



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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September 20, 2006

Chad Obright
The Ellefson Companies
1018 Gammon Lane, Suite 100
Madison, Wisconsin 53719

RE: Approval of a conditional use for a planned residential development located at 5002 Siggelkow Road.

Dear Mr. Obright:

The Plan Commission, meeting in regular session on September 18, 2006, determined that the ordinance standards could be met and **approved** your request for a previously approved planned residential development located at 5002 Siggelkow Road, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

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

1. Provide a grading plan, without existing contours, of the lot that shows that the usable open space requirement of 28,000 square feet can be met. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required 25-foot front yard does not count toward usable open space. (Note: Driveway and parking areas do not count toward usable open space.)
2. Meet all applicable State accessible requirements, including but not limited to:
 - a.) The number and striping of accessible stalls is adequate.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60 inches between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. For parking lots 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 required point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15 to 20 feet of the parking lot depending on the type of landscaping. Required trees do not count toward the landscape point total. (Note: Required trees do not count towards 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 may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

4. Lighting plans are required for this project. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following thirteen (13) items:

5. The applicant shall decide if water and sanitary sewer facilities are to be public or private. If they are to be public, the applicant will be required to sign a developer's agreement with the City where the City designs/inspects/maintains the new facilities. Easements will also be required. If the facilities are to be private, a recorded ownership and maintenance agreement shall be in place for the new sanitary and water main. If facilities will be public, public easements will be required. City of Madison Real Estate agents must administer public easements and applicable fees are required.
6. Individual unit addresses as previously provided to the applicant shall be added to the site plan.
7. A City licensed contractor shall perform all work in the public right-of-way.
8. 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.
9. 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.
10. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the Wisconsin Department of Natural Resources is required.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with NR-151.
12. 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, and other miscellaneous impervious areas.
13. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
14. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. 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.

15. 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.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. 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 267-8755 if you have questions about the following four items:

18. 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, 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'.
19. 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.
20. The applicant shall show the dimensions for all proposed parking garages and stalls' items B, C, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two feet of vehicle overhang. The two feet of vehicle overhang shall be shown on the plan and dimensioned.
21. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Note that payment of additional park fees to the Parks Division may be required prior to final approval of this project or the time of building permit issuance if the number of units in the project exceeds the number of units paid for this lot at the time of platting. Please contact Si Widstrand at 266-4711 to determine the amount and method of payment.

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

22. 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.
23. 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 completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Note: The Fire Department may have additional comments on this project beyond those listed above.

Please note the following conditions of approval from the Urban Design Commission:

- 24. That there be more color contrast between the individual buildings and between the upper and lower stories of each building.
- 25. That the steps connecting the upper and lower parking/drive areas near the western end of the site be included.
- 26. That planting areas (at least 2' x 2') with trees or shrubs, or an arbor, be incorporated adjacent to the columns separating the garage doors.
- 27. That the corner boards and window casings be made of hard material, or wrapped in aluminum (not vinyl).
- 28. That trees be added in the islands/bump-outs near the center open space feature.

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

- 1. Please revise your plans per the above and submit *nine (9) 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 said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

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 may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 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, Asst. Zoning Administrator
 John Leach, Traffic Engineering
 Si Widstrand, Parks Division
 Janet Dailey, City Engineer's Office
 John Lippitt, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input checked="" type="checkbox"/>	Parks Division (Park Fees)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: