



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
PH 608 266-4635

July 24, 2007

Bob Bouril
Bob Bouril Design Studio
6602 Grand Teton Plaza
Madison, Wisconsin 53719

RE: Approval of a conditional use for a planned residential development located at 6026 Canyon Parkway.

Dear Mr. Bouril:

The Plan Commission, meeting in regular session on July 23, 2007, determined that the ordinance standards could be met and **approved** your client's request for a planned residential development at 6026 Canyon Parkway, subject to the conditions below. In order to receive final approval of the planned residential development, the following conditions must be met:

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

1. Show addresses on the buildings of the final site plan.
2. The site plan shall be a separate sheet from the grading and utility plans. The site plan shall include dimensions of stalls, drive aisles, site, and dimensions from buildings to property lines, etc. Show the entire property on the site plan.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - b.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
4. Lighting is required for this project. Provide a plan showing at least .5 footcandle on any surface of the lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandles at 10 feet from the adjacent lot line. (See City of Madison lighting ordinance for more information).
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage in a PRD must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installation.

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

6. All pavement patching and/ or restoration shall be in accordance with the City Engineering Patching Criteria.
7. The rain garden at the northeast corner of the site shall be connected to the storm system that exists in the outlot off of Bautista Drive.
8. The City stubbed in an 8-inch diameter sanitary lateral into this lot and it is not being utilized with this plan set. It is acceptable to open cut Canyon Drive but it may be less costly to utilize the existing lateral that was stubbed into this lot.
9. City Engineering proposes that the private loop access includes a private street name so that the developer and city can coordinate a better address plan for this development. Submit proposed private street name and address plan to City Engineering, Lori Zenchenko at lzenchenko@cityofmadison.com or 266-5952.
10. The applicant shall replace all sidewalk and curb and gutter that abuts 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.
11. A City licensed contractor shall perform all work in the public right of way.
12. 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.
13. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
14. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Division may require individual control plans and measures for each building.
15. 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 NR-151.
16. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). 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, other miscellaneous impervious areas.
17. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). 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).

18. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
19. 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.
20. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Note: Permit applications for #19 & 20 are available online at:

<http://www.cityofmadison.com/engineering/permits.cfm>.

21. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
22. 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 John Leach, Traffic Engineering, at 267-8755 if you have questions about the following eleven items:

23. The applicant shall modify the landscape plan to agree with the site plan sheets. The landscape shows plants in the sidewalk and sidewalk across the driveway. All sheets should agree with each other.
24. The applicant shall show the approved driveway approaches and building across the street. In addition, the applicant may need to modify the driveway approach that the vehicle headlights have little impact on the development across Canyon Parkway.
25. To provide for adequate pedestrian pathways/linkage from the public sidewalk through the project to building entrances, the applicant shall modify the walkway along the main drive aisle by a 4-inch raised curb or a 3- to 5-foot buffer such as a grass terrace separating the driveway from the private sidewalk.
26. To provide pedestrian and bicycle access to the bike paths to the north and west of the project, as well as to the Secret Places Park to the west, the applicant shall construct 8-foot wide paved pedestrian/bicycle connections to both the north and west paths. The west connection could be between buildings 7 and 9. The north connection could be made either between buildings 1 and 3 or between buildings 3 and 5.
27. 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'.
28. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.

29. A "Stop" sign shall be installed at a height of seven feet at all driveway approaches. 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.
30. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
31. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items B, C, E, and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2, MGO.
32. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations. The applicant shall note street light at the most westerly driveway approach will need to be relocated away minimum of 15 feet from the driveway approach. The applicant shall contact Kevin Fahey, 608-6525 for conditions and deposit for relocation of streetlight prior to submittal of site plans.
33. 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 four items:

34. 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 minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant; hydrant on fire lane needs to be minimum of 26 feet wide;
35. All portions of the exterior walls of newly constructed public 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.
36. 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.
37. 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.

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 obtaining your conditional use:

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 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. _____ <i>Signature of Applicant</i>
--

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, City Engineer's Office
Scott Strassburg, Madison Fire Department

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