



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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****BY E-MAIL ONLY****

December 1, 2020

Kevin Yeska
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101A
Verona, Wisconsin 53593

RE: Approval of an amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road and approval of a Specific Implementation Plan to construct a five-story, 77-unit apartment building (Ted Matkom, Gorman & Company/ AgeBetter) (LNDUSE-2020-00091; ID 62136).

Dear Mr. Yeska;

On November 17, 2020, the Common Council **conditionally approved** your request to approve an amended PD(GDP) and PD(SIP) at 6145-6301 Mineral Point Road to allow construction of an apartment building. The approval is subject to the amended October 30, 2020 plans and the conditions in the following sections, which shall be satisfied prior to final approval and recording of the Specific Implementation Plan and the issuance of building permits for the project.

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following twenty-one (21) items:

1. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures or underground parking shall be coordinated with the City Engineering staff to determine the estimated 100-year flood elevation. The building should be flood proofed to a minimum elevation of 1021; however, this does not guarantee a flood-proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
2. If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements: Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm; run-off volume shall be reduced by 5% compared to the existing conditions during a 10-year design storm; green infrastructure shall be required for rate and volume reductions for at least the first half-inch of rainfall.
3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

4. Construct sidewalk, terrace, curb and gutter, and street pavement as required by the City Engineer.
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
6. Provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
8. An Erosion Control Permit is required for this project.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project.
11. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
12. The site plan shall be revised 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.
13. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-year design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
14. 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.

15. This project will disturb 4,000 square feet 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.
16. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
17. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
18. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
19. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
20. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:
 - Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))
 - Rate Control: Detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following six (6) items:

22. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, reserved fire lanes, parking, private shared water, storm and sanitary utilities, common areas and storm management that currently exist and are necessary to accomplish the required land division and site development as proposed prior to final sign off of the Age Better Apartment site. The document(s) shall be executed and recorded immediately subsequent to the required CSM recording and prior to building permit issuance. The current vehicular access easement per Document Nos. 1420305 and 1437676 lacks adequate conditions, maintenance requirements and does not cover all of the common shared access as currently exists or as planned to exist.
23. The Stormwater Infiltration basin serving the Age Better project is shown to not be within the future Certified Survey Map and development lot. If this is the case, a stormwater drainage agreement shall be required between the two parcels involved. Also, the required Storm Water Management Agreement shall acknowledge the facilities that are offsite and have a condition that a stormwater drainage agreement is required to be in place for the duration of the existence of the facilities being offsite.
24. The Age Better project and the parcel at 6101 Mineral Point Road are proposed to share a common drainage and a proposed private storm inlet and storm sewer in the northeast corner of the Apartment site. A private Storm Sewer/Drainage Easement/Agreement between the two parcels shall be drafted, executed and recorded prior to building permit issuance.
25. The Age Better Apartment site requires the creation of a new parcel. Prepare a Certified Survey Map (CSM) of and containing, at a minimum, all of the lands that are part of the parcel owned by the current owner (Parcel No. 070825106036) as required by the City of Madison Land Division Ordinance. Coordinate with Planning staff to confirm any other lands will be required to be included in the Certified Survey Map as part of the approval of the PD(GDP-SIP) approval. Note: All lands intended to be ultimately included in the Age Better Apartments parcel should be included as part of that lot of the CSM. Submit the CSM to the Planning Division to comply with fire codes, MGO, and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new tax parcel information available prior to issuance of a building permit.
26. The project address is also the address of the proposed 77-unit building. 6145 Mineral Point Road. 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.

27. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following eleven (11) items:

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.
29. 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.
30. 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.
31. All parking facility design shall conform to the standards in MGO Section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
34. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
35. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering staff to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building

exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the main Traffic Engineering Division office with final plans for sign off.

36. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
37. Traffic Engineering staff recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
38. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements, which shall be noted on face of plan.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following seven (7) items:

39. Work with Zoning and Planning staff for final approval of the GDP and SIP zoning text prior to recording.
40. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 77 resident bicycle stalls are required plus a minimum of 8 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking, or wall-mounted parking, provided there is a five (5) foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.
41. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
42. Submit detailed floorplans of each floor of the building.
43. Provide details of the proposed transformer and generator pad enclosure.
44. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
45. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following four (4) items:

46. Limit openings and provide minimum exterior wall fire ratings for the west elevation (in correctly labeled east on drawings) in accordance with IBC Chapter 6 and 7 or obtain a permanent no build easement from the adjoining property.
47. Provide roof access directly from an enclosed exit stair.
48. The Madison Fire Department expects that the majority of residents will be capable of evacuation without assistance as the occupancy is being classified as a Group R-2 Residential Apartment as opposed to an Group I Institutional Occupancy.
49. Obtain approval of the proposed street tree plantings from City Forestry in order to be granted permission to use Mineral Point Road as your aerial access lane.

Please contact Jeff Belshaw of the Madison Water Utility at 261-9835 if you have any questions regarding the following two (2) items:

50. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. 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. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.
51. 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 266-4765 to schedule the meter removal appointment.

Please contact Tim Sobota of the Metro Transit at 261-4289 if you have any questions regarding the following three (3) items:

52. As identified on the plans submitted for review, the applicant shall install and maintain a concrete shelter pad surface - as shown in the public right-of-way at the planned Metro bus stop zone that is on the south side of Mineral Point Road, east of Island Drive.
53. As identified on the plans submitted for review, the applicant shall install and maintain a new passenger waiting shelter with seating amenity as shown in this public right-of-way area. The applicant shall submit a Privilege in Streets (Bus Shelter) application for review by the City. An approved Encroachment Agreement, for the bus shelter, shall be executed prior to sign off. Contact the Office of Real Estate Services to start the Privilege in Streets (Bus Shelter) application process.
54. The concrete shelter pad shall be at least 10.5 feet wider than the proposed shelter footprint dimension. The bus shelter shall be oriented to the western edge of the concrete shelter pad (typically at least six inches from grass terrace edge), leaving at least 10 feet of clear width for passenger access

on the eastern side of the concrete shelter pad. The bus shelter shall be installed with at least two (2) feet clearance off of the face of curb, and not obstruct the width of the adjacent public sidewalk (at least six inches clearance from sidewalk edge is preferred). The shelter opening, for passenger access, shall face the public sidewalk. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Please contact Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following two (2) items:

55. 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# 20037 when contacting Parks Division staff about this project.
56. Pursuant to MGO Section 20.08 (2)(c)2.d., the park impact fees may be reduced for multi-family dwelling units that are limited to occupancy by persons 55 years of age or older by appropriated recorded restriction for a period of not less than 30 years.

Please contact my office at 261-9632 if you have questions about the following six (6) items:

57. The final plans shall include a plan to be approved by the Planning Division in consultation with the Traffic Engineering Division that shows adequate pedestrian connections between the proposed building and other buildings and shared facilities with the Oakwood Village University Woods campus.
58. The applicant and property owner should clarify the relationship between the proposed 77-unit building and the rest of the Oakwood Village campus, including whether residents of the proposed building will have access to the open space amenities elsewhere on the 27.4-acre property. Said access shall be memorialized in the final PD zoning documents, on the forthcoming Certified Survey Map to create the 1.4-acre development parcel, and in any easements or reciprocal agreements needed to serve the project.
59. Consistent with previous approvals on the Oakwood Village University Woods campus and the development of other tax-exempt parcels around the City, the developer shall enter into a Payment In Lieu of Taxes (PILOT) agreement for the 77-unit building to reflect the value of municipal services provided to the additional development on the subject property. Said agreement shall be drafted in consultation with the City Attorney's Office and shall be adopted by the Common Council prior to issuance of building permits for the project.
60. The applicant shall use close-spray foam insulation (or equivalent insulation type) and high-grade, highly sound-proof windows to provide additional sound-proofing in the place of traditional insulation, at least along the northern eastern elevation facing Mineral Point Road.
61. In response to the letter dated October 21, 2020 by Park Towne Development Corp. (attached to the file), the Madison Fire Department (MFD) notes that the loss of the Emergency Access Easement from 6410 Enterprise Lane could be a hindrance to MFD access during a significant event on the Oakwood Village campus. An additional access point would enhance MFD's ability to get fire apparatus and

personnel to buildings set back from Mineral Point Road. The Planning Division and Madison Fire Department recommend a condition of General Development Plan approval notifying that additional development of the Oakwood Village University Woods campus may be conditioned upon Oakwood Village securing a permanent secondary access for the campus from the south, east or west to replace the expired Park Towne easement. A future connection of the campus to Genomic Drive to the south is recommended.

62. Any proposed HVAC or utility penetrations for the building shall not face a public right of way or adjacent residential property. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.

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. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to Zoning@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. 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.
4. This Planned Development approval shall expire five (5) years after the date of the Common Council approval of the Specific Implementation Plan. 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.
5. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may approve minor alterations that are approved by the Director of Planning and Community and Economic Development following consideration by the alderperson of the district, and which are compatible with the concept approved by the Common Council.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks

Planner

cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Asst. Zoning Administrator
Jeff Belshaw, Madison Water Utility
Sarah Lerner, Parks Division
Tim Sobota, Metro Transit
Bill Sullivan, Madison Fire Department

LNDUSE-2020-00091			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 type="checkbox"/>	Other: Forestry Section
<input checked="" type="checkbox"/>	Water Utility	<input checked="" type="checkbox"/>	Other: Metro Transit