

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
September 8, 2005

**ZONING MAP AMENDMENT, I.D. 01852 LOCATED AT 7449 EAST PASS:**

1. Requested Action: Approval to modify previously approved plans for a mixed-use retail/residential building to allow for the construction of two 5-unit townhouse buildings located at the intersection of East Pass and Mammoth Trail.
2. Applicable Regulations: Section 28.07(6) provides the framework and guidelines for Planned Unit Development Districts. Section 28.07(6)(g)3 and 4 provides the requirements and process for approval of Specific Implementation Plans. Section 28.12(10) provides the process for zoning map amendments.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Don Esposito, MB Real Estate, Inc., 6801 South Towne Drive, Madison, WI 53713; and Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, Madison, WI 53715.
2. Status of Applicants: Property owner and development consultant.
3. Development Schedule: The applicant wishes to commence construction of these residential units in the fall of 2005. The applicant wishes to have occupancy of these new units by spring/summer 2006.
4. Parcel Location: Easterly corner of the intersection of East Pass and Mammoth Trail, Aldermanic District 1, Madison Metropolitan School District.
5. Parcel Size: 63,432 square feet (1.46 acres).
6. Existing Zoning: PUD(SIP) Planned Unit Development-Specific Implementation Plan District. The existing Specific Implementation Plan authorizes this parcel to be developed as a mixed-use building providing approximately 15,600 square feet of retail and restaurant space on the first floor, and 15 dwelling units on the second floor.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Two 5-unit residential buildings providing a total of 10 townhouse units.
9. Surrounding Land Use and Zoning (See map): The subject property is located in the center of the Glacier Crossing Neighborhood and is adjacent to multi-family residential, a

neighborhood swimming pool, and a daycare center zoned PUD(SIP) and is surrounded by single-family homes zoned R1, R2, R2S, R2T, R2Y and R2Z.

10. Adopted Land Use Plan: This area was recommended for medium density residential development within the adopted Cross Country Neighborhood Development Plan. The underlying General Development Plan and Specific Implementation Plan authorized first floor commercial uses on this site with second floor apartment units. Surrounding land uses include multi-family residential, a neighborhood swimming pool and a daycare center.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

A full range of urban services are being extended to this neighborhood as development continues.

### **STANDARDS FOR REVIEW:**

This application is subject to the Planned Unit Development District standards.

### **ANALYSIS AND EVALUATION:**

#### **Background Information**

The Glacier Crossing Neighborhood has been under development for approximately five years. Most of this neighborhood consists of single-family homes. The four quadrants at the intersection of East Pass and Mammoth Trail have been designated for medium density residential uses. Original plans envisioned a public library, daycare center, neighborhood swimming pool, neighborhood-serving retail uses and a small restaurant within this immediate area. As marketing of this property has continued and development has evolved, demand for the commercial uses has not materialized. In addition, the City has decided not to locate a new branch library in this immediate neighborhood. The neighborhood swimming pool and daycare center, however, have been approved and are under construction. The applicant wishes to modify previously approved plans for a larger mixed-use building on this site and instead provide two 5-unit townhouse structures, similar to those currently under construction within the balance of this block (see attached concept plans).

This property currently has PUD(SIP) Planned Unit Development-Specific Implementation Plan zoning. This zoning was approved in mid-2002 for the surrounding townhouse units and the mixed-use building on the subject property. At this time, the applicant wishes to amend the Specific Implementation Plan to allow for the construction of ten townhouse units rather than a single mixed-use structure. The underlying General Development Plan allows multiple family

units within this area and does not require amendment. A new Specific Implementation Plan application has been filed to provide specific plans for the proposed buildings.

### **Proposed Development Plans**

The subject property consists of approximately 1.46 acres. This site is quite level with a variation of no more than 2-feet across its surface. Surrounding development is well underway with the adjacent pool and other townhouse units currently under construction.

The 10 proposed units will be provided in two buildings with 5-units in each structure. Buildings will be placed with minimal setbacks to the East Pass and Mammoth Trail rights-of-way. Each building will be two stories in height with a full basement area. Each dwelling unit will be provided with 2-bedrooms and 2½ bathrooms. An attached 2-car garage will be provided for each dwelling unit. Structures will be placed as near the public street rights-of-way as existing utility easements allow. Each unit will have a front door and small porch directly connected to the public sidewalk system. Buildings will be of a traditional rowhouse building style with horizontal siding, multi-paned windows, and a hip main roof with multiple individual gables. These 10 units will result in an overall density of approximately 7 dwelling units per acre on this 1.46 acre site.

Vehicular access will be provided from an internal block driveway system at the rear of the proposed buildings. Each unit will be provided with an attached 2-car garage resulting in an off-street parking ratio of 2.0 parking stalls per dwelling unit. An additional 12 surface parking stalls will be provided on the adjacent swimming pool property which will be available for the use of pool patrons, as well as visitors to this development. Other off-street parking for visitor use is available within this block in a shared driveway and parking arrangement.

The applicant has submitted a landscape plan which will provide sufficient open space for the proposed development and other residential development on this block. This project will be attractively landscaped throughout and will be integrated into the landscaping provided for the adjacent swimming pool and other townhouse units within this block (see attached landscape plan).

### **Consistency With Adopted Plans**

The adopted Cross Country Neighborhood Development Plan designates this site for medium density residential uses. This designation recommends a density range of approximately 16-30 dwelling units per acre. The proposed development will yield a residential density of approximately 7 dwelling units per acre, which is below this range but considered with other development within this block and the adjacent multi-family blocks, will still preserve the overall average neighborhood density objectives.

The R5 zoning district has been chosen for review comparison for this development (see attached Zoning staff report) because it is most similar to the density range as recommended by the adopted Cross Country Neighborhood Development Plan. The Zoning staff report provides a detailed comparison of the compliance of this development proposal with the specific R5 zoning district regulations. It should be noted, however, that the design guidelines approved for this more traditional neighborhood development include front and rear yard setbacks which are

considerably smaller than those specified by City of Madison conventional zoning district regulations.

### **Standards For Review For Planned Unit Developments**

In addition to compatibility with the recommendations of adopted plans, the review of Planned Unit Development proposals requires consideration of other specific criteria to ensure that the project is consistent with the spirit and intent of the ordinance and has the potential for producing significant community benefit in terms of environmental and aesthetic design. These criteria include character and intensity of use, community impact and preservation and maintenance of open space. Traditional neighborhood design standards include front porches, smaller front and rear yard setbacks than that which is typical for developments today to encourage a "street presence" for residential buildings and reduced and shared off-street parking requirements. The proposed development complies with the underlying General Development Plan regulations and design guidelines for this neighborhood.

A basic requirement for all residential developments is the provision of adequate usable open space. This proposed development provides common open space common between the two structures and community-oriented open space at the intersection of East Pass and Mammoth Trail. In addition, this development shares open space with other townhouse development within this block. A neighborhood swimming pool, which is available for use by neighborhood residents, is located directly east of the proposed development.

### **Urban Design Commission Review**

The Urban Design Commission, at their July 6, 2005 meeting, granted final approval for the amendment of the underlying Planned Unit Development-Specific Implementation Plan zoning to allow the change from a single mixed-use structure to two 5-unit townhouse structures on this property (see attached report). Urban Design Commission rankings generally ranged from good to very good.

### **Inclusionary Dwelling Unit Requirements**

The underlying Glacier Crossing Neighborhood Center Development, including the final plat and underlying General Development Plan and Specific Implementation Plan, were approved prior to the creation of the Inclusionary Dwelling Unit requirements. The proposed development, which will provide ten townhouse units, is consistent with the land uses specified within the approved Glacier Crossing Neighborhood Center General Development Plan. The provision of inclusionary dwelling units for this project, therefore, is not required.

### **CONCLUSION:**

The Plan Commission and Common Council are being asked to approve a change to the underlying Planned Unit Development-Specific Implementation Plan zoning to allow for the construction of two 5-unit townhouse buildings in place of a single mixed-use structure on a 1.46 acre vacant site at the intersection of East Pass and Mammoth Trail.

In considering this application, the Planned Unit Development District standards and the rezoning process require that the Plan Commission and Common Council give due consideration to the City's adopted neighborhood development plan. As described above, the recommended land use for this area is Medium Density Multi-Family Development. The proposed development, yielding 7 dwelling units per acre is below this specific density range; however, in conjunction with surrounding multi-family development, does achieve the recommended density recommendations.

This development proposal substantially complies with the basic intent of the R5 zoning district and the bulk requirements as shown in the Zoning staff report. This project also complies with the underlying requirements of the approved and recorded General Development Plan and the previous Specific Implementation Plan (other than building bulk and details). Staff supports the proposed amendment to the Specific Implementation Plan to allow ten townhouse units to be constructed on this site.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward Ordinance, I.D. 01852 to rezone property located at 7449 East Pass from PUD(SIP) Planned Unit Development-Specific Implementation Plan to amended PUD(SIP) Planned Unit Development-Specific Implementation Plan District to the Common Council with a favorable recommendation subject to input at the public hearing and reviewing agency comments.

**AGENDA # V.A.**

City of Madison, Wisconsin

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|---|---|
| REPORT OF: URBAN DESIGN COMMISSION  | <b>PRESENTED:</b> July 6, 2005                                  |
| TITLE: 7449 East Pass (Glacier Crossing, Lot 164)<br>– Amended PUD(GDP-SIP) | <b>REFERRED:</b><br><b>REREFERRED:</b><br><b>REPORTED BACK:</b> |
| AUTHOR: Alan J. Martin, Secretary   | <b>ADOPTED:</b> <b>POF:</b>                                     |
| DATED: July 6, 2005   | <b>ID NUMBER:</b>   |

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Members present were: Paul Wagner, Chair; Lisa Geer, Robert March, Cathleen Feland, Ald. Noel Radomski, Todd Barnett and Lou Host-Jablonski.

**SUMMARY:**

At its meeting of July 6, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amended PUD(GDP-SIP) located at 7449 East Pass, in the Glacier Crossing development on Lot 164, for the development of ten townhouse units with five units in each building, along with alterations to a previously approved community pool complex. Appearing on behalf of the project was Brian Munson, Joseph Lee, architect, and David Hull. Munson explained to the Commission that the project represented two amendments to previously approved plans, on portions of Glacier Crossing Lot 164. One alteration provides for the development of townhouse units on a portion of the site located at the southeasterly corner of the intersection of East Pass and Mammoth Trail, originally designated to be developed as part of the Glacier Crossing City Center with a mixed use building, containing a design center for the former Midland Builders, along with a rental office, additional first floor retail flex space, including a bar/restaurant, along with fifteen second floor apartment units. The modifications to the project, in favor of its redevelopment with townhouse units, was affected by the merging of the Midland Builders operations with Don Simon Homes in the form of Veridian Homes (now located on Madison's southeast side) combined with the lack of a market for retail development in the area, that also eliminated the ability to carry out and develop second floor rental opportunities on the site. Also under consideration was a redesign and downsizing of a previously approved community pool complex that provides for a reduction in the size and configuration of the proposed clubhouse and pool from a previously proposed 1650 square foot two-story clubhouse and competitive pool with a 400-person capacity to a downsized pool facility with a capacity of 100 people, with a one-story pool house. Preceding the presentation on this item, Ald. Radomski noted to the Commission Ald. Zach Brandon's support for the projects as presented. Dave Hull, representing area neighborhood residents, also expressed support for the townhouse development and downsized pool complex.

Following the presentation of the revised plans, it was noted that the townhouse portion of the redevelopment project's landscape and grading plan did not correlate and was inconsistent with berming details and contained drainage discrepancies. On the lighting cutsheets, the type of lamp and wattage was also not specified. Relevant to the modified pool complex proposal, the Commission felt that an increase in the height of the pool house was required to be more in scale, and expressed concerns relevant to the visibility and exposure of vending machines and newspaper racks to the street. The Commission noted that the alterations to the previously approved plans

for the pool should be considered as a minor alteration to the amended PUD(GDP-SIP), where the proposal to replace the mixed use center with townhouses should be maintained as part of a major alteration to previous approval.

**ACTION:**

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of 7-0. The motion required that further consideration of the modifications to the community pool be approved as part of a minor alteration to a previously approved PUD(GDP-SIP). Staff is to approve modified building elevations that provide for an increase in the height of the pool house in addition to requiring that any vending machines, including newspaper racks, be within the pool house enclosure or effectively screened, with no exposure to the street. Relevant to the development of the townhouse units, the Commission required that the berming, grading and drainage issues be rectified between the landscape and drainage plans and to provide cutsheets that specify the type of lamp and wattage for staff approval.

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 6, 7, 7, 7, 7, 7, and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 7449 East Pass (Glacier Crossing, Lot 164)**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | 7         | 7            | 8              | 9                              | -     | 7                                   | 7             | 7              |
|                       | 7         | 7            | 6              | 6                              | -     | 7                                   | 7             | 7              |
|                       | 6         | 7            | 8              | 6                              | -     | 7                                   | 7             | 7              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 6              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 7              |
|                       | 7         | 6            | 7              | 7                              | -     | 7                                   | 8             | 7              |
|                       | -         | 7            | -              | -                              | -     | -                                   | -             | 7              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | -              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | -              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | -              |

**General Comments:**

- Screen potential vending machines.
- Need lighting lamp type. Too bad mixed use didn't work out.
- Provide continuity between the landscape plan and the grading plan. I like the landscape plan and would prefer it to dictate to the engineer if possible. Submit lamp type and wattage for light fixtures to staff.
- Good proposal—great neighborhood buy-in.
- Should be fine.



**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 11, 2005

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 7449 East Pass

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**Present Zoning District:** PUD(SIP)

**Proposed Use:** 10 Townhouse units (two 5 unit buildings, 8-2 bdrm & 2-3 bdrm)

**Requested Zoning District:** Amended PUD(GDP-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. 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.
2. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)
3. In the zoning text, there is typo. The "of" should be changed to "or".

**ZONING CRITERIA**

| <b>Bulk Requirements</b> | <b>Required</b>          | <b>Proposed</b>                |
|--------------------------|--------------------------|--------------------------------|
| Lot Area                 | 13,600 sq. ft.           | portion of 205,219 sq. ft. lot |
| Lot width                | 50'                      | adequate                       |
| Usable open space        | 5,120 sq. ft. (32 bdrms) | adequate                       |
| Front yard               | 20'                      | 9' approx. *                   |
| Side yards               | Min. 6' total 15'        | Min. 10'                       |
| Rear yard                | 30'                      | adequate                       |
| Floor area ratio         | n/a                      | n/a                            |
| Building height          | 3 stories                | 2 stories                      |

| <b>Site Design</b>         | <b>Required</b> | <b>Proposed</b>                     |
|----------------------------|-----------------|-------------------------------------|
| Number parking stalls      | 15              | 18 garage<br>12 surface<br>30 total |
| Accessible stalls          | n/a             | n/a                                 |
| Loading                    | n/a             | n/a                                 |
| Number bike parking stalls | 10              | Provided in garages                 |
| Landscaping                | As shown        | adequate (1)                        |
| Lighting                   | Yes             | (2)                                 |

| <b>Other Critical Zoning Items</b> |  |
|------------------------------------|--|
| Urban Design                       | Yes  |
| Historic District                  | No   |
| Landmark building                  | No   |
| Flood plain                        | No   |
| Utility easements                  | No   |
| Water front development            | No   |
| Adjacent to park                   | No   |
| Barrier free (ILHR 69)             | No Townhouse units, yes adj. pool/building |

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-5 district, because of the surrounding land uses.



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. Dailey, 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: September 13, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 3801 Mammoth Trail (Submitted as 7449 East Pass) Planned Unit Development (GDP/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. Plans and City routing documents and data bases shall be updated to show new CSM lot lines. Plans are for 3801 Mammoth Trail.
2. The correct address and parcel no. for this site is 3801 Mammoth Trail, parcel no. 0608-114-1508-8. All future submittals shall reflect the correct address and parcel no. All unit addresses shall be assigned by City Engineering upon approval of the PUD.
3. Each building shall have a separate lateral. 6-inch lateral for each row house.

**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: 3801 Mammoth Trail (Submitted as 7449 East Pass) Planned Unit Development (GDP/SIP)

**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.

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- 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

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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) Version 2001 or older, MicroStation (dgn) Version J or older, 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](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

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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 dedicate 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

September 8, 2005

TO: Plan Commission

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

SUBJECT: **7449 East Pass – Rezoning – Amended PUD (SIP) to PUD (GDP-SIP) – 10  
Townhouse 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. None

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

Contact Person: Brian Munson  
Fax: 608-355-0814  
Email: bmunson@vandewalle.com

DCD:DJM:dm



Department of Public Works  
**Parks Division**

Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

September 12, 2005

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager *S.W.*  
SUBJECT: 7449 East Pass

- 1. Park fees may be required for the ten additional units. Review previous payments with Parks Staff.**

If you have questions regarding the above items, please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com)





**CITY OF MADISON  
MADISON WATER UTILITY  
119 East Olin Avenue  
266-4651**

**MEMORANDUM**

**Date:** August 9, 2005

**To:** The Plan Commission  
**From:** Dennis M. Cawley, Engineer IV - Water Utility  
**Subject:** REZONING – 7449 East Pass

Madison Water Utility has reviewed this rezoning and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

None

**GENERAL OR STANDARD REVIEW COMMENTS**

None

The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Dennis M. Cawley