



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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March 5, 2020

Edward Linville
Linville Architects LLC
408 East Wilson Street
Madison WI, 53703

RE: Legistar #59305 & 58782; Accela LNDUSE-2019-00108 & LNDCSM-2020-0001 -- Approval of a zoning map amendment changing the zoning of a parcel at **5006 Hammersley Road** from SR-C1 and SR-V2 to SR-C1 and SR-C3 and approval of a Certified Survey Map to create two new lots

Dear Mr. Linville:

At its March 3 meeting, the Common Council, meeting in regular session, found the standards met and approved your zoning map amendment changing the zoning of a lands at 5006 Hammersley Road from SR-C1 and SR-V2 to SR-C1 and SR-C3, and approved a related certified survey map to create two new lots. In order to receive final approval of the zoning map amendment and for any permits that may need to be issued for your project, the following conditions shall be met:

Please contact Jacob Moskowitz, Assistant Zoning Administrator at (608) 266-4560 if you have any questions regarding the following one (1) item:

1. On the Proposed Utility and Fire Plan, the two-family twin plan shows a total of 3 driveways. Remove one of the driveways so that each unit has only 1 driveway serving it per Sec. 28.142(9)(d).

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following five (5) items:

2. Each lot shall have a separate sanitary sewer lateral.
3. There is an enclosed depression in the rear of the existing lot. A 15' public easement shall be provided along the West property line of this lot from the front to the back of lot. As part of new development plan for the site it will be required to provide drainage from N to South through this easement to Hammersley Road. Provide grading or storm sewer plan to show how this will be drained. No elevation changes for this property will be allowed without prior approval of the City Engineer.

4. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
5. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
6. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

Please contact Jeff Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following three (3) items:

7. Provide a draft of the separate document setting forth terms, conditions and restrictions for the 15' Wide Private Sanitary Sewer Easement for the benefit of Lot 1 as shown on the pending Certified Survey Map. The easement agreement shall be recorded immediately after the CSM and prior to final site plan approval of either Lot.
8. The Public Utility Easement to be released per the pending Certified Survey Map shall be released by all Utilities serving the area and the City of Madison. See the related comment for the review of the Certified Survey Map for additional information.
9. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following six (6) items:

10. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
11. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
12. The City Traffic Engineer may require public signing and marking related to the development; the

Developer shall be financially responsible for such signing and marking.

13. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
14. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
15. The applicant shall construct sidewalk along Hammersley Road according to plan approved by the City Engineer.

Please contact Bill Sullivan of the Fire Department at (608) 261-9658 if you have any questions regarding the following one (1) item:

16. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

Please contact Sarah Lerner of the Parks Division at (608) 261-4281 if you have any questions regarding the following one (1) item:

17. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park -Infrastructure Impact Fee district. Please reference ID# 19028 when contacting Parks about this project.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

18. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
Dwellings shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters.
A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following two (2) items:

19. In coordination with public works improvements and new sidewalk installation along the north side of Hammersley Road extending west of Whitcomb Drive, the applicant shall install and maintain a concrete boarding pad surface at the planned Metro bus stop on the north side of Hammersley Road, west of Whitcomb Drive.
20. Metro Transit currently operates daily transit service along Hammersley Road through the Whitcomb Drive intersection.

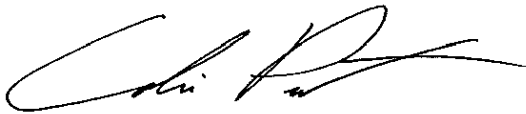
Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. Please revise your plans per the above conditions and **submit nine (9) copies of a complete, fully dimensioned and scaled plans** set to the Zoning Administrator for final review and comment. Be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the **Zoning Administrator, Room 017, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard**. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
3. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
 Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval.

Signature of Applicant

Signature of Property Owner (if not the applicant)

- cc: Jacob Moskowitz, Asst. Zoning Administrator
 Tim Troester, City Engineering Division
 Jeff Quamme, City Engineering Division – Mapping
 Sean Malloy, Traffic Engineering Division
 Bill Sullivan, Fire Department
 Sarah Lerner, Parks Division
 Jeff Belshaw, Water Utility
 Tim Sobota, Metro Transit

LNDUSE-2019-00108			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Water Utility
<input checked="" type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry