



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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February 9, 2006

J. Randy Bruce
Knothe & Bruce Architects
7601 University Avenue, Suite 201
Middleton, WI 53562

SUBJECT: 6753 Raymond Road

Dear Mr. Bruce:

The Plan Commission, at its February 6, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of the house located at 6753 Raymond Road and construction of a new eight-unit apartment building on the site.

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 three items:

1. 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), percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approaches to Raymond Road. 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.
3. 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 items:

4. New addresses should be assigned for the 8-units. Contact City Engineering – Lori Zenchenko at 608-266-5952.
5. All pavement restoration on Raymond Road shall comply with the City's Patching Criteria – i.e. minimum patch length shall be 50-feet measured parallel to the centerline.

6. Stormwater volume controls are required as there is no public stormwater easement where stormwater may be discharged. Calculations shall be submitted to the City Engineer.
7. Development subject to stormwater charges associated with the Upper Badger Mill Creek Impact Fee District.
8. Proposed sanitary lateral shown connecting to an existing manhole. Does this exist? It is not shown in the City's records. Please confirm.
9. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
10. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
11. All work in the public right-of-way shall be performed by a City licensed contractor.
12. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
13. 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.
14. 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.
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:
 - a. Detain the 2, 10 and 100-year storm events.
 - b. Control 40% TSS (20 micron particle).
 - c. Provide infiltration in accordance with NR-151.
 - d. Provide substantial thermal control.
16. 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.
17. 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

18. 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, 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).
19. The applicant shall submit prior to 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.
20. 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.
21. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
22. 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.

23. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

24. The applicant shall file a reuse/recycle plan for City staff approval.

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

25. The developer shall pay \$11,207.92 for park dedication and development fees.
26. Park Fees shall be paid prior to conditional use sign-off.

Calculation of fees in lieu of dedication plus park development fees for 8 multi-family units to replace 1 single-family:

Park dedication = (8 multi-family @ 700 square feet/unit) minus (1 single-family @ 1,100 square feet/unit) = 4,500 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 \$1.74/square foot).

Estimated fee is \$7,830.00

Park Development Fees = (8 @ \$524.16) – (1 @ \$815.36) = \$3,377.92

TOTAL PARK FEES = \$11,207.92

27. Approval of plans for 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 contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

28. Scale drawing shows building over 30' to lowest level of fire access. Provide 26' wide access within 30-feet of building. If fire lane extends further than 150-feet, show an approved turnaround of fire access plans with "NO PARKING: FIRE LANE" signs.
29. 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.
30. 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.
 - Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 pounds.

- d. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
- e. Per IFC 503.3 show approved "fire lane, no parking" signs posted on the site plan. A max of 150-feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.

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. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Parks Division 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 Section 28.12(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
Midland Builders, Inc., 6801 Chester Dr. #A, Madison, WI 53719

Zoning City Engineering Traffic Engineering Parks Division
