



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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July 7, 2005

MIKE HERSHBERGER  
URBAN SOLUTIONS INC  
700 RAYOVAC DR  
MADISON WI 53711

& J RANDY BRUCE  
KNOTHE & BRUCE ARCHITECTS  
7601 UNIVERSITY AVE SUITE 201  
MIDDLETON WI 53562

SUBJECT: 9320 Old Sauk Road – **Amended Letter** – (add condition #18)

Gentlemen:

The Plan Commission, at its June 20, 2005 meeting, determined that the ordinance standards could be met subject to the conditions for a 30-unit condominium project located at 9320 Old Sauk Road. The Common Council conditionally approved the zoning map from C1 Commercial to R4 Residential on July 5, 2005.

In order to receive final approval of your proposal, the following conditions must be met:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following five 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 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'.
2. 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. The applicant shall relocate the "STOP" out of the right-of-way to behind the property line.
3. 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.
4. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following nine items:**

5. The plan calls for discharge at a private pipe at the northwest into public open space. A storm sewer pipe exists in that area the applicant shall connect to that pipe.
6. Infiltration practices in accordance with NR-151 must be provided.
7. All work in the public right-of-way shall be performed by a City licensed contractor.
8. 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.
9. 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. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
11. 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), MicroStation (dgn) 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.)

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

12. NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

13. 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.

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

14. Provide 30 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.
15. 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).
16. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with a part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.

**Please contact Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following two items:**

17. Landscaping and fences within the City-owned greenway will require approval of the City Engineer.
18. The Plan Commission directed that the inclusionary dwelling unit plan for this project be revised to provide affordable units at two income levels in accordance with the zoning ordinance. The Commission directed that the applicant provide the necessary number of affordable dwelling units at 70% AMI to satisfy the inclusionary zoning ordinance.

**Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following item:**

19. The Urban Design Commission granted final approval of the project. The motion was passed on a unanimous vote of (8-0). The motion required that the specifications for fixture "A" be provided, along with the provision of full cutoffs to eliminate glare.

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

20. Credits for previous dedications in the Blackhawk Plat have all been used. Park dedication of 1700 square feet plus Park Fees estimated at \$46,878,30 are required.
21. Current plans do not indicate any recreational facilities or improvements that would qualify for IZ credits.
22. The developer shall develop a flat mowed trail in the greenway to provide access to the park, in the area where private landscaping is being allowed in the greenway.

23. Dedication = 30 @ 700 square feet = 21,000 square feet. 1700 square feet in the northeast corner of the lot shall be dedicated as parkland. A fee in lieu of dedication will be required for the remaining 19,300 square feet. Fees in lieu of dedication are based on the actual value of the acreage otherwise required for dedication, with a maximum value of \$1.65/square foot, adjusted January 1 of each year. The value is determined by the Planning Real Estate Unit and is based on the land value prior to development approval.

The maximum land fee would be:	\$31,845.00
The park Development Fee is 30 @ \$501.11	= <u>\$15,033.30</u>

Total Park fees are estimated at \$46,878.30.

24. Half of the fee shall be paid prior to signoff on the Final Plat, with a letter of credit provided to cover the other half. OR Fee payments may be phased with plat construction phases.

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

25. Move the hydrant located on the Fire Department turnaround to a location 26 feet wide along the driveway if possible. There is 26 feet width by the parking stalls and that would be acceptable.
26. 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.

Approval of this proposal 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 trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit seven (7) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. In addition to these five sets of plans, please submit enough plans for each reviewing agency. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec.

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2812(11)(h)(3), Madison General Ordinances. 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 PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

**Bill Roberts**  
Planning & Development

cc: Zoning Administrator  
City Engineering  
Traffic Engineering

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Applicant

Zoning City Engineer Traffic Engineer UDC – (A1) Planning (BR) Parks
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