of shade trees surrounding the common greenspace and along

the driveways and central parking area. The greenspace will largely be an open grass area with benches for seating.

ANALYSIS & CONCLUSION

The specific implementation plan for the eight-building, 36-unit multi-family development on Lots 455 and 456 of Grandview Commons generally conforms to the development anticipated for these sites when the general development plan was approved in 2003, which allowed a maximum of 87 units to be built on these two lots and Lot 457 immediately to the north. A total of 52 units will be developed on the three-lot, 3.6-acre block, which results in a density of 14.4 units per acre, or ten units per acre less than the maximum density allowed for the block on the general development plan. However, although the average density is below the maximum allowed by the general development plan, staff considers development on this block and this proposed 36-unit SIP to be consistent with the overall medium-density residential land use recommendation for this portion of the Sprecher neighborhood contained in the Sprecher Neighborhood Development Plan.

The Planning Division believes that the proposed specific implementation plan can meet all of the standards for planned unit developments. Staff believes that the eight buildings proposed are well designed and that they will serve as an attractive transition between the more intensely developed senior living community and future multi-family to the west and south, respectively, and the lower density one- and two-family dwellings that will be located to the north and east.

The Urban Design Commission reviewed this specific implementation plan on March 7, 2007 and recommended final approval (see attached report).

Inclusionary Zoning: The underlying approved general development plan was approved in 2003 prior to the establishment of the Inclusionary Zoning provisions in the Zoning Ordinance. The proposed development is consistent with the general development plan for Grandview Commons, therefore Inclusionary Zoning does not apply.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3262, rezoning 610 Hercules Trail from PUD-GDP to PUD-SIP, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the zoning text be revised per Planning Division and Zoning approval to note that the floor area ratio and building heights shall be "as shown on the approved plans."

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 Jupiter Drive/5801 Charon Lane (Lot 456) – PUD-SIP for 36 Residential Units. 3 rd Ald. Dist. (05442)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 7, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Cathleen Feland and Michael Barrett.

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for 36 residential units located at 610 Hercules Trail/5818 Charon Lane (Lot 455) and 617 Jupiter Drive/5801 Charon Lane (Lot 456). Appearing on behalf of the project were Brian Munson and Roger Guest. An overview of a site grading plan, in conjunction with cross-sections of the various building types and their respective locations relative to existing grades on the site provided the basis for explaining the need to cluster the different unit types within their specific groupings in order to take advantage of the natural topography of the site to provide for non-street side access to lower level garages in each of the unit types with access to a cluster of three detached 4-unit buildings off of a shared private alley. Adjustments to the site plan has allowed for an increase in a central core of greenspace at the center of the site. The design and location of interior visitor surface parking has been modified to eliminate and reduce the number of stalls by five. Following the presentation, the Commission noted the following:

- On Building I-9 the detailing does not appropriately identify materials that wrap around corners on projecting bays, specific as to the detailing such as corner boards, in addition sills on windows should be provided.
- The landscape worksheet counts plants not within 10-feet of a parking area as allowed within the code. The landscape worksheet needs to be redone to reflect those plantings that are allowed to be included within the calculations.
- Compliment the applicant providing windows on all garages.
- Note that cut-off fixtures will be used on the lighting plan, in addition to reducing glare from the bollard fixtures.

ACTION:

On a motion by Feland, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required submission to staff of revised elevational details for Building I-9 to include front elevation differential detailing for the projecting bay,

the architecture of the single gabled projections shall be detailed to match character of double gables, including creating a shadow line by providing sills on windows and windows to garages.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6, 7, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 Jupiter Drive/5801 Charon Lane (Lot 456)

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	7	6	-	7	8	7
	5	5	6	6	-	6	5	5
	6	6	6	6	-	7	5	6
	-	-	-	-	-	-	-	7.5
	6	6	6	6	6	6	6	6
	7	7	7	-	-	7	7	7
	6	6	8	8	-	7	8	7

General Comments:

- Appreciate selection of the building type to fit within the topography. Nice landscape treatment. Correct worksheet for staff review.
- Architecture not great.
- Tasteful townhomes. Site plan very well adapted to topography.
- Nice project! Improvement over previous site plan.



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: April 11, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 610 Hercules Trail Rezoning & PUD (SIP)

The City Engineering Division has reviewed the subject development and has the following comments.

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

1. All damage to street pavement will require restoration in accordance with City of Madison Patching Criteria including milling and overlaying 2-inches of asphalt for a length of at least 50-feet.
2. Project involves the installation of a private sanitary sewer. Applicant shall provide evidence of an owner/maintenance (recorded) agreement prior to plan sign-off.
3. Revise sheet C1.0 and all other affected sheets of this plan set to reference existing declaration of private joint driveway easement per Document No. 4142582 for access rights across Lot 457 to serve Lots 455 and 456 of this plan. NOTE: The existing private drive easement declaration does not include rights over a portion of Lot 457 where the proposed driveway connection between Buildings I-5 and I-12 is shown and requires amendment to the declaration document to create such rights.
4. Existing declaration of private joint driveway easement per Document No. 4142582 may also be required to be amended to include fire lane access rights to the City of Madison Fire Department.
5. Revise all affected site plan sheets to identify the existing public utility easement of record per Document No. 3913261 and move the proposed wood fencing along Jupiter Drive and rock retaining wall along Hercules Trail outside of this existing easement area.

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: 610 Hercules Trail Rezoning & PUD (SIP)

General

12



- 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

12

gress 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).

12

- Control 80% TSS (5 micron particle).
- Provide infiltration in accordance with NR-151.
- Provide substantial thermal control.
- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

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

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

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

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

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

PDF submittals shall contain the following information:

 - a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files.
 - b) RECARGA files.
 - c) TR-55/HYDROCAD/Etc...
 - d) Sediment loading calculations

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

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

12

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 Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering and Parking Divisions

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

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

April 13, 2007

TO: Plan Commission

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

SUBJECT: **610 Hercules Trail – Rezoning – PUD (GDP) to PUD (SIP) – 8 Buildings, 36 Condominium 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

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. 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. 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: Brian Munson / Chris Landerud

Fax: 608-255-0814

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DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 13, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 610 Hercules Trl.

Present Zoning District: PUD(GDP)

Proposed Use: 36 Unit Condominium development (8 buildings) (18 two bdrm units and 18 three bdrm units)

Requested Zoning District: PUD(SIP)

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

GENERAL OR STANDARD REVIEW COMMENTS

1. Put addresses of the buildings and number of units in each building on the site plans. The setback dimensions shall be from the nearest portion of the building. (A deck that is higher than 3' above grade, or a covered porch, if closer than the principal building, shall have the dimension to the property line. Address information can be obtained from Lori Zenchenko of City Engineering at (608)266-5952.
2. 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 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	81,000 sq. ft.	103,666 sq. ft.
Lot width	50'	adequate
Usable open space	18,000 sq. ft.	21,000 sq. ft. +
Front yard	25'	15' Hercules Trl *
Side yards	10' each side	15' Charon; 9' interior (1) *
Through Lot (25'	13' Jupiter Dr *
Building height	2 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	67	56 garage <u>12 surface</u> 68 total
Accessible stalls	n/a (townhouse units)	n/a
Number bike parking stalls	36	provided in garages
Landscaping	as shown	adequate
Lighting	Yes	(2)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	n/a

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-4** district, because of the surrounding land uses.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: April 13, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **610 Hercules Trl.**

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. If the fire access lane crosses property lines, a recorded access and maintenance easement shall be submitted with plan submittal.

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:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal for all types or styles of buildings.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact Scott Strassburg, Fire Code Enforcement Officer at 608-261-9843 if you have questions regarding the above items.