



Department of Planning & Development
Planning Unit

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
PH 608 266-4635

May 18, 2005

Christopher Laurent
Gorman & Company
1244 South Park Street
Madison, WI 53715

SUBJECT: 4629 Verona Road

Dear Mr. Laurent:

The Plan Commission, at its May 16, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of the existing building and construction of an apartment complex and community building located at 4629 Verona Road.

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 six items:

1. To provide for adequate future pedestrian pathways/linkage to connect into the adjacent neighborhoods the applicant should provide public sidewalk through the site for a future pedestrian linkage.
2. 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'.
3. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. The applicant shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to signalize. The traffic signal waiver shall also require a deposit for future area traffic signals and associated intersection changes.
5. 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.

6. 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 twenty-three items:

7. Show the proposed right-of-way limits (Summit Drive) on the site plan and label as right-of-way.
8. The owner/applicant must submit and record a certified survey map of these development lands prior to this approval.
9. Add to the first sentence "if any work is required in the right-of-way".
10. Grades shown at property line appear low. Back of sidewalk will be 0.5' above centerline for standard installation with 15' terrace.
11. Drawings are needed for the new street (Summit Drive) from Verona Road to Red Arrow Trail.
12. The applicant shall provide stormwater calculations showing 40% control of TSS, and oil and grease control. A maintenance agreement for these treatment systems shall be recorded.
13. The applicant shall show existing stormwater facilities on the plan.
14. The proposed plan calls for connection to a private storm system. The applicant shall provide Engineering with a copy of a signed agreement showing that both parties agree to this stormwater system.
15. Revise the plan to show existing sanitary main on the east property line.
16. Consider revising sanitary layout to connect to existing sanitary main on east property line.
17. The applicant shall execute a waiver of notice and hearing on the assessments for the improvement of Summit Drive in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
18. The applicant shall grade the property line along the proposed street extension to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
19. All work in the public right-of-way shall be performed by a City licensed contractor.
20. 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.
21. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
22. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
23. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.

24. 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

25. 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.
26. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
27. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
28. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

29. Provide 83 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.
30. Meet applicable State building and State setback requirements.
31. 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. Note: The required trees do not count toward 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 surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

- 32. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.
- 33. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

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

- 34. The conditions recommended by the Urban Design Commission and final approval by the Urban Design Commission.
- 35. Amending the site plan to identify the future location of pedestrian connections to the south and east.
- 36. Final approval of the landscaping plan by Planning Unit staff.
- 37. The approval of the building plan and site plan for the future daycare center shall be approved by the Urban Design Commission and considered as a minor alteration to the conditional use permit for the development. It is anticipated that adjustments may be made to the location of the community building and its design at the time the final plans for the daycare center are prepared. These changes shall be considered minor alterations following the review and recommendation by the Urban Design Commission.
- 38. Approval and recording of the Certified Survey Map dedicating the extension of Summit Drive prior to the issuance of permits.

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

- 39. The developer shall pay \$172,235.44 for park dedication and development fees. Some private open space areas may receive credit toward these fees.
- 40. Park Fees shall be paid prior to SIP sign-off, or the developer may pay half the fees and provide a letter of credit for the other half.
- 41. Calculation of fees in lieu of dedication plus park development fees:

Park dedication = (40 multi-family @700 square feet/unit) = 72,800 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65/square foot). Maximum Fee is \$120,120.00

Park Development Fees = (104 @ \$501.11) = \$52,115.44
TOTAL PARK FEES = \$172,235.44

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

- 42. The fire lanes shown on the site plan do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the

Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans.

43. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
44. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
45. All portions of the exterior walls of newly constructed 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. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: The site plans shall clearly identify the location of all fire lanes.

Please contact Tim Sobota, Madison Metro Transit at 261-4289 if you have questions regarding the following eight items:

46. The applicant shall install a concrete passenger boarding pad on the east side of the new street segment, aligned with the eight-foot wide walkway leading from the Community Center building to the sidewalk, for a proposed Metro bus stop. The concrete pad shall occupy the full distance of the terrace, continue the same measure of 8-feet in width, and lie flush between the sidewalk and the top of curb.
47. The applicant shall install and maintain a passenger waiting shelter with bench seating on top of a concrete pad or other suitable surface on the east side of the new street, in the area immediately north of the eight-foot walkway leading from the Community Center building to the street adjacent to the east edge of the sidewalk. The site layout plan submitted by the applicant shows a passenger waiting shelter further north on the property near the intersection with the Verona Frontage Road. This location is not suitable for a new Metro bus stop.
48. The applicant shall install and maintain a trash receptacle adjacent the shelter amenity.
49. The developer shall include this concrete passenger boarding pad, shelter with bench, and trash receptacle on the final documents filed with their permit application so that Metro Transit may review and approve the design.
50. Metro Transit operates bus service seven days a week along the Verona Frontage Road and Red Arrow Trail generally surrounding this development site. Metro bus stop #4901 is on the east side of the Verona Frontage Road, approximately 80-feet north of the new street intersection.
51. The developer may propose to delay the purchase and installation of the passenger shelter with bench and trash receptacle until such time that the new street is completed to connect from the Verona Frontage Road south all the way to Red Arrow Trail. Metro Transit would not be able to re-route buses and serve the proposed stop location until this entire street segment was constructed.
52. The applicant may select the passenger amenity designs given their preference of materials, color, etc. to match building or landscape elements. The applicant may contact Metro Transit to discuss any questions regarding size or exact placement requirements, including Federal ADA access dimensions for the passenger shelter.

53. Metro Transit requests to sign and review final documents submitted for this project.

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 five (5) 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, Planning 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. 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

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning
City Engineering
Traffic Engineering
UDC (Al Martin)
Planning (BR)
Parks Division