



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

November 2, 2011

Brian Stoddard
Avenue Architects, Inc.
550 Sunrise Drive #201
Spring Green, WI 53588

RE: Approval of a PUD Zoning Map Amendment for **6854 Stockbridge Drive** to allow the construction of a three-building, 86-unit apartment complex

Dear Mr. Stoddard:

At its November 1, 2011 meeting, the Common Council approved your client's application to rezone 6854 Stockbridge Drive from PUD-GDP (Planned Unit Development Plan) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) for the purpose of constructing a three-building, 86-unit apartment complex. The following conditions of approval shall be satisfied prior to final approval and recording of the Specific Implementation Plan.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following fourteen (14) items:

1. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of all floor plans to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) for coordination and approval of an interior addressing plan. The current plan sheets do not show the location of the apartment entry doors. These will need to be shown on the plan set and PDF to determine apartment numbers. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
2. Preliminary approved base addresses are as follows:
Clubhouse – 301 East Hill Pkwy
Bldg 1 – 327 East Hill Pkwy
Bldg 2 – 6902 Stockbridge Dr
Bldg 3 – 319 East Hill Pkwy
3. "East" is part of the root street name for East Hill Pkwy and is not a directional prefix, therefore should be spelled out on all site plan pages and related documents.
4. Provide storm sewer design stamped by a Professional Engineer showing no flooding of underground parking for a 100-year storm event.

5. The applicant shall replace all sidewalk and curb and gutter which abuts the property which 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. (POLICY)
6. All damage to the pavement on Stockbridge Dr., E. Hill Parkway adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
7. 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.
8. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the 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 NR216 and NR-151 but a separate permit submittal is now required to 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.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line

<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)

9. 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) Control 80% TSS (5 micron particle) off of new paved surfaces; b) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; c) Provide oil & grease control from the first 1/2" of runoff from parking areas; and d) 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.
10. The applicant shall submit, prior to plan sign-off, 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: 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.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

11. 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. (POLICY and MGO 37.09(2)) 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).
12. 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.
13. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan. (POLICY)
14. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

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

15. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible surface stall and two accessible garage stalls striped per State requirements. The surface van accessible stall shall be a minimum of 8' wide with an 8' striped out area adjacent.
16. 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. All plant materials in islands shall be protected from vehicles by concrete curbs.
17. 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.
18. The applicant has not provided a designated loading area for this project, and asks for a waiver of said requirement with this request.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 to if you have questions regarding the following item:

19. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:
 - a. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.

Please contact Kat Rutledge, Madison Parks Division, at 266-4714 if you have questions regarding the following four (4) items:

20. Park impact fees for 72 multi-family units were paid for Lot 262 (formerly Lot 195 of the Reston Heights Plat) when the final plat was approved in 1999. The developer shall pay \$30,349.62 in park dedication and development fees for the additional 14 multi-family units on this lot (total of 86 multi-family units).
21. In 2004, comments were provided regarding park and trail accesses along both sides of the intermittent stream. Design work for the trail access is underway, and additional area may be needed to provide this access. The developer shall work with City staff to provide a public trail easement across the northern edge of this lot to facilitate a trail connection between Door Creek Park and Wyalusing Drive.
22. The developer must select a method for payment of park fees before signoff.
23. This development is within the Door Creek park impact fee district (SI23).

Please contact Dennis Cawley, Madison Water Utility, at 261-9632 to if you have questions regarding the following item:

24. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off on the final plans, and not need a copy of the approved plans.

Please contact my office at 267-1150 if you have questions regarding the following five (5) items. Please note that conditions 27-29 were recommended by the Plan Commission at their October 17 meeting and approved by the Common Council on November 1, 2011 .

25. That the zoning text be revised to eliminate references to the clubhouse and swimming pool, which have been removed from the current site plans. Should the applicant wish to add these at a future date, these shall be approved as an alteration to this Specific Implementation Plan.
26. As required by the Zoning Code for Planned Unit Developments, the applicant shall provide proof of financing which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the sign-off and recording of the PUD and any permits being issued. This information shall include a letter of commitment from a bank or other lending institution and a letter from a construction company indicating their intent to proceed with the project.
27. That the applicant shall work with the Parks Division and provide an easement along the eastern portion of the property for the purposes of providing access from Stockbridge Drive to Door Creek Park.
28. That the final design of the buildings shall not include flat roofs.
29. That the applicant shall work with the Parks Department and provide a trail connection from this complex to the future City trail north of this site, when the City trail is built.

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 building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Please now follow the procedures listed below:

After the plans have been changed as per the above conditions, please file **ten (10) sets** of the revised, complete site plans, building elevations, floor plans 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 signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Asst. Zoning
Kay Rutledge, Parks

| For Official Use Only, Re: Final Plan Routing | | | |
|---|-------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Planning Div. (Firchow) | <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) |
| <input checked="" type="checkbox"/> | Fire Department | <input type="checkbox"/> | Other: |