



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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February 5, 2005

AMENDED LETTER

Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, WI 53562

SUBJECT: 4008 & 4011 Felland Road

Dear Randy:

The Common Council, at its January 18, 2005 meeting, conditionally approved your application for rezoning from PUD(GDP) to PUD(SIP) for property located at 4008 and 4011 Felland Road.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following eleven items:

1. The plans shall be revised to show Crossing Place extended to the north and its impact on Lot 3 and the lots just west of Lot 3.
2. The plans shall be revised to show the ped-bike overpass and bike ped-bike easement between Lots 5 and 6. This easement is on the plat so it is unclear why this project is not showing it correctly.
3. The bike path crossing of Grand Crossing Boulevard shall be modified to align in a straight crossing.
4. The applicant shows what appears to be a driveway approach onto Nelson Road to Lot 5. Per the plat access restrictions, no access shall be granted to Nelson Road and access shall be removed.
5. Unless otherwise paid already, the lots are subject to special assessments for the High Crossing Interchange and future traffic signals. Payments or deposits for these two special assessments shall be provided to the City prior to final sign off.
6. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

7. The location of the trash dumpsters should be shown if any that accommodate ingress and egress to the right-of-way in a forward movement. The applicant shall note that Madison General Ordinance 10.08(a)6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner: unless permitted by the Board of Public Works after the Board receives the recommendation of the City Traffic Engineer. This condition shall be approved prior to plans being submitted for approval, contact City Traffic Engineering for detail. Traffic Engineering staff will require a formal letter requesting the right to back off the street, (type of vehicles, reasons, hours of operation of the truck, etc.) and the applicant shall provide a 1" = 20' scale drawing and a drawing on an 8" by 11" sheet showing parking, parking stalls, pavement markings, type of truck turning and both sides of the street. If recommended by the City Traffic Engineer, staff will facilitate the approval of the Board of Public Works.
8. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The applicant shall design the underground and underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall for the commercial/retail and on-private street areas. The "One Size Fits All" stall used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
10. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.
11. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following seventeen items:

12. 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.
13. All storm, sanitary or water facilities to serve this project shall be extended beyond the right-of-way limits as part of the City/Developer Agreement.
14. Sanitary sewer planning for this area assumed lower volume sewer users than this proposed development, or that higher volume users would be delayed until more sewer capacity becomes available. Approval of this development shall consume approximately 86% of the present sanitary sewer capacity. This shall limit development opportunities for the remainder of the plat and surrounding areas for several years. Sewer extensions to provide additional capacity to this area are not currently scheduled. If approved by the Plan Commission and Common Council to use

approximately 86% of the remaining sanitary sewer capacity, the developer shall pay 86% of the remaining outstanding sewer facilities costs (approximately \$162,600), plus Madison Metropolitan Sewerage District area charges.

15. Stormwater treatment requirements include detention, 80% sediment control, oil and grease, and infiltration.
16. The developer shall construct Madison Standard Street improvements, including sidewalk on Grand Crossing Road.
17. The developer shall construct sidewalk on Felland Road, Crossing Place and Nelson Road.
18. The developer shall be responsible for construction of a portion of the cost to construct Nelson Road as determined by the City Engineer.
19. Grand Crossing Road is not located in this SIP. Felland Road continues to the intersection of Crossing Place.
20. All work in the public right-of-way shall be performed by a City licensed contractor.
21. 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.
22. 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.
23. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
24. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management detention. Contact Greg Fries at 267-1199 to discuss this requirement.
25. 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
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com

26. 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) from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter 111. 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.

27. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

28. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

29. Meet all applicable State requirements including, but not limited to:

- a. Provide a minimum of one accessible stall striped per State requirements accessible to each 27-unit, 33-unit, 48-unit and 54-unit building (the non-townhouse units). A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
- b. Show signage at the head of the stalls.
- c. Show the accessible path from the stalls to the building.

30. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

31. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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. Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

32. The information on the PUD(GDP-SIP) plans, the plat, the letter of intent and the zoning text shall be consistent.

33. Provide a 10' x 35' loading area with 14' vertical clearance at the 48-unit building and the 54-unit building to be shown on the plans. The loading area shall be exclusive of drive aisle and maneuvering space.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:

34. Bicycle pathways shall conform to the approved General Development Plan. All sidewalks and bicycle pathways shall "line up" across public streets and private motor vehicle drives and shall cross public streets at those locations approved by Traffic Engineering staff.
35. The applicant shall consult with Traffic Engineering and Parks Division staff regarding the final alignment and width of the bicycle pathways. The bicycle pathway along the common lot line between lots 5 and 6 shall be clearly labeled and dimensioned. These details shall be accurately shown on the final SIP plans.
36. Show Crossing Place extended to the north of Grand Crossing Road as it is proposed to be located west of Lot 3 on all site plans.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

37. The proposed water main on Lot 3 shall be a public water main. This water main and the public water main in Grand Crossing Road shall be installed by private contract.
38. The Water Utility will not need to sign off on the final plans nor need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following two items:

39. At the request of the subdivider, park fees for this plat were deferred to the SIP approval or subdivision contract so the payments could be phased with the phased implementation. The developer shall pay the following park fees at the 2005 rate:

Park Dedication required for this project is 306 @ 700 square feet = 214,200 square feet.

Credits. The following square footages of land were credited against the park dedication requirement: Park on Lot 6 = 14,816. Park on Lot 3 = 19,631. Bike trail corridor on PUD = 17,989. Bike trail corridor to north on Morgan Plat Lot 2 = 20,115. Total park credit = 72,551 square feet. Remaining dedication required = 141,649 square feet.

This required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum value of \$1.65/square foot. The value is determined by the Planning Real Estate Unit and is based on the land value prior to development approval.

141,649 @ \$1.65 = \$233,720.85.

Park Development Fees = 306 multi-family @ \$501.11 = \$153,339.66
TOTAL PARK FEES = \$387,060.51

Any additional residential units in the Morgan Plat shall be required to pay fees at the time they are approved in an SIP.

40. Payment of half of the park fees, plus a letter of credit for the other half, are due prior to sign-off on the PUD. A format for the letter of credit is attached.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

41. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.
42. All portions of the exterior wall of this new building shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.20 for additional information.
43. Provide fire apparatus access as required by Comm. Chapter 66.0500 and MGO 34.19. (Unable to confirm this information from the plans that were submitted.)

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans 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.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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 (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson
Planner II

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineer Traffic Engineer Planning Unit Fire Department Parks Division
