



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
TDD 608 266-4747
FAX 608 266-8739
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December 21, 2012

Jeff Haen
Haen Real Estate
9 Hawks Landing Circle
Madison, Wisconsin 53593

RE: Approval of a minor alteration to the approved Planned Unit Development–Specific Implementation Plan for 1802 Maplecrest Drive to allow 22 single-family condominium residences to be constructed on sites addressed as 9004-9041 Royal Oaks Circle instead of 13 two-family residences as previously approved.

Dear Mr. Haen;

At its December 3, 2012 meeting, the Plan Commission **approved** your minor alteration PUD-SIP request for 1802 Maplecrest Drive (9004-9041 Royal Oaks Circle), subject to the following conditions of approval, which shall be satisfied prior to recording of your alterations and the issuance of building permits for the approved project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following eight (8) items:

1. Extension of the public sewer and water is required to serve the next phases of this development. The Water Utility may require the looping of the public water main to serve the next phase of the project.
2. The necessary Hawks Reserve Condominium plat addendum and amendment application shall be made to the Planning Division for review, approval and recording at the Register of Deeds prior to issuance of building permits for these proposed buildings.
3. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
4. 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.

5. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
6. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
7. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. 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).
8. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions regarding the following two (2) items:

9. The streets appear to measure out at 26 feet; this will require both sides of the road be posted "No Parking Fire Lane" for access to these buildings.
10. The Madison Fire Department recommends the installation of automatic sprinklers for the safety of occupants. Provide the following information to the buyer of each unit: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>"

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have questions regarding the following two (2) items:

11. Per MGO 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
12. All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

Please contact my office at 261-9632 if you have any questions regarding the following two (2) items:

13. Prior to final approval and recording, revise Sheet 1 of 1 to identify the number of existing or proposed dwelling units to be located in each multi-family building per the 2010 PUD approval.

14. The zoning text shall be revised per Planning Division approval prior to recording of the alteration as follows:
- a.) Revise the references to R4 in the text to SR-V1, which reflects a comparable zoning reference as of January 2, 2013;
 - b.) Section K, Alterations and Revisions, General, shall be revised to include one- (single-) family residences in the exception in the last clause of the sentence;
 - c.) Section L, Design Guidelines, shall be revised to note that any attached garage doors facing a public or private street will be limited to no more than 50% of the width of the street-facing façade of a single- or two-family residence.

Note: The applicant shall verify with the Kay Rutledge of the Parks Division, 267-4714 whether additional park impact fees will be due for this project prior to submitting plans for final staff approval and recording.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please revise your plans per the above conditions and submit **nine (9) copies** of a complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.12(13)(a)10 of the Zoning Code, 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 final approval.

If you have any questions regarding obtaining building permits for this property, 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

cc: Janet Dailey, City Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department
 Dennis Cawley, Madison Water Utility
 Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: