



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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September 2, 2009

Richard Arneson
Stonehouse Development
321 East Main St.
Madison, Wisconsin 53703

RE: Approval to rezone the property at 8101-8119 Mayo Drive from PUD(GDP) to PUD(SIP) to allow for the construction of 88 residential units in two apartment buildings

Dear Mr. Arneson:

At its September 1, 2009 meeting, the Common Council **approved** the rezoning of your property at 8101-8119 Mayo Drive from PUD(GDP) to PUD(SIP) subject to the following conditions of approval from reviewing agencies:

Please contact my office at 266-5974 if you have questions about the following 3 items:

1. The proposed zoning text shall be revised so that Section L, "Maintenance of Traffic Measures", is relevant to the PUD-SIP, rather than the PUD-GDP.
2. Final plans submitted by the applicant for approval by staff will include a revised bicycle parking plan for review by city staff with a total of at least 88 code-compliant bicycle parking stalls. Additional bicycle storage provision in the form of bicycle hangars within the underground parking area is acceptable, but should be identified on final plans.
3. Final plans submitted by the applicant will include complete elevations noting all exterior materials.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following six (6) items:

4. Meet all applicable State accessibility requirements, including but not limited to:
 - a) Provide a minimum of two accessible stalls striped per State requirements in the parking garages with one van accessible stall striped per State requirements in the surface lot. A minimum of one of the surface stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent. Note: the accessible garage parking stalls shall have a minimum of a 5' striped out area adjacent to them.
 - b) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" 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 (or elevator) as possible. Show ramps, curbs, or wheel stops where required
5. For parking lot plans 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 point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. All plant materials in islands shall be protected from vehicles by concrete curbs.
6. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles (see City of Madison lighting ordinance).
7. Provide 88 bike parking stalls in safe and convenient locations 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 locations. 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.

8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.
9. Provide correct scale on site plan. Scale is listed as 1"=40', but plans submitted are drawn to 1"=20'.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following fifteen (15) items:

10. Any damage to street pavement shall require restoration in accordance with the City's patching criteria.
11. Proposed storm discharge cannot be approved unless there is a private joint stormwater agreement in place.
12. Sanitary sewer improvements do not appear to be within the sanitary sewer easement limits. Revise plan so that the proposed sanitary sewer is within the easement limits or submit new easement description.
13. Submit a recorded ownership/maintenance agreement for the private sanitary sewer main serving these two lot developments.
14. In accordance with 10.34 MGO – STREET NUMBERS, submit a PDF of all floor plans to Engineering Mapping, Lori Zenchenko (Lzenchenko@cityofmadison.com) so that an addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
15. This development is subject to impact fees for the Upper Badger Mill Creek Impact Fee District. All impact fees are due and payable at the time building permits are issued.

The following note shall be placed on the plans:

LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED

16. 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.
17. All work in the public right-of-way shall be performed by a City licensed contractor.
18. 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 WDNR is required.
19. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a) Control 80% TSS (5 micron particle) off of new paved surfaces
 - b) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - c) Provide substantial thermal control
 - d) Complete an erosion control plan and 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 the Madison General Ordinances.

21. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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) All Underlying Lot lines or parcel lines if unplatted
- g) Lot numbers or the words "unplatted"
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

22. The applicant shall submit, prior to plat sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

23. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD etc.
- d) 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.

24. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have any questions about the following two (2) items:

25. 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), types of surfaces, and a scaled drawing at 1"=40'.

26. 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.

Please contact Dennis Cawley, Water Utility, at 261-9243 if you have questions about the following item:

27. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Tom Maglio, Parks Division at 266-6518 if you have questions about the following three (3) items:

28. The developer shall pay approximately \$175,388.40 for park dedication and development fees for the 88 new multifamily units:

fees in lieu of dedication = (88 units X \$1,407 per unit) =	\$ 123,816.00
<u>park development fees = (88 units X \$586.05 per unit) =</u>	<u>\$ 51,572.40</u>
total fees =	\$ 175,388.40

29. The developer must select a method for payment of park fees before signoff on the rezoning.

30. Approval of 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.

After the plans have been changed per the above conditions, please file **nine (9) sets** of the revised, complete plan set and any other documentation requested herein with the Zoning Administrator, Room LL-100, 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. **Building permits will not be issued until this process has been completed.**

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder, AICP
 Planner

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

Signature of Applicant

- cc: Janet Dailey, City Engineering
 Pat Anderson, Zoning
 John Leach, Traffic Engineering
 Scott Strassburg, Madison Fire Department
 Al Martin, Urban Design Planner
 Tom Maglio, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<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 checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: