



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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June 7, 2006

John Merrill, President
Arboretum Cohousing, Inc.
P.O. Box 259323
Madison, WI 53725

SUBJECT: 1121-1155 Erin Street and 707-719 South Orchard Street

Dear Mr. Merrill:

The Common Council, at its June 6, 2006 meeting, conditionally approved your application for rezoning from R3 to PUD(GDP-SIP) for property located at 1121-1155 Erin Street and 707-719 South Orchard Street.

The conditions of approval are:

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

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. The applicant shall modify the 719 South Orchard Street existing driveway approach that no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
3. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. The applicant shall remove the abandoned existing curb cut at 1139 Erin Street according to M.G.O.
4. The applicant shall modify the existing curb cut to match the Handicap parking space. The driveway approach shall be 10' in width with 2-5' flares.

5. The applicant shall modify the driveway approach to parking spaces 11, 12, 13 and 14 to accommodate the proposed parking space. The driveway approach shall be widened to 18-20' with 2-5' flares.
6. The applicant shall dimension the distance between driveway approaches showing that no two driveway approaches shall be at least ten (10) feet apart and in no case less than the sum of the approach flare.
7. A "Stop" sign shall be installed at a height of seven (7) feet at the underground driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
8. The intersection shall be so designed so as not to violate the City's sight-triangle preservation 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.
9. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each space, when plans are submitted for approval.
10. The applicant shall modify the parking spaces as follows:
 - a. The applicant shall note types of parking surfaces as bituminous, or Portland Cement concrete in accordance with City of Madison standards and specifications. All off-street facilities shall be paved in accordance to City of Madison General Ordinance Section 10.08(6)(a)10.
 - b. Parking spaces 1, 2, 5, 15 and 16 shall be 9-feet and a minimum of 20-feet in length behind the property line.
 - c. The applicant shall modify the parking spaces 3, 4, 9, 10, 11, 12, 13 and 14 width, length and backing up, according to special provisions for stacked-parking. The stacked parking shall contain a rectangular area of a minimum width of eight (8) feet, six (6) inches and a minimum width of twenty (20) feet. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.) The stacked parking spaces backing onto the right-of-way shall not exceed four (4) vehicles per proposed driveway. The applicant shall provide a letter of understanding stating how the stacked parking vehicles shall be moved to allow a blocked vehicle access at all times. A contact person and telephone number shall be provided to handle any complaints or problems with the use of stacked parking operation on the site.
 - d. 717 South Orchard Street location shall detail the ramp and garage door locations. The applicant shall submit a detail plan sheets with the ramp down to the underground parking and its percent of slope is questionable and shall be designed to accommodate low-clearance vehicles for a transition. The ramp breakover angle (limited by vehicle wheel-base and ground clearance) and angles of approach (affected by front overhang of vehicles) and departure (affected by rear overhang) are critical vehicle clearance points. Standards established by the Society of Automotive Engineers limit the ramp breakover angle to no less than 10 degrees; angle of departure, no less than 10 degrees; and angle of approach, no less than 15 degrees. The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are

submitted for approval. The applicant should explore ramp slopes (grades) less than 10% that can be blended satisfactorily with an 8-foot transition length. In addition, the applicant shall note the garage door is a minimum of 20-feet behind the property line.

11. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
12. The applicant shall remove parking spaces on-street or note that **“Site approval does not include any improvements in the right-of-way including parking.”**
13. 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 Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following seventeen items:

14. Plan shows “Vacated City right-of-way” for the un-named public alley west of South Mills Street. This right-of-way is not vacated at the present time. It may be desirable to retain this public right-of-way for emergency fire lane access.
15. Any damage to pavement on Erin Street will require restoration in accordance with City Engineering’s Patching Criteria. Restoration will include milling 2-inches of material and repaving a full lane width for a minimum length of 50-feet at each location. City Engineering retains right to require applicant to resurface full street width if number and location of pavement damage resulting from utility work on site improvements warrants it.
16. A method of collecting water from the rooftops and directing it toward the street right-of-way is required. Hard surface shall not be allowed to drain toward the parking ramp.
17. 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.
18. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
19. 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 the 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.
20. 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.

21. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
22. All work in the public right-of-way shall be performed by a City licensed contractor.
23. The site plans shall be revised to show the location of all rain gutter downspout discharges.
24. 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.
25. 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.
26. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- 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

27. 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.
28. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
29. 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.

30. 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.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:

31. Meet all applicable State requirements including, but not limited to:
- a. Provide a minimum of two accessible surface stalls (one as shown at the 13-unit building and one at the proposed 3-unit building on Erin Street) and two accessible garage stalls (one in each of the 13-unit and 16-unit garages) striped per State requirements.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
32. Show address of buildings on the final site plan.
33. Provide a minimum of 41 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
34. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10-feet from the adjacent lot line. (See City of Madison lighting ordinance.)
35. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to Zoning sign off of the plat.
36. In the zoning text the following shall be revised:
- a. In the Statement of Purpose state that there are 41 dwelling units and common area in the development.
 - b. Remove mention of conditional uses in the text.
 - c. Add "Family Definition" of this PUD(SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.

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

37. The applicant shall secure final approval of the Urban Design Commission for the proposed development prior to requesting staff sign-off on the Planned Unit Development District documents.

38. Final approval of IDUP and LURA documents by CDBG staff and recording by City Zoning staff.

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

39. Total Park Fees for 32 multi-family units replacing 8 single-family and duplex units = \$33,914.24, which shall be paid prior to sign-off on the SIP.

Park Dedication Requirement = (32 @ 700 square feet) minus (8 @ 1,100 square feet) = 13,600 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.74/square foot) - \$23,664.00

Park Development Fees = (32 @ \$524.16) – (8 @ \$815.36) = \$10,250.24

TOTAL PARK FEES = \$33,914.24

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

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

40. Project shall conform to the conditions agreed upon in the informal variance letter dated March 17, 2006 between the Madison Fire Department and Arboretum Cohousing, Inc.

Approval of the SIP plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file ten (10) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

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

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

Sincerely,

Peter Olson
City Planning

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Fire Department Planning Parks UDC CDBG Real Estate
