



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266 4747
FAX 608 266-8739
PH 608 266-4635

May 1, 2006

John Sveum
Yahara Builders, Inc.
1249 Williamson Street
Madison, WI 53703

SUBJECT: 3540 Atwood Avenue

Dear John:

The Common Council, at its April 18, 2006 meeting, conditionally approved your application for rezoning from C1 and R2 to PUD (GDP-SIP) for property located at 3540 Atwood Avenue.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following nine 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 across the street driveway approaches, 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 may need to modify the driveway approach so that the two (2) driveway approaches according to MGO 10.08(3)(c). Any two entrances shall be at least ten (10) feet apart.
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.
4. A "Stop" sign shall be installed at a height of seven (7) feet at the 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.
5. The intersection shall be so designed so as not to violate the City's site-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.
6. The applicant shall remove the two parking spaces Dennett Drive on-street from the site plan sheets.
7. The applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9 foot or use "One Size Fits All" stall may be used for the underground parking area only, which is a stall S = 8 feet 9 inches in width by L = 17 feet 0 inches

in length with a E = 23 foot 0 inch backup. The applicant shall modify and dimensions for proposed parking stalls' items S = 17 feet, B = 8.75 feet, C = 17 feet, D = 17 feet, E – 23 feet, and F = 20 feet, and from ninety-degree angle parking width and backing up. Stair cases, elevator shafts, aisles ramps, columns, offices or work area are to be excluded from these rectangular areas, when designing underground parking areas.

8. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
9. 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 261-9688, if you have questions regarding the following sixteen items:

10. Applicant address is not a valid address. Revise and correct the site address to 3502 Dennett Drive condo units shall be numbered consecutively 1 through 16.
11. The applicant shall dedicate a permanent limited easement for sidewalk 11 feet behind the existing face of curb along Atwood Avenue. The easement shall required that no obstructions exist below 8-feet above the sidewalk.
12. The applicant shall construct a 5-foot wide sidewalk along Atwood Avenue. The sidewalk shall be positioned 5 feet 6 inches form the face of curb which will result in a 5-foot wide grass terrace.
13. All removal and/or replacement of street trees shall be approved by the City Forester.
14. Roof water shall be conveyed to the street with sidewalk flumes or shall be connected to the storm main. No discharge over the sidewalk shall be allowed.
15. 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.
16. 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.
17. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
18. 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.
19. 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.

20. 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.
21. 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 . Include the site address in this transmittal.

22. 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.
23. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
24. 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.
25. 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.

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

26. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements.

27. Provide 16 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: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
28. Within 10 feet from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2 feet in height for vision clearance.
29. No landscape elements shall be maintained between the heights of 30 inches and 10 feet above the curb level within the 25-foot vision triangle of a street corner.
30. Lighting is required for this project. Provide a plan showing at least .25 footcandles on any surface of the lot and an average of .75 footcandles. (See City Madison lighting ordinance).
31. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, the CDBG, a copy of the approved plan for recording prior to zoning sign off of the project.
32. In the zoning text, the signage shall be changed to read, "Signage will be allowed as per Chapter 31 of the Madison General Ordinances as approved by the Urban Design Commission. Sign permits are required to be obtained from Zoning.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

33. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
34. The Water Utility will not need to sign off the final plans and will not need a copy of the approved plans.

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

35. Total Park Fees for 16 added units = \$27,874.56, which shall be paid prior to signoff on the SIP. (Fee in lieu of dedication = \$1218/unit. Park Development fee = \$524.16/unit.)

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

36. Provide fire apparatus access as required by COMM 62.0509 and MGO 34.19 as follows: (commercial structures only)
 - 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.
37. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

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 nine (9) 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 Engineer Traffic Engineer Fire Department Parks UDC CDBG
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