



Department of Planning & Community & Economic Development  
**Planning Division**

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

October 19, 2011

Duane Helwig  
Community Living Solutions, LLC  
2801 East Enterprise Ave. Suite 202  
Appleton, WI 54913

RE: Approval to rezone the property at 8301 Old Sauk Road from PUD-GDP-SIP to Amended PUD-GDP-SIP to construct a 33,000 square foot, 3-story addition to an assisted living facility with additional residential units, skilled nursing rooms, and a small physical therapy clinic.

Dear Mr. Helwig:

At its October 18, 2011 meeting, the Common Council **approved** the rezoning of your client's property at 8301 Old Sauk Road from PUD-GDP-SIP to Amended PUD-GDP-SIP, subject to the following conditions of approval from reviewing agencies:

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

1. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan for the apartments. Bike-parking at the proposed commercial building does not count toward the residential requirement. 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.
2. Parking and loading shall comply with MGO Section 28.11(4). Provide three (3) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. Work with planning and zoning staff to determine the location.
3. Meet all applicable State accessibility requirements, including but not limited to:
  - a) Provide the minimum number of accessible stalls on the surface lot, striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent for both interior and surface parking areas.
  - b) Show signage at the head of the stalls.
  - c) Show the accessible path from the stalls to the elevator. Parking stalls shall not block the entry to the elevators.
4. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a plan showing at least 0.5 foot candle on any surface on any lot and an average of 0.75 foot candles. The maximum light trespass shall be 0.5 foot candles at 10 feet from the adjacent lot line (see City of Madison Lighting Ordinance).
5. Parking lot plans with greater than twenty (20) stalls shall comply with MGO Section 28.04(12). 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. (NOTE: The required trees do not count toward the landscape 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 surface may be brick pavers, mulch, or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Code and MGO Chapter 33, Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following ten (10) items:**

7. In accordance with 10.34 MGO–STREET NUMBERS - Submit a PDF of all floor plans indentifying existing apartment numbers to Engineering Mapping Lori Zenchenko ([Lzenchenko@cityofmadison.com](mailto:Lzenchenko@cityofmadison.com)) to coordinate an addressing plan for this site. 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.
8. It appears that the proposed sidewalk on Attic Angel Circle is being relocated outside the existing 15ft Ped/Bike Easement. The Applicant shall release the existing easement and dedicate a new easement in a location acceptable by the City Engineer. Provide a sketch, legal description and a \$500 fee to Eric Pederson ([epederson@cityofmadison.com](mailto:epederson@cityofmadison.com)) for the administration of this easement.
9. The Applicant shall supply a detailed sidewalk design, stamped by a Professional Engineer, for review and approval. The concrete sidewalk within the easement shall be a minimum of 5 ft wide and shall be ADA accessible with no encroachments within the main line walk. The sidewalk shall be classified as a Type IV public walk in which there is a public easement and the adjacent property owner is responsible for all snow and ice removal while the City is responsible for inspection and repairs of the sidewalk. The Applicant shall take out a Permit to Excavate in the Right of Way and provide a \$5,000 deposit to ensure the work is completed per plan. Upon completion and acceptance of the sidewalk the deposit shall be refunded to the Applicant.
10. 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.
11. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.
12. Prior to approval, this project shall comply with MGO Chapter 37 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 MGO Chapter 37
  - c) Provide oil & grease control from the first 1/2" of runoff from parking areas.
  - 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 MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

13. 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 Misc 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 [addressing@cityofmadison.com](mailto:addressing@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.

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

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

15. 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.

16. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

**Please contact Dennis Cawley, Water Utility, at 261-9243 if you have any questions about the following two (2) items:**

17. This property is in a Wellhead Protection District. The applicant shall determine if any hazardous chemicals, as defined by the Environmental Protection Agency, are stored or used on site. If such chemicals are identified the applicant shall provide a report on the magnitude and/or frequency of these chemicals, as well as a plan for the storage or containment of these chemicals.

18. 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 Bill Sullivan, Fire Department at 266-4420 if you have questions about the following item:**

19. The new building shall comply with all building and fire code requirements and it shall not create a code violation for the existing building. Designer shall address separation and fire rating requirements of IBC Chapter 6.

**Please contact Kay Rutledge, Parks Division at 266-4714 if you have questions about the following three (3) items:**

20. This development is within the Elver park impact fee district (SI31). The developer shall pay \$43,356.60 in park development fees for 20 additional one bedroom apartments associated with the amended PUD-GDP-SIP. These fees may be adjusted based on any remaining credit for the previous parkland dedication of Outlot 4 (Junction Ridge Park).
21. The calculation of the park impact fees for the new development can be further reduced if this development will be restricted to persons fifty-five (55) years of age or older. In accordance with MGO 16.23(8)(f)4, "... where a multi-family development in whole or part will be limited to occupancy by persons fifty-five (55) years of age or older by appropriate recorded restriction for a period of not less than thirty (30) years, ...", a restriction that remains in effect for 30 years limiting these units to persons 55 years of age or older must be recorded. Please contact Kay Rutledge for appropriate deed language.
22. The developer must select a method for payment of park fees before signoff on the rezoning.

After the plans have been changed per the above conditions, please file **ten (10) 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 the applicant has met all of the conditions of approval stated in this letter.**

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

cc: Janet Dailey, City Engineering  
Pat Anderson, Zoning  
Bryan Walker, Traffic Engineering  
Eric Pederson, Engineering Mapping  
Al Martin, Urban Design Planner  
Bill Sullivan, Fire Department  
Kay Rutledge, Parks Division

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

\_\_\_\_\_  
*Signature of Applicant*

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: