



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
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November 6, 2012

Dave Glusick
Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

RE: Approval of an alteration to an approved conditional use-planned residential development to allow construction of 18 two-family residences and 1 single-family residence on the eastern half of the Bentley Green Condominium development located at 2 and 98 Greenside Circle.

Dear Mr. Glusick;

At its November 5, 2012 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration to allow construction of 18 two-family residences and 1 single-family residence in the Bentley Green Condominium development located at 2 and 98 Greenside Circle. The following conditions of approval shall be satisfied prior to the issuance of demolition and building permits for this project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following twenty (20) items:

1. Prior to final approval, provide documentation for the ownership and maintenance of the proposed private storm sewer.
2. Prior to final approval, provide documentation for the ownership and maintenance of the proposed private sanitary sewer.
3. Existing condominium documents shall be amended as necessary. Prior to final conditional use approval, the condominium association/ owner(s) /applicant shall submit a condominium amendment/ addendum application to the Planning Division for approval and recording with the Register of Deeds.
4. In accordance with 10.34 MGO, Street Numbers—Submit revised PDF of building and floor plan changes of the entire site to Lori Zenchenko in the City Engineering Mapping Section (Lzenchenko@cityofmadison.com) for approval and implementation of a required amended addressing plan.
5. Show the existing private street and utility easements on the proposed plans. Verify that the new street layout will be confined to the easements.
6. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.

7. All work in the public right of way shall be performed by a City-licensed contractor.
8. All damage to the pavement on Greenside Circle adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
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 MGO Sections 37.07 and 37.08 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. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151, but a separate permit submittal is now required from the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.
12. As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the DNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide substantial thermal control; provide oil and grease control from the first 1/2" of runoff from parking areas, 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
14. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
15. 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).

16. 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.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
18. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
19. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
20. 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 Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

21. The developer shall contact Parks Division staff to determine if additional park impact (dedication and development) fees are due for the amended planned residential development. The developer shall select how any additional park impact fees required will be paid prior to the issuance of permits for new buildings within this development.

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

22. Since the water distribution system for the first phase of this development was installed as a private water service lateral, the water distribution system to serve subsequent phases shall not be installed in such a manner as to create a public water main in accordance with Wisconsin Administrative Code NR 811.
23. In accordance with MGO Section 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. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

24. Reconfiguration of the future street warrants reviewing street naming. MFD does not support using Paddington Parkway as currently configured.
25. With the increased number of dwelling units, the development needs two separate fire access roads unless all dwelling units are protected with automatic fire sprinklers. Reference IFC D107.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-5978 if you have any questions about the following four (4) items:

26. Provide a grading plan of the entire lot showing that the 18,500 square feet of usable open space required is provided in this planned residential development. Plans shall be approved by Zoning Administrator. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.
27. Show addresses of all buildings and the number of units in each building on the final site plans pursuant to MGO Section 10.34(2).
28. Show all building setbacks on the final site plans. Provide a 6-foot minimum setback for all construction, from common lot line for Lots from 1 and 2 of CSM 12341.
29. A property line cannot go through a building without a firewall down a lot line pursuant to Section 705.1.1 of the International Building Code. Provide details adjusting the position of the proposed duplex so that the lot line will follow the fire wall that separates the two units. Contact Mike VanErem if you have any questions at 266-4559.

Please contact my office at 261-9632 if you have any questions about the following four (4) items:

30. Revise the plan set prior to final staff approval and issuance of building permits to include a setback dimension for each proposed building from the nearest property line.
31. The two-family residence proposed to be located along the common lot line of CSM 12341 (on the north side of Paddington Parkway opposite Castle Stone Pass) shall be adjusted so that the common wall between the units parallels the lot line, with the firewall to be rated as required by the Building Code. A note regarding conformance with the Building Code for this firewall shall be included on the final plans.
32. The plan set shall be revised to include a detailed inventory of existing and proposed dwelling units by building type throughout the 13.1-acre planned residential development.
33. The final building elevations shall be labeled to identify all of the materials to be used.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

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

Please now follow the procedures listed below for obtaining permits for your project:

1. Please revise your plans per the above conditions and submit **ten (10) copies** of a complete, fully dimensioned, and to-scale set of 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 prior to the issuance of permits.

2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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 permit.

If you have any questions regarding obtaining your 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

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

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

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 checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: