

**PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
of January 31, 2007**

**RE: LD. # 05481, Conditional Use Application – 8201 Flagstone Drive**

1. Requested Action: Approval of a conditional use for a planned residential development located at 8201 Flagstone Drive.
2. Applicable Regulations: Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicant & Property Owner: Mike Fisher, Great Dane Development; 2249 Pinehurst Drive; Middleton.  
  
Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion anticipated in 2010.
3. Location: Approximately 2.67 acres located at the southwest corner of Flagstone Drive and Jeffy Trail; Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 40 townhouse condominium units in six buildings.
6. Surrounding Land Use and Zoning:  
N.&E: Single-family lots, zoned R2T (Single-Family Residence District) and an outlet for public stormwater management.  
  
South: Undeveloped multi-family lot in Hawks Creek subdivision, zoned R4 (General Residence District);  
  
West: Woodland Fields Apartments, zoned R5 (General Residence District) and Flagstone Park.

7. Adopted Land Use Plan: The High Point-Raymond Neighborhood Development Plan recommends that the subject site be developed with "medium-density residential uses" as generally proposed on the approved preliminary plat of Hawk's Creek.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property will be served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. Planned Residential Development-Dwellings.
  - a. Standards. In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
    - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
    - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
    - iii. That such development shall constitute environment of sustained desirability and stability;
    - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
    - v. That such development shall result in an intensity of land utilization no higher than, and standards of open spaces at least as high as, permitted or otherwise

specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

### **PREVIOUS CASES**

On May 16, 2006, the Common Council approved a request to rezone 45.3 acres located at 3120-3160 Jeffy Trail from Temporary A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District), and; approval of a preliminary plat creating lots 76 single-family lots, two lots for future multi-family development and six outlots for public stormwater detention and parkland and future development. The site is comprised of three lots that were annexed into the City of Madison from the Town of Verona on March 21, 2006.

On July 18, 2006, the Common Council approved the final plat of Hawk's Creek (formerly Badger Mill Creek) creating 24 single-family lots, the subject multi-family lot and one outlot for public stormwater detention.

### **ANALYSIS, EVALUATION AND CONCLUSION**

The applicant is requesting approval of a planned residential development that will contain 40 townhouse condominium units to be constructed in six buildings on Lot 1 of the Hawk's Creek subdivision. The site contains 2.67 acres and was zoned R4 with the approval of the preliminary plat in May 2006. At the time the zoning and subdivision were approved, the developer submitted an Inclusionary Dwelling Unit Plan (IDUP) that called for the site to be developed with 40 units (of which 15% would be affordable inclusionary dwelling units).

The property will be surrounded to the north and east by single-family residences in the Hawks Creek subdivision and to the south by additional multi-family development on Lot 77 of the Second Addition to Hawks Creek Plat (also to be considered by the Plan Commission at the meeting of February 5, 2007), which will be submitted as a separate application. The site is bordered on the west by unrelated multi-family housing in the Stone Crest Estates subdivision as well as the City's Flagstone Park. The site is characterized by a modest slope that falls from north to south and by a line of mature deciduous trees located along the western property of the site. The line of trees is part of a line that extends along most of the western edge of the Hawks Creek subdivision and is protected by a 20-foot tree preservation easement. Grading along the western edge of the subdivision was completed largely without disturbing this tree line.

The 40 townhouse units will be located in five seven-unit buildings and one five-unit building, with each unit containing three bedrooms and individual front porches. Two of the seven-unit buildings (Buildings 1 & 4) will front onto Flagstone Drive with access to rear-loaded under-

building garages provided by a shared driveway parallel to the southern wall of the buildings. Two other seven-unit buildings (Buildings 3 & 5) will be located along the southern property line and will front onto a central courtyard and bioretention/ infiltration basin located at the center of the site. A driveway will extend along the common lot line between the subject site and the undeveloped multi-family lot to the south to provide access to the garages for these two buildings and the five-unit building (Building 6) that will sit along the western edge of the subject site, as well as the future development to the south. Staff is requesting dedication of a cross-access easement to control ingress and egress across the two multi-family sites as a condition of approval of this project. The remaining building (Building 2) will be a seven-unit building that sits perpendicular to Jeffy Trail and faces Building 3 across the courtyard.

The buildings will be two stories tall, with an additional half-story for loft spaces under the roof, and are designed in a cottage style. The buildings will be faced with horizontal fiber cement siding with a wainscot of masonry veneer located around the foundation. Visual interest will be added to the buildings through the use of front and rear wall projections and recesses, alternating siding colors and the varying of roof pitches above individual units. The end units adjacent to Jeffy Trail in Buildings 2 and 3 will front the public street, enhancing the appearance of the project along Jeffy Trail. Staff is requesting a condition of approval that requires a detailed building material schedule to be submitted for staff approval that indicates the color of materials to be used throughout the project. The building materials for this project shall be commensurate with the building materials palette approved for the Hawks Creek subdivision as required by the High Point-Raymond Neighborhood Development Plan.

The developer has submitted an extensive landscaping plan for the project, which Planning Unit staff largely finds to be acceptable. However, the landscaping plan should be revised to bring the size and species of deciduous trees planted on the site more in line with the special landscaping requirements that apply elsewhere in the Hawks Creek subdivision. At the time that the subdivision was approved, the Plan Commission expressed considerable concern over the loss of mature tree cover from the site during construction of the development (the site was formerly a conifer farm). To offset the loss of tree cover, the Commission required the developer to plant three to four-inch oak varieties at the rear of most of the single-family lots in the subdivision that would match the primarily oak species in the tree preservation easements around the perimeter of the site. A condition of the final plat creating the subject lot required that the landscaping plan for this site follow the planting recommendations of the "Tree Protection Recommendations for Phase I of Badger Mill Creek Subdivision" dated June 1, 2006. That plan emphasizes the planting of high-grade oaks and other native canopy trees as part of the landscaping for the site.

**Inclusionary Zoning:** As noted earlier, this site is subject to an IDUP and Land Use Restriction Agreement (LURA) for Hawks Creek that identified the site for 40 dwelling units, of which 15% or six units would be affordable under the Inclusionary Zoning Ordinance. (The plat was approved under the "old" IZ provisions in Section 28.04 (25).) The developer will provide six units in compliance with the LURA, with one unit to be provided in each of Buildings 1-4, and

two units to be provided in Building 5. The two units in Building 5 will be adjacent to one another. No units are proposed in the five-unit Building 6. Staff generally finds the dispersion to be acceptable with the exception of the adjacent inclusionary dwelling units in Building 5, which the Planning Unit would recommend be separated by at least one non-IZ unit or moved to Building 6.

In reviewing the project against the conditional use standards, the Planning Unit concludes that all of the conditional use standards can be met. The Zoning Code defines conditional uses as uses that are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. The conditional use standards are aimed at ensuring that these impacts are minimized and that the proposed use will not be detrimental to or endanger the public health, safety or general welfare or substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood. The standards also allow the City to consider the ability to provide municipal services to the property. After considering all of the conditional use standards, the Planning Unit concludes that the application as proposed complies with the standards for approval.

In reviewing planned residential developments, additional standards beyond the conditional use standards apply. The Planning Unit generally believes that the proposed planned residential development can comply with the additional standards for consideration.

The 15-unit per acre density of this project is in keeping with the medium-density residential land use recommendation for the site contained in the High Point-Raymond Neighborhood Development Plan, which calls for densities greater than or equal to 15 units per acre for medium-density developments. The density is also in conformance with the density anticipated for this lot when the Hawks Creek subdivision was approved.

The Urban Design Commission reviewed this project on December 20, 2006 and granted final approval (see attached report). Initial approval was granted on November 1, 2006.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find that the conditional use and planned residential development standards met and **approve** a planned residential development located at 8201 Flagstone Drive, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant record a cross-access easement between the subject site and the multi-family lot to the south (Lot 77, Second Addition to Hawks Creek) prior to final approval

of this planned residential development, and that references to the easement be provided on the final plans.

3. That the developer submit a detailed building materials schedule for Planning Unit approval as part of the revised final plans that indicates the color of materials to be used throughout the project. The building materials for this project shall be commensurate with the building materials palette approved for the Hawks Creek subdivision.
4. That the landscaping plan be revised to change the deciduous tree plantings around the perimeter of the site to burr, white, swamp white or Schuettei oak trees as generally recommended in the "Tree Protection Recommendations for Phase I of Badger Mill Creek Subdivision" dated June 1, 2006 and as required by the Planning Unit. The perimeter oak trees shall measure three to four-inches in caliper at the time of planting and shall be noted accordingly on the final plans.
5. That the adjacent inclusionary dwelling units in Building 5 be separated by at least one non-inclusionary dwelling unit, or that one of the inclusionary dwelling units be moved to Building 6.

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: 8201 Flagstone Drive (Lot 1 of Hawk's Creek Plat) – Planned Residential Development/40-Units. 1 <sup>st</sup> Ald. Dist. (04825)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: December 20, 2006	ID NUMBER:

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

### SUMMARY:

At its meeting of December 20, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** for a 40-unit Planned Residential Development located at 8201 Flagstone Drive (Lot 1 of Hawk's Creek Plat). Appearing on behalf of the project was Randy Bruce. He stated that the driveway from Jeffy Trail is now on the south property line and shared with the adjacent development. The driveway on the west side was connected with the aforementioned driveway, as well as to the adjoining development. Bruce shared a color palette, noting that hardiplank siding will be used with a tumbled CMU base that will wrap the end units in the back. He agreed to use lattice to close the open space under the stairs. There was some discussion about grades relative to handicapped ramps.

### ACTION:

On a motion by Host-Jablonski, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** with the condition that if the handicapped ramps are not bermed, the exposed faces will use the same cement masonry units as on the base of the buildings, and the railing be similar to those used on the buildings.

The motion was passed on a vote of (5-0).

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 7, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8201 Flagstone Drive**

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

**General Comments:**

- Good coordination with neighborhood context and making site layout adjustments to improve this.
- Nicely done. Really appreciate the applicant's willingness to design in shared roadways. Nice architecture.
- Bravo with changes to site – this is a feel good moment. Nice colors, materials.



**AGENDA # 8**

City of Madison, Wisconsin

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<b>REPORT OF: URBAN DESIGN COMMISSION</b>	<b>PRESENTED:</b> November 1, 2006	
<b>TITLE:</b> Lot 1 of Hawk's Creek Plat – Planned Residential Development/40-Units. 1 <sup>st</sup> Ald. Dist. (04825)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> November 1, 2006	<b>ID NUMBER:</b>	

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

**SUMMARY:**

At its meeting of November 1, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PRD located at Lot 1 of Hawk's Creek Plat. Appearing on behalf of the project was J. Randy Bruce. Woods was excused from voting on this item. The project provides for the development of five 7-unit townhouse buildings along with a single 5-unit townhouse structure. The townhouse development features condominium units with lower level parking. The site plan is designed so as to provide for individual access to the front elevation of each building type to individual units with the provision of a raised stoop/porch. A review of the material palette emphasized the use of deep colors, in addition to hardiplank siding. Following the presentation, the Commission noted that Bruce should examine the potential to eliminate the fire access lane between the two southerly 7-unit buildings in order to create more greenspace.

**ACTION:**

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required consideration for wrapping the westerly drive aisle adjacent to the 5-unit building to connect the drive aisle along the south side of the two adjacent 7-unit buildings in order to eliminate the fire access lane between. The motion also required that the applicant investigate a shared driveway access with the adjacent lot to the south in order to minimize pavement between the adjoining lots and provide for more efficient access.

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 7, 7, 7, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Lot 1 Hawk's Creek Plat**

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

**General Comments:**

- Good architecture, as usual with this architect.
- Very thoughtful architecture. Colors and articulation are inviting and appealing.
- Good plan, as usual.



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: November 14, 2006

TO: Plan Commission

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

SUBJECT: 8201 Flagstone Drive Conditional Use & Inclusionary Zoning

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.)

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| <p>1. Proposed private sanitary sewer mains shall have an ownership and maintenance agreement in a recorded document form (condo documents).</p> |
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**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: 8201 Flagstone Drive Conditional Use & Inclusionary Zoning

**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.

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**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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

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

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, 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.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

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

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

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

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

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

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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

#### 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.



## Traffic Engineering and Parking Divisions

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

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

November 22, 2006

TO: Plan Commission

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

SUBJECT: **8201 Flagstone Drive – Conditional Use – 40 Condominium Units in 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

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights



of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.

6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: J. Randy Bruce  
Fax: 608-836-6934  
Email: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

DCD: DJM: dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 26, 2007

**To:** Plan Commission

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

**Subject:** 8201 Flagstone Dr., CU for PRD, IZ (aka 2402 Jeffy Trail)

**Present Zoning District:** R-4

**Proposed Use:** 40 Condominium units in a Planned Residential Development

**Conditional Use:** 28.08(4)(c) A Planned Residential Development with a minimum of 1.5 acres is a 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

1. Obtain addresses of the buildings and put the addresses on each building on the site plan.
2. 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.
3. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	100,000 sq. ft.	116,555 sq. ft.
Lot width	50'	adequate
Usable open space	20,000 sq. ft.	21,000 sq. ft. +
Front yard	25'	25' (Jeffy Trail)
Side yards	12.5' street side, 10' interior	15.5' street side, 15' interior
Rear yard	35'	54'
Floor area ratio	n/a	n/a
Building height	3 stories	2 and 3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	80 (2 per unit) (of those 1 surface stall per each 4 units- total of 10 surface stalls req.)	80 garage <u>10 surface</u> 90 total
Accessible stalls	n/a (town house units)	n/a
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	40	provided in garages
Landscaping	Yes	(2)
Lighting	Yes	(3)

<b>Other Critical Zoning Items</b>	
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.



# 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: 11/14/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **8201 Flagstone Dr.**

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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
  - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
  - d. Per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150- feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

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

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

**MEMORANDUM**

**Date:** November 1, 2006

**To:** The Plan Commission  
**From:** Dennis M. Cawley, Engineer 4 - Water Utility  
**Subject:** CONDITIONAL USE – 8201 Flagstone Srive

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**

None

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

Dennis M. Cawley