



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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P.O. Box 2985
Madison, Wisconsin 53701-2985
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December 1, 2005

Ron Trachtenberg
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53703

Fred Miller
Miller Construction, Inc.
2318 Vondron Road
Madison, WI 53718

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

SUBJECT: 3270-3276 Maple Grove Drive (address may change per City Engineer)

Gentlemen:

The City Plan Commission, at its November 21, 2005 meeting, recommended approval of your application for rezoning from Temporary Agriculture to PUD(GDP-SIP) for property located at 3270-3276 Maple Grove Drive. This approval included the demolition or removal of the buildings on the site, per the provisions outlined below. The Common Council will consider this matter at their December 13, 2005 meeting. The approval and conditions contained in this letter are subject to the Council's action.

The conditions of approval are:

THE PLAN COMMISSION IMPOSED THE FOLLOWING CONDITIONS:

1. The developer shall work with Zoning and Planning staff to determine the appropriate number of surface parking stalls required at the outset of the project. A minor alteration may be approved if additional parking is required in the future.
2. In reducing the parking at the outset, the parking near the center courtyard shall be removed (until needed later).
3. The applicant shall work with the CDBG Office to relocate an inclusionary dwelling unit to the third floor of each building.

4. Allow for the reuse and demolition of 3270 Maple Grove Drive per the plan.
5. The applicant shall offer 3276 Maple Grove Drive for relocation at no cost for the structure and expend a minimum of \$3,000, with a maximum of \$15,000 to assist in the relocation of 3276 Maple Grove Drive and two gazebos. The gazebos, upon Parks Division approval, shall be relocated to area neighborhood parks. If a commitment for relocation cannot be secured by January 15, 2006, with actual relocation by July 15, 2006, the applicant may demolish the structures per plan. Prior to actual demolition, the applicant shall, in writing, document expenditures and "good faith" efforts (to relocate) to the Department of Planning and Development.

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ELEVEN ITEMS:

6. The applicant shall enter into a subdivision contract or developer's agreement for the street reconstruction to accommodate the plat. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Traffic Engineer and City Engineer.
7. Unless otherwise provided, the attached street light declaration of conditions and covenants shall be executed and returned.
8. 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'.
9. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
10. The applicant shall relocate the Maple Grove Drive driveway approach to center on the approved driveway approach across the street. This relocate accommodate both site driveway approaches and auto headlights.
11. The applicant shall relocate the driveway or drive aisle to the driveway onto Fairhaven Road 20 to 30-feet easterly to allow for queuing of one (1) vehicle between the public sidewalk westerly side of the drive aisle. In addition, this relocation allows vehicles egress to be 90 degrees to Fairview Road.
12. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
13. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. 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.
14. To provide for adequate pedestrian pathways/linkage from the Fair Haven Road public sidewalk to the building entrances, the applicant shall modify proposed private sidewalk along the main drive aisle and relocating the five (5) foot sidewalk with a three (3) to five (5) foot grass terrace/buffer behind the drive aisle and sidewalk. In addition, the applicant shall note on sheet C-1.1 detail on plans to connect to the existing public sidewalk on Fair Haven Road.

15. The applicant shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Traffic Signals, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
16. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

PLEASE CONTACT GARY DALLMANN, CITY ENGINEERING AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING EIGHTEEN ITEMS:

17. 3270 and 3276 are Town of Verona addresses. Contact City Engineering for the correct City of Madison address.
18. Any damage to asphalt pavement adjacent to the site shall require restoration in accordance with City of Madison's patching criteria.
19. Stormwater management requirements include infiltration, oil and grease, TSS and thermal control; 2, 20 and 100 year detention is also required.
20. There are outstanding sanitary sewer connection charges for the Maple Grove Drive road construction for sanitary sewer lateral construction. Contact City Engineering for final costs.
21. 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.
22. 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.
23. The applicant shall construct sidewalk to a plan approved by the City Engineer along Maple Grove Drive and Fairhaven Road.
24. All work in the public right-of-way shall be performed by a City licensed contractor.
25. 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.
26. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
27. 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.
28. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.

29. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
30. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

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

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

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

31. 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.
32. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
33. 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.
34. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

PLEASE CONTACT KATHY VOECK OR MATT TUCKER, CITY ZONING ADMINISTRATOR AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

35. Provide a garage floor plan for each building.
36. 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.

- 37. 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.
- 38. 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 PUD.
- 39. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.

PLEASE CONTACT AL MARTIN, STAFF TO THE URBAN DESIGN COMMISSION AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

- 40. If not already obtained, final approval of this proposal will be required by the Urban Design Commission or staff.

PLEASE CONTACT MADISON WATER UTILITY AT 266-4651 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

- 41. All private wells shall be abandoned or permitted in accordance with Madison General Ordinance 13.21.

PLEASE CONTACT SI WIDSTRAND, CITY PARKS DIVISION AT 266-4711 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

- 42. The developer shall pay \$64,367.62 for park dedication and development fees.
- 43. Park Fees shall be paid prior to SIP sign-off, or the developer may pay half the fees and provide a letter of credit for the other half.
- 44. Calculation of fees in lieu of dedication plus park development fees:

Park dedication = (42 multi-family @ 700 square feet/unit) minus (2 single-family @ 1100 square feet/unit) = 27,200 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 \$1.65/square foot).

Estimated fee is \$44,880.00

Park Development Fees = (42 @ \$501.11) – (2 @ \$779.50) = \$19,487.62

TOTAL PARK FEES = \$64,367.62

- 45. 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 TWO ITEMS:

46. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
- a. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
47. 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 a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - c. Provide a completed MFD "Fire Apparatus and Fire Hydrant Worksheet" with the site plan submittal.

PLEASE CONTACT HICKORY HURIE OR BARB CONSTANS OF THE CDBG STAFF AT 267-0740 IF YOU HAVE QUESTIONS REGARDING THE INCLUSIONARY DWELLING UNIT PLAN.

48. They will need to sign-off on this project.

PLEASE CONTACT JEFF EKOLA, COMMUNITY AND ECONOMIC DEVELOPMENT STAFF AT 267-8719 IF YOU HAVE QUESTIONS ON THE FOLLOWING ITEM:

49. A certified survey map of this site is requested.

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 twelve (12) 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.

Upon receipt of the aforementioned plans, the final approved inclusionary dwelling unit plan, 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,

Bill Roberts
Planner IV

c: Zoning Administrator
City Engineering
Traffic Engineering

Traffic Engineering City Engineering Fire Department Zoning Urban Design Commission Planning (BR) CDBG Parks Division Water Utility
