



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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June 7, 2005

David Porterfield
Wisconsin Partnership for Housing Development
121 S. Pinckney Street, Suite 200
Madison, Wisconsin 53707.

RE: Approval of a conditional use for a planned residential development containing 18 dwelling units in 9 two-unit buildings on 2.07 acres generally located at 4809 Freese Lane.

Dear Mr. Porterfield:

The Plan Commission, meeting in regular session on June 6, 2005, determined that the ordinance standards could be met and **approved** your request for a planned residential development at 4809 Freese Lane, subject to the conditions below.

In order to receive final approval of the conditional use request, the following conditions must be met:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following ten items:

1. The applicant is required to meet the infiltration requirements of NR-151. Calculations showing compliance with these requirements shall be submitted to Greg Fries of City Engineering.
2. The rain garden as proposed must be revised to a bio-retention system as it takes parking lot drainage. See Wisconsin Department of Natural Resources standards for these devices.
3. Show delineated wetland line and 75-foot setback as shown on the recorded plat for Twin Oaks.
4. Applicant shall show existing sanitary sewer running to the north of the proposed connection point. Existing manhole SAS 7069-006.
5. Indicate if the proposed sanitary sewer is to be public or private. If public, easements and a developer agreement shall be required prior to approval of conditional use. If water is to be public, the sewer must also be public.
6. 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.

7. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
8. 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.
9. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, other miscellaneous impervious areas.
10. 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 John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following five items:

11. 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'.
12. The location of the driveway approach onto Freese Lane may need to be modified to address headlight egress from the site for Lots 7 and 8 across the street. The applicant will need to demonstrate the effect of headlights on the site plans.
13. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach behind the property line and noted on the plan. 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 as approved by the City Traffic Engineer.
14. 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.
15. 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 Alan Larson, Madison Water Utility, at 266-4653 if you have any questions regarding the following item:

16. There is an eight-inch water lateral already installed to the property line that shall be utilized for water service to this property. MWU will not need to sign off on the CSM but requests an approved copy for their files.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following four items:

17. Provide a 25-foot front yard to the portion of the structure (i.e. stairs, deck or porch, porch pillars, etc.) that are three feet above grade. Show the setback of these portions of the building on the site plan.
18. The front left building shall be 8' 3" from the side property line (due to depth penalties). The right rear building also has a 6' 4.5" side yard setback at the porch on the side of the building. Meet with zoning staff regarding these requirements.
19. Provide a total of 32 parking stalls.
20. Lighting plans are required for this project. Provide a plan showing at least .25 footcandles on any surface of the lot and an average of .75 footcandles.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

21. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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.
22. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
 - a. Per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150-feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

Please contact my office at 266-5974 if you have questions about the following three Planning Unit conditions on this project:

23. That additional information be provided regarding trash storage, dumpsters or dumpster enclosures to be provided.
24. A pedestrian walkway shall be provided from Freese Lane to the interior courtyard driveway area to provide better pedestrian access to the twelve units located to the rear of the parcel.
25. The applicant may wish to identify locations for snow storage resulting from snow removal in the central drive courtyard area.

Please now follow the procedures listed below for obtaining your conditional use approval:

1. Please revise your plans per the above and submit *eight (8) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become

null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of the building permit. [Sec. 28.12 (11)(h)(3)] The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

If you have any questions regarding obtaining your building and/or occupancy permit, please contact the Zoning Administrator at 266-4551. If I may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Bill Roberts
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Signature of Applicant

- cc: Kathy Voeck, Assistant Zoning Administrator
Gary Dallmann, City Engineering
Alan Larson, Madison Water Utility
John Lippitt, Madison Fire Department
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: