

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 7, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct sixteen 2-unit residential buildings containing a total of 32 dwelling units on a 6.5 acre lot located at 6001 Canyon Parkway.
2. Applicable Regulations: Section 28.08(5)(c)6 requires that multiple family developments must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II and other Planning Unit Staff.

GENERAL INFORMATION:

1. Applicant: Don Esposito, Veridian Homes, LLC, 7801 South Towne Drive, Madison, WI 53713; and Aaron Otto, Vierbicher Associates, Inc., 999 Fourier Drive #201, Madison, WI 53717.
2. Status of Applicants: Property owner and development consultant.
3. Development Schedule: The applicant wishes to start construction of this development in the fall of 2005. The applicant wishes to have units ready for occupancy by spring/summer 2006.
4. Parcel Location: This property is located along the south side of Canyon Parkway and the north side of Siggelkow Road approximately midway between Marsh Road and the Interstate Highway 39/90 corridor, Aldermanic District 16, McFarland School District.
5. Parcel Size: 282,780 square feet (6.49 acres).
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Sixteen 2-unit condominium buildings containing a total of 32 dwelling units.
9. Surrounding Land Use and Zoning:

North – Vacant multiple family lot, neighborhood park and single-family homes zoned R4 and R2T.

East – Single-family home sites zoned R2T.

- South – Single-family homes and undeveloped land zoned Residential in the Village of McFarland.
- West – Single-family homes zoned Residential in the Town of Blooming Grove and the Village of McFarland.
10. Adopted Land Use Plan: The lands in the southwest corner of the Secret Places at Siggelkow Preserve subdivision have been recommended for medium density residential uses (up to approximately 20 units per acre).
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 conditional use standards. This application is also subject to the Planned Residential Development standards for dwellings.

ANALYSIS, EVALUATION AND CONCLUSION:

Background Information

The applicant has submitted an application for a Planned Residential Development consisting of sixteen 2-unit buildings containing a total of 32 dwelling units on a 6.5-acre vacant lot located in the 6000 Block of Canyon Parkway. The underlying lot was created in late 2003 as part of the "Secret Places at Siggelkow Preserve" subdivision. This property is located along the northerly side of Siggelkow Road between Marsh Road and the Interstate Highway corridor, and is adjacent to the Village of McFarland on the south. The somewhat unusual shape of this lot is due to the desire on the part of the original land holders, the Siggelkow family, to retain the original homestead and an additional single-family home prior to subdividing the Siggelkow farmland as the Secret Places at Siggelkow Preserve subdivision. The original barn and farm outbuildings, which were located on the subject property, were removed as part of the subdivision approval process. The subject property is currently vacant and has been prepared for development. The adjacent public streets of Siggelkow Run and Canyon Parkway have been developed with curb and gutter and sidewalks. Improvements to Siggelkow Road will be made at a later date.

Existing Site Characteristics

This lot is relatively level, sloping downward approximately 10-feet in a 500-foot distance from the most southwesterly corner toward the central portion of the lot and remaining mostly level from the center to the easterly property line. A small depression for stormwater management purposes will be created just north of the existing farmhouse on the Siggelkow property and a larger stormwater management pond will be created in the northeasterly corner of this lot. The underlying lands have been farmed in excess of 120 years and the subject property is generally devoid of existing vegetation.

Proposed Development

At the time of the layout and development of the underlying subdivision, the applicant envisioned the subject property to be developed with 10 "mansion homes", each containing four units for a total of 40 dwelling units on this lot. Detached garages were also to be provided for each four-unit building. The applicant has indicated that the requirement to provide on-site stormwater management facilities and to increase stormwater infiltration resulted in the need to decrease building footprints and reduce the number of structures on this lot. Additional multi-family residences are planned along the north side of Canyon Parkway, west of Bautista Drive and in a senior housing development located in the northeast corner of this subdivision. Since approval of the underlying final plat, the applicant has commenced marketing the units to be constructed on this property. The applicant found that interest was very high for ground floor dwelling units, however, second floor units or two-story units were not in sufficient demand. The applicant has previously constructed a 60-unit condominium development in the Door Creek Subdivision located north of Cottage Grove Road and east of Sprecher Road using a one-story twin home design. This previous development has been very successful. The applicant has decided to utilize similar building designs for this proposed development.

Fourteen of the twin home buildings consist of two dwelling units adjoined at a 90° angle at the bedroom section of each unit. This arrangement results in the two entry porches being located in the center "L" of the structure and the two garage doors facing a common driveway. This design is one of several design solutions, which minimizes the amount of paving required to access each pair of garages. This design also minimizes the garage door exposure to the Canyon Parkway right-of-way. The two twin home structures located between the northerly line of the Siggelkow homestead property and the Canyon Parkway right-of-way are arranged as more typical side-by-side units. The applicant feels that this style of building is necessary due to the shallow lot depth between Canyon Parkway and the Siggelkow homestead property. This building design was also used in the Door Creek development but with a more conventional duplex home arrangement, with both garage doors facing the street right-of-way.

This style of building layout is not out of place in the Door Creek development and staff feels that the limited use of this style building within the proposed development should not be objectionable. The careful use of decorative landscaping throughout the proposed development, similar to that provided in the Door Creek units, should provide an attractive setting for these 32 dwelling units.

Planned Residential Development Standards

Standards for approval for Planned Residential Development dwellings include the provision of adequate recreation areas to serve the needs of the anticipated population, provision of adequate off-street parking facilities and adequate screening and landscaping, that the development constitute an environment of sustained desirability and stability, that the setback requirement for the zoning district within which the proposal is located be met, and that the intensity of land utilization be no higher than and that open space requirements be at least as high as those required by the district in which the development is located.

This proposed development is similar to the Door Creek condominiums previously discussed and will be marketed to individuals and couples who no longer have children living at home who prefer a one-story building layout, two-car garages, minimal lawn care requirements, and quiet open space areas. The proposed development should be able to meet the requirement for adequate recreation areas, the provision of adequate off-street parking facilities and the provision of adequate screening and landscaping. The Door Creek development occurred as a permitted use. Each duplex dwelling was built on an individual lot, zoned for duplexes and therefore, required no additional review by the Plan Commission or Urban Design Commission. This development proposal meets and exceeds all setback requirements and open space requirements as specified in the R4 General Residence District, and can meet the final two Planned Residential Development standards.

Urban Design Commission Review

Section 33.02(4)(b), Madison General Ordinances states "The Urban Design Commission shall review the design of all proposed developments which are considered Planned Developments under provisions of the zoning ordinance. In exercising this power, the Commission shall be bound by the provisions of... Section 28.12(10)(k) and shall report its findings to the City Plan Commission and Common Council." The applicant presented the proposed project to the Urban Design Commission on July 6 and July 20, 2005. At both meetings the Urban Design Commission referred consideration of this application with suggestions for modifications (see attached reports). Suggestions included: reorientation of the garage units for each attached twin home condominium structure, creating wider/larger open spaces, reorienting structures to an east-west orientation and providing a relationship to the Siggelkow Road frontage, increasing accessibility of the dwelling units, creating a larger open space along Siggelkow Road, relocating the drainage basin, and utilizing a more custom designed building type on this site.

The suggestion to create wider/larger open spaces appears to be difficult. The Zoning Code requires a minimum 25-foot front yard to be provided along the Canyon Parkway right-of-way. Setbacks vary, however, these range from a minimum of approximately 27-feet to 38-feet for the angled twin homes, and 38 to 40-feet for the side-by-side duplex homes. Separation between buildings ranges from 16 to 18-feet. Building codes require a minimum of 10-foot building separation. The Urban Design Commission suggested that buildings be oriented more east-west. This would require a different building design and layout. All units will comply with building code requirements regarding accessibility. The use of a similar building design in a different location is a common technique utilized by developers to minimize construction costs and reduce initial sale prices.

The subject property is unusually long and thin. The developer must work with the existing lot and cannot change the physical constraints presented by this parcel. Initial thoughts to locate 10 four-unit apartment buildings on this site were not fruitful and the proposed development for 16 twin homes must be evaluated on its own merits. The underlying lot is approximately 1,650-feet in width and varies in depth from approximately 150-feet at the westerly property line, to approximately 400-feet in the center and approximately 175-feet at the easterly property line. This variation and the narrowness in the center of the lot, due to the preservation of the Siggelkow family homestead property, has resulted in a parcel which is difficult to site very large buildings while attempting to reduce impervious areas and increase stormwater infiltration. In addition, a 40-foot building setback line is required along the Siggelkow Road right-of-way. Although still a rural roadway, as development continues to the east and west as the common border between the City of Madison, and to the south in the Village of McFarland, Siggelkow Road will be reconstructed as a main collector street / minor arterial in this area. It is desired to provide as much natural buffer as possible between residential units for this future busy street. Planning Unit staff agrees that additional pedestrian connections should be provided to the Siggelkow Road right-of-way.

The applicant presented modifications to the proposed plans as requested by the Urban Design Commission at their July 6 and July 20 meetings, while retaining the twin home design as utilized in the Door Creek condominium project. The applicant responded to some of the Urban Design Commission's suggestions as itemized in the July 6 and July 20 reports. A motion to recommend approval of the proposed development at their August 24, 2005 meeting failed. City Ordinance requires that the Urban Design Commission make a recommendation to the Plan Commission regarding all Planned Developments. Another referral of this project by the Urban Design Commission would have further delayed Plan Commission consideration of this project. Due to this fact, the applicant specifically requested that the Urban Design Commission take action at their August 24, 2005 meeting. As a result, the Urban Design Commission recommended rejection of this development. A summary of modifications made to the proposed plans and the continuing concerns of the Urban Design Commission, including the two votes, are summarized in the attached report (see reports dated July 6, July 20, and August 24, 2005). The Plan Commission has the ultimate authority to take final action on this development.

Inclusionary Zoning Requirements

The underlying subdivision and the existing R4 General Residence District zoning were approved in the fall of 2003. Under the provisions of Section 28.04(25)(c)4, this application is exempt from the provisions of the Inclusionary Housing Requirements.

CONCLUSION:

Madison General Ordinances require that the Urban Design Commission review all Planned Residential Developments and make a recommendation to the Plan Commission. The applicant is presenting a development proposal for sixteen twin home condominium units on a 6.5 acre site, having significant frontage on Canyon Parkway and Siggelkow Road. As discussed in this report, it appears that this proposal meets most of the Planned Residential Development standards. The one standard, which is subjective and certainly could be subject to debate concerns whether the project will provide an environment of sustained desirability and stability.

The Plan Commission must also review the project against the conditional use standards. Planned residential developments are conditional uses. In reviewing the project against the conditional use standards, staff believes that the conditional use standards can be met. Of course, the Plan Commission should consider testimony provided at the public hearing, which may also relate to the standards for approval.

The Urban Design Commission has requested that the applicant redesign the proposed development to include a different building plan, increase space in between the units, further combine driveway approaches from Canyon Parkway, and relocate the stormwater management facility. Planning Unit staff feels some of the Urban Design Commission concerns could be addressed, such as some further reduction of driveway pavement and moving some structures closer to the Canyon Parkway frontage (resulting in an increase in the open space corridor along Siggelkow Road). Planning Unit staff recognizes the challenges presented by the site configuration, especially regarding the Urban Design Commission's desire to have the buildings relate better to Siggelkow Road and Canyon Parkway. Although better pedestrian connections and amenities along Siggelkow Road are needed, staff feels that Canyon Parkway is the more important street to have buildings relate to, as no vehicular access from Siggelkow Road will be provided directly to this property. To that end, there are still improvements that could be made to the proposed design could be changed to enhance the relationships to Canyon Parkway. Specifically, the current design has varied setbacks, buildings not parallel to the street, excessive driveway pavement width, and several buildings where the street elevation is dominated by a long, largely windowless facade (Sedona – left elevation). Staff feels that these issues can be addressed, in part, by the introduction of a different building type in place of some of the proposed units. The introduction of an additional duplex building type or small multi-family building type (such as row houses) throughout a portion of the property would provide some additional interest and design variation along the street. It also would allow building entrances and the main facade of the residential buildings to relate better to the street. There are many existing duplex designs that include garages facing side lot lines (entered from shared driveways) where the front facade and building entrances relate directly to the street. By modifying the design of some of the duplex dwellings, an improved relationship between the buildings and the street could be achieved. The length of this site along Canyon Parkway is about one-third of a mile. Ideally, such a long street segment would incorporate more than one or two building types.

The Plan Commission can accept the Urban Design Commission's recommendation and reject this development as proposed if it finds that specific standards for approval have not been met. Alternatively, the Plan Commission could, after input at the public hearing, consider the recommendations made by the Urban Design Commission and impose certain conditions which further address Urban Design Commission concerns and conditionally approve or refer the proposed development, subject to these further conditions and reviewing agency comments being addressed.

In an effort to address the concerns expressed by the Urban Design Commission and in an effort to move toward a design solution, which would allow the applicant to achieve much of the original design intent, the Planning Unit offers the following suggestions for the Plan Commission's consideration:

1. Buildings 1, 2 and possibly 3 on the western edge of the property could be approved as proposed with the condition that the driveways between buildings 2 and 3 be combined.
2. The applicant should consider an alternative design solution for buildings 4, 5 and 6 (and possibly 7 depending on the alternatives pursued) which relocates the infiltration area surrounded by Canyon Parkway and the loop driveways to the Siggelkow frontage of the property. The orientation of buildings to Canyon Parkway could potentially best be achieved with another housing type, which could possibly provide rear garages and rear access.
3. Buildings 8 through 10 could be approved as proposed with the condition that the two side-by-side mirrored duplexes (buildings 9 and 10) be slightly redesigned to provide a shared driveway between the end units between buildings 9 and 10 with the garage doors facing each other rather than the street.
4. The western elevation of building 7 (labeled as the Sedona left elevation on the drawings) should be reworked, to avoid the long, largely blank façade.
5. The design solution for buildings 11 through 16 could be reconsidered. Again, the large depressed infiltration area between the loop street and Canyon Parkway could be relocated to the rear of the site along Siggelkow Road. Another duplex or multi-family building type could be introduced within this area, which would provide better opportunities to relate the buildings and their entrances to Canyon Parkway. If the Plan Commission decides to allow the applicant's proposed design solution for buildings 11 through 16, at a minimum, buildings 11 and 16 should be redesigned to better relate the elevations along Canyon Parkway to the street. The current proposal shows the rear elevation of building 16 oriented toward Canyon Parkway while building 11's relatively blank northern facade also faces Canyon Parkway. In addition, the driveways for buildings 12, 13, and 14 should be reworked to reduce the amount of impervious surface and to provide for sharing of one narrower curb opening.
6. The incorporation of the infiltration areas along Siggelkow Road would allow an attractive landscape plan to be developed for the Siggelkow Road frontage.
7. Provide the pedestrian bicycle trail connections between Canyon Parkway and Siggelkow Road as recommended by the Urban Design Commission.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission carefully consider the testimony of the applicant and the report of the Urban Design Commission and recommendations included in the Planning Unit's staff report as a basis for determining whether the project can meet all of the standards for the approval of a planned residential development as currently proposed. If the Plan Commission agrees with the recommendation of the Urban Design Commission, the Planning Unit has suggested several ways to incorporate alternative building types into the project and to

relocate infiltration areas to address the Urban Design Commission's concerns. At a minimum, the Planning Unit believes that, even if the current design solution is supported by the Plan Commission, the design could incorporate many of the recommendations included in the Urban Design Commission and the Planning Unit's report which would result in an improvement over the project as proposed. The Plan Commission can review the design suggestions noted in the conclusion of the report and decide to incorporate some, all, or none, as it deems appropriate.

AGENDA # IV.D.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 24, 2005

TITLE: 6001 Canyon Parkway - Planned Residential Development (PRD)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 24, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of August 24, 2005, the Urban Design Commission **REJECTED** a Planned Residential Development (P.R.D.) for twin condominium attached homes located at 6001 Canyon Parkway. Appearing on behalf of the project were Don Esposito, Roger Guest, Travis Schreiber, and Aaron Otto. The modified plans as presented reflected the following:

- It was emphasized that although the twin homes to be developed on this site were a reapplication of a similar building prototype previously used by the developer on Madison's east side within the Door Creek Subdivision; the development as proposed is based on a coordinate specific site design and layout in the site's unique recognition of engineering, grading and landscaping parameters.
- A request to consider the relocation of a large infiltration area located along the property's northeasterly boundary adjacent to Canyon Parkway could not be accommodated since engineering for the site dictated its optimal location in this area, combined with the development of 6 duplex structures around it sharing a looped access drive to provide for required fire access.
- A review of the site plan amenities provided details on proposed pedestrian/trail connections from the property's Canyon Parkway frontage to its southerly Siggelkow Road frontage for the benefit of the development's residents, as well as to provide interconnectivity with the remainder of the subdivision plat's residential development to the north.
- A review of the landscape plan featured the creation of private open space areas at the rear of each of the units, in combination with an extensive landscape screening buffer along the property's Siggelkow Road frontage, which was further detailed with a cross-sectional overview of proposed landscape plantings along Siggelkow Road in conjunction with the location of proposed duplex homes and the property's Canyon Parkway frontage.

Following the presentation the Commission noted the following:

- Some of the Commissioners felt that given a difficult site based on its unique configuration (a long lot with a shallow depth and double street frontage) the modifications were an improvement.

- Although plans reflected some improvements, the market driven product (twin homes) provided that the site was made to fit the buildings rather than buildings created to fit the site. The design of the building still needs to be site-specific design.
- Several of the Commission members felt that the plans as modified did not provide for significant address of the Commission's previously stated concerns with the referral of the project at its meetings of July 6 and 20, 2005 (see attached reports).

ACTION:

An original motion to grant initial approval by March, seconded by Ald. Radomski, failed on a vote of (3-7), with Host-Jablonski, Feland, Barnett, Barrett, Geer, Woods, Williams and Wagner voting no. On a follow-up motion by Barnett, seconded by Geer, the Urban Design Commission **REJECTED** the plans as presented. The motion was passed on a unanimous vote of (9-0). The motion to reject the project cited the failure to provide sufficient address of the Commission's previously stated concerns contained within the staff reports relative to the project's referral at the meetings of July 6 and 20, 2005 meetings as follows:

- The garage unit orientation for each of the attached twin home condominium structures on the lot was problematic. Re-examine the pairing of buildings to share driveway access and minimize pavement.
- Re-orient/flip paired buildings to create wider/larger open space.
- Concern with the overall site plan's configuration and lack of relationship to Siggelkow Road. Examine orienting living space east-west, in addition to providing address of the property's Siggelkow Road frontage with the location and placement of buildings.
- As an alternative, examine moving buildings toward the site's Canyon Parkway frontage to establish a larger open space corridor along Siggelkow Road.
- Re-locate drainage area to align with Bautista Drive in combination with relocating buildings to address the site's Canyon Parkway frontage.
- The use of a pre-planned building type on a uniquely difficult site creates major issues with the site plan as proposed, combined with the physical limitations existing on the site.
- Select the type and pairing of units to maximize open space between units, combine driveways where possible off of Canyon Parkway to reduce pedestrian and paving conflicts, provide pedestrian connectivity along with the relocation of the drainage pond aligned with Bautista Drive in combination with the moving of paired buildings toward the Canyon Parkway frontage, along with providing screening of street lights from adjacent streets (Bautista Drive)

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 3, 4, 4, 4, 4, 5, 5, 5, 5 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	3	4	5			4	3	4
							3	4
	5	6	6	7		6	6	5
	5		6			5	5	5
	3	6	5	5		3	4	4
	4	7	6			7	6	5
	4	4	6			6	5	5
	3		5			5	4	4
	5	6	7	8		7	7	6.5
	2		4			4		3

General Comments:

- This is not a context-sensitive design.
- Lots of short houses. This applicant must tackle the heart of the problem by designing homes specifically for this difficult site, not just pull “products” out of the drawer.
- Improved, but not there yet.
- Introducing “products” to difficult site make difficult site more so.
- Let’s see what Plan Commission does.
- Shoe horning a “typical duplex” on lots where it does not fit well.
- Like the addition of trails to provide for better linkages for pedestrians. Privacy has also been improved for the outdoor living spaces. The main site design problem has still not been addressed which is a poor match between building and site.
- Site difficult, existing “product” doesn’t fit it well, but amenities help the design.

AGENDA # V.A.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 20, 2005

TITLE: 6001 Canyon Parkway – Planned Residential Development (PRD), Condominium Homes

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 21, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of July 21, 2005, the Urban Design Commission **REFERRED CONSIDERATION** of a Planned Residential Development for condominium homes located at 6001 Canyon Parkway. Appearing on behalf of the project was Roger Guest of Veridian Homes. Guest presented to the Commission an overview of previously proposed plan against a modified site layout that featured some units' living areas orientation towards Siggelkow Road. The alternate proposal, according to Guest, was inconsistent with market trends that support the provision for light and airiness of a units' layouts, not necessary active/open space orientation, as requested. Following the presentation, the Commission expressed the following concerns:

- As an alternative, examine moving buildings toward the site's Canyon Parkway frontage to establish a larger open space corridor along Siggelkow Road.
- Re-locate drainage area to align with Bautista Drive in combination with relocating buildings to address the site's Canyon Parkway frontage.
- The use of a pre-planned building type on a uniquely difficult site creates major issues with the site plan as proposed, combined with the physical limitations existing on the site.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **REFERRED CONSIDERATION** of the project. The motion was passed on a unanimous vote of (8-0). The motion for referral was to give an opportunity to the architect to select the type and pairing of units to maximize open space between units, combine driveways where possible off of Canyon Parkway to reduce pedestrian and paving conflicts, provide pedestrian connectivity along with the relocation of the drainage pond aligned with Bautista Drive in combination with the moving of paired buildings toward the Canyon Parkway frontage, along with providing screening of street lights from adjacent streets (Bautista Drive) and providing a specific landscape plan modifications and plan details for private open space areas and the site as a whole.

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	5	-	-	4	-	4	6	5
	3	4	-	-	-	4	-	-
	5	6	-	-	-	5	6	5.5
	6	6	7	-	-	5	5	6
	3	6	-	-	-	-	-	4
	4	5	-	-	-	4	4	4
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- You answered our previous questions. Now I look forward to seeing your design based on this round of questions.
- This plan creates a poor pedestrian experience; open spaces seem oddly located.
- This is a poorly platted site. There should be another row of houses facing Siggelkow. There needs to be a complete re-thinking of this site.
- Site plan much improved but still needs improvement.
- This scheme suffers from (1) a challenging, two-sided, narrow site onto which is being forced (2) a pre-drawn building "product" that doesn't work in this location.
- Like the improved driveway layout, more efficient, less pavement. The handicapped access feature should be pursued.

AGENDA # V.B.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 6, 2005

TITLE: 6001 Canyon Parkway – Planned Residential Development (PRD)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 6, 2005

ID NUMBER:

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

SUMMARY:

At its meeting of July 6, 2005, the Urban Design Commission **REFERRED CONSIDERATION** of a Planned Residential Development, located at 6001 Canyon Parkway. Appearing on behalf of the project were Roger Guest, architect with Veridian Homes, and Aaron Otto, with Vierbicher Associates. The plans submitted provide for development of sixteen buildings with each building containing twin condominium attached homes. According to Guest, the unique configuration of the double street frontage lot, combined with its extensive width and shallow depth required less densities than approved with the lot as originally platted, incorporating a site development approach similar to that provided on another R4 zoned lot within the DoorCreek neighborhood (located along the north side of Cottage Grove Road). Following the presentation on the plans, the Commission expressed concerns on the following:

- The garage unit orientation for each of the attached twin home condominium structures on the lot was problematic. Re-examine the pairing of buildings to share driveway access and minimize pavement.
- Re-orient/flip paired buildings to create wider/larger open space.
- Concern with the overall site plan's configuration and lack of relationship to Siggelkow Road. Examine orienting living space east-west, in addition to providing address of the property's Siggelkow Road frontage with the location and placement of buildings.
- Provide design amenities to make the units accessible.

ACTION:

On a motion by Barrett, seconded by Geer, the Urban Design Commission **REFERRED CONSIDERATION** of the project. The motion was passed on a unanimous vote of 7-0. The motion to refer required address of the above stated concerns.

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Canyon Pkwy

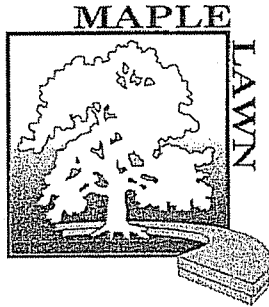
	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	4	-	5	-	-	4	5	5
	5	6	5	-	-	5	5	5
	4	5	6	6	-	5	5	5
	-	-	-	-	-	-	-	4
	5	7	7	-	-	5	6	6
	-	5.5	-	3.5	-	-	-	4
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

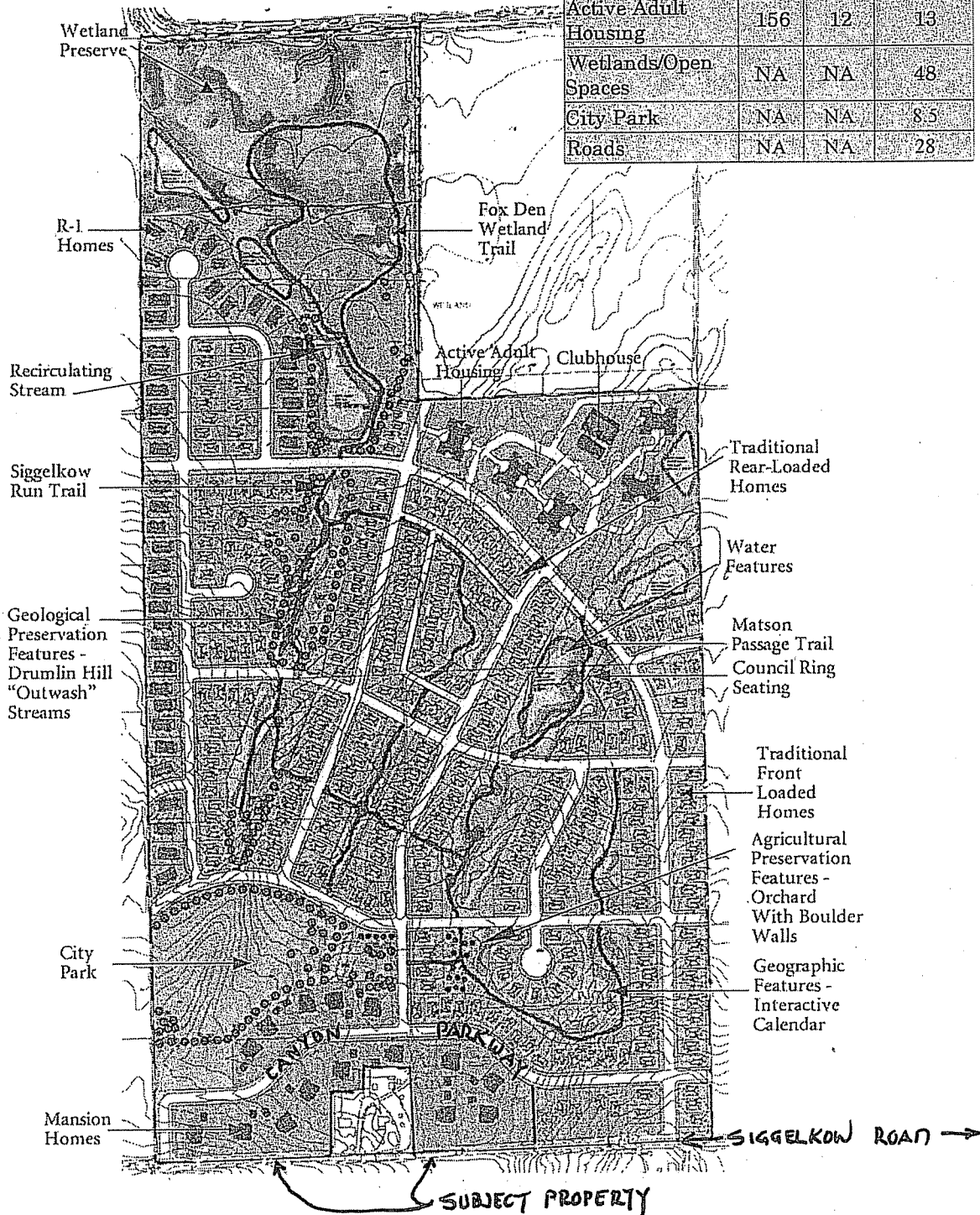
- Place units to optimize usable living areas and join minutes entry drives where they are adjusted to each other.
- Not comfortable with basic site plan having backyards facing Siggelkow.
- Look forward to next design plan.
- Site plan needs rethinking.
- They're using an off-the-shelf floor plan a very narrow, double-sided site. The combination causes uncomfortable adjacencies, not-well-used open space, and privacy problems.

"SECRET PLACES AT SIGGELKOW PRESERVE"

Master Plan



Neighborhood	Units	Units/Acre	Acres
R-1 Front Loaded	45	5-6	10
R-2T Front Loaded	237	6-8	36
R-2S Alley Loaded	44	8-9	5
Multi-Family Houses	108	12	9
Active Adult Housing	156	12	13
Wetlands/Open Spaces	NA	NA	48
City Park	NA	NA	8.5
Roads	NA	NA	28



**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 28, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6001 Canyon Parkway, Lot 124 of Secret Places at Siggelkow Preserve

Present Zoning District: R-4

Proposed Use: Planned Residential Development, 32 units (

Requested Zoning District:

Conditional Use:

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. NONE

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	80,000 sq. ft. (w/3 bdrm opt.)	282,631 sq. ft.
Lot width	50'	1,335'
Usable open space	16,000 sq. ft.	22,616 sq. ft. +
Front yard	25'	26.5' +
Side yards	5'	adequate
Rear yard	35'	36.5'
Building height	2 stories/35'	1 story

Site Design	Required	Proposed
Number parking stalls	64 (w/3 bdrm. units, 56 w/2)	64
Accessible stalls	n/a	n/a
Number bike parking stalls	1 per unit	provided in garages
Landscaping	as shown	adequate
Lighting	n/a	n/a

6001 Canyon Parkway
July 28, 2005
Page 2

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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



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: July 19, 2005

TO: Plan Commission

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

SUBJECT: 6001 Canyon Parkway Conditional Use

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. The proposed infiltration area does not appear to have an outlet in the event it fails to infiltrate.
2. The applicant shall meet the infiltration requirements of NR-151 with this development. A full stormwater management plan for this portion of the plat is required.
3. Sanitary mains within the development shall be 8" in diameter.
4. If sanitary sewer and water mains within lot to be public, applicant will be required to enter into a City-Developer's agreement.
5. Prior to approval, owner shall dedicate a 20 foot wide public sanitary sewer easement from an existing sewer structure at Canyon Parkway to the existing Town lot on Siggelkow. The Developer shall work with the City of Madison Engineering & Real Estate Staff to administer this easement. Submittal of \$500 check payable to City Treasurer, scale map and legal description, prepared by a Registered Land Surveyor, to Eric Pederson in City Engineering for review and coordination with City Real Estate. Reference City Real Estate Project No. 8245.

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: 6001 Canyon Parkway Conditional Use

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.
- 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 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 izenchenko@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 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.

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

July 21, 2005

TO: Plan Commission

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

SUBJECT: **6001 Canyon Parkway – Conditional Use – 32 Units in a Planned Residential Development**

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. 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, approach flares, backup areas, stalls, paved areas, including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signage and Pavement Marking including labor and materials for both temporary and permanent installations.
4. 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: Aaron Otto
Fax: 826-0530
Email: aott@vierbicher.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
SUBJECT: **6001 Canyon Parkway**

S.W.

- 1. Park fees were previously paid for 44 multifamily units. Fees for 32 duplex units are higher, requiring a park fee payment of \$10,155.16.**

Fee in lieu of dedication = \$7260.

Park Development Fee = \$2895.16

Total park fees = \$10,155.16

If you have questions regarding the above items, please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com





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: 7/29/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 6001 Canyon Parkway.

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. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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 John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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

MEMORANDUM

Date: July 7, 2005

To: Bill Roberts - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: CONDITIONAL USE - 6001 Canyon Parkway

The Madison Water Utility has reviewed this conditional use and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

The proposed looped water main east of Bautista Drive is required by DNR Administrative Code to be a public water main. This water main shall be installed by standard City of Madison Subdivision Contract.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley



Memorandum

TO: Pete Olson, City of Madison, Planning Unit

FROM: Pauline Boness, Community Development Director
Village of McFarland

DATE: July 11, 2005

RE: CUP Lot 124 Secret Places at Siggelkow Preserve

Thank you for giving us the opportunity to look at this project. In reviewing the materials you've provided, my comments are:

- Keep the overall density to what was anticipated when the plat was approved. (I can't ascertain whether or not the density is increasing by looking at the CUP application.)
- You may want to suggest to the developer to provide turn around areas for lots with direct driveway access. This would avoid backing out directly onto Canyon Parkway which will carry a fair amount of traffic.
- Adhering to the 40 foot setback along Siggelkow Road rather than 36.5 feet will provide additional buffering between the units and Siggelkow Road.

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619

Administration	Community Development	EMS	Fire	Outreach	Police
838-3153	838-3154	838-3152	838-3278	838-7117	838-3151

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