



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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February 28, 2008

Steve Shulfer
Shulfer Architects, LLC
1918 Parmenter Street
Middleton, Wisconsin 53562

RE: Approval of a conditional use for a planned residential development located at 5101 Unity Way (DWB, LLC).

Dear Mr. Shulfer:

The Plan Commission, meeting in regular session on February 25, 2008, determined that the ordinance standards could be met and **approved** your client's request for a planned residential development at 5101 Unity Way, subject to the conditions below. In order to receive final approval of the planned residential development, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following seventeen (17) items:

1. Please coordinate all necessary new interior addresses associated with this proposed development with Lori Zenchenko, City Engineering Program Specialist. Submit the addresses with complete floorplan drawings in PDF format to lzenchenko@cityofmadison.com.
2. The site plan contains street name errors. Freedom Ring Road and Unity Way shall be switched. Change Kirkwood Circle to Kirkwood Court.
3. The site plan shall be revised to move the short section of private sidewalk on Kirkwood Circle from the public right of way. Other private sidewalk connections to the public sidewalk are acceptable as shown.
4. Driveway/drive apron construction within the right-of-way shall be in accordance with City of Madison specifications.
5. This lot has a Plat Restriction as follows: "In accordance with Resolution No. 908, adopted by the Dane County Regional Plan Commission on February 24, 2000, amending the Urban Service Area, the stormwater runoff from roof tops on Lots 1, 198, and 199 shall be directed to infiltration areas on each lot. The total effective infiltration area shall be no less than 10% of the total rooftop area on each lot in accordance with the approved Stormwater Management Plan for Liberty Place."
6. The site plan does not show how the proposed dwellings are to be provided sanitary sewer service. Please revise accordingly.
7. The applicant shall replace all sidewalk and curb and gutter abutting the property that 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.

8. A City licensed contractor shall perform all work in the public right of way.
9. 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.
10. 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.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances and 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.
12. 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.
13. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the 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. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
14. 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.
15. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

The permit applications for #14-15 are available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

16. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.
17. 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, Madison Water Utility, at 261-9243 about the following:

18. There was no Utility Plan Sheet submitted with this application. Prior to signoff a plan showing the proposed water distribution system shall be submitted to the Madison Water Utility for review.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following five items:

19. 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, 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'.
20. A "Stop" sign shall be installed at a height of seven feet at the driveway approaches. The applicant shall show the "Stop" signs behind the property line. 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.
21. The applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stalls. The applicant shall provide 24 feet back up from all garage doors, excluding the sidewalk from the 24 feet back up.
22. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime."
23. 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 Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two items:

24. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.
25. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. 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.

Please contact my office at 261-9632 if you have questions about the following Planning Division conditions:

26. That the project receive final approval from the Urban Design Commission prior to final approval of the conditional use and the commencement of construction.
27. That the final plans be revised per Planning Division approval as follows:
 - a.) correct the street names on the northern and western edges of the development to reflect the platted street names;
 - b.) revise the building elevations to identify the building materials to be used, noting that Planning staff reserves the right to further comment on the materials chosen as part of the final signoff of the conditional use; in general, Planning Division staff recommends that vinyl siding not be used in the project;
 - c.) that the conifers along Siggelkow Road be a minimum of 6 feet in planting height.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 for information on zoning conformity for this project, including the provision of adequate parking, bike parking and usable open space.

Please contact Si Widstrand, Parks Division, at 266-4711 to verify the amount of park impact fees, if any, that are due and payable related to this planned residential development prior to final approval of the plans.

Approval of 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.

Please now follow the procedures listed below for finalizing your planned residential development:

1. Please revise your plans per the above and submit ***eight (8) copies*** of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off, including all information related to the payment of the park development fees due for this project.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, City Engineer's Office
Scott Strassburg, Madison Fire Department
Si Widstrand, Parks Division
Dennis Cawley, Madison Water Utility

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Parks Division (Park fees)
<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 type="checkbox"/>	Other: