



**Project Address:** 5622 Eastpark Boulevard (District 17 – Alder Baldeh)  
**Application Type:** Zoning Map Amendment, Conditional Use  
**Legistar File ID #** [60347](#) and [61592](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

**Summary**

**Applicant & Owner:** Jim Wells; Urban Street Group, LLC; 401 W Superior St. #200; Chicago, IL 60654

**Contact:** Andrew Chitwood; JLA Architects; 800 West Broadway #200; Monona, WI 53713

**Requested Action:** Approval of a zoning map amendment to change the zoning at 5622 Eastpark Boulevard from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District and approval of the following conditional uses:

- More than 24 dwelling units in a mixed-use building [§28.061(1) and 28.151].
- For a mixed-use building with a street-facing width greater than forty (40) feet, at least seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential. Less non-residential frontage requires conditional use approval [§28.061(1) and 28.151].
- At least seventy-five percent (75%) of the ground floor area shall be non-residential use(s). Less than seventy-five percent (75%) non-residential ground floor area requires conditional use approval [§28.061(1) and 28.151].
- Multi-family dwellings with more than 8 dwelling units [§28.061(1)].
- Accessory outdoor recreation [§28.061(1)].
- Multi-tenant buildings exceeding forty thousand (40,000) square feet floor area [§28.067(4)(a)].

The zoning map amendment and conditional use approvals are requested to construct a mixed-use development with commercial space and dwelling units in five buildings and an accessory amenities building.

**Proposal Summary:** The applicant is seeking approval to construct a mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartment units in five buildings with accessory pool and clubhouse.

**Applicable Regulations & Standards:** Standards for conditional use approval are found in §28.183(6) MGO. Standards for zoning map amendments are found in §28.182(6) MGO.

**Review Required By:** Plan Commission, Common Council

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** the conditional uses to construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 dwelling units in five buildings with accessory pool and amenities building at 5622 Eastpark Boulevard and that it forward Zoning Map Amendment Section 28.022 - 00463 to change the zoning of properties located at 5622 Eastpark Boulevard from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

**Background Information**

**Parcel Location:** The subject site is 7.76-acre parcel located in the American Center. Bounded by American Family Drive on the east, Amcenter Drive (private) on the west, and Eastpark Boulevard on the south, the site is within Aldermanic District 17 (Alder Baldeh) and the Sun Prairie School District.

**Existing Conditions and Land Use:** The site, zoned CC (Commercial Center District), is currently vacant.

**Surrounding Land Uses and Zoning:**

North: One-story vacant event center building, zoned CC (Commercial Center District);

West: Across Amcenter Drive, vacant land zoned PD (Planned Development District);

South: Across Eastpark Boulevard, a one-story commercial building and park-and-ride lot, both zoned CC; and

East: Across American Family Drive, a gas station, single-story multi-tenant commercial building, and vacant lots, all zoned CC.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends community mixed use (CMU) for the site. The [Rattman Neighborhood Development Plan](#) (1992, amended 2019) also recommends community mixed use.

**Zoning Summary:** The subject property is proposed to be zoned CC-T (Commercial Center District):

Requirements	Required	Proposed
Lot Area (sq. ft.): For exclusive residential use	750 sq. ft. per d.u. (126,000 sq. ft.)	338,182 sq. ft.
Front Yard Setback	65' maximum Sec. 28.067(3)(a)	19.0' B1 20.7' B2 15.0' B3 More than 65' A1 and A2
Side Yard Setback: For exclusive residential use	10'	17.3' B3 north 19.0' B1 south
Side Yard Setback: Other cases	None unless needed for access	22.4' A2 north
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback: 10'	19.5' A2 20.2' A1
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (58,080 sq. ft.)	TBD (see Zoning comment 5)
Maximum Lot Coverage	85%	Less than 85%
Maximum Building Height	5 stories/ 68'	3 and 4 stories

**§28.067(3)(a):** When more than one principal building is developed on a zoning lot, additional buildings shall be exempt from the front yard setback requirement if approved and constructed concurrently with or after a building or buildings that comply with the front yard setback requirements below and occupy 30% of each street frontage on the zoning lot.

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	175 surface 216 covered (391 total) (See Zoning Comment 7)
Accessible Stalls	Yes	Yes (See Zoning Comment 7)
Loading	Not required	None
Number Bike Parking Stalls	<b>Multi-family dwelling:</b> 1 per unit up to 2-bedrooms (306) ½ space per add'l bedroom 1 guest space per 10 units (31) <b>General retail; service business; office:</b> 1 per 2,000 sq. ft. floor area (2) (339 total)	136 surface 216 covered (352 total) (See Zoning Comments 6-9)
Landscaping and Screening	Yes	Yes (See Zoning Comment 10)
Lighting	Yes	No (See Zoning Comment 12)
Building Forms	Yes	Large multi-family building Flex building (See Zoning Comment 11)

<b>Other Critical Zoning Items</b>	Barrier Free (ILHR 69), Utility Easements
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*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description

The applicant is seeking approval of a zoning map amendment changing the zoning from CC (Commercial Center District) to CC-T (Commercial Corridor-Transitional District) and conditional use approval to construct a mixed-use development on a 7.76-acre site in the American Center with 306 dwelling units and 4,300 square feet of commercial space in five buildings, and a separate clubhouse. The 306 total proposed dwelling units includes 55 efficiencies, 194 one-bedroom units, and 57 two-bedroom units.

The buildings labeled A1 and A2 on the submitted plans front on Amcenter Drive and are each four stories. They are separated by the development's primary vehicle entrance from Amcenter Drive, which extends easterly from the alignment of Buttonwood Drive. Each "A" building has a 2100-square foot leasable commercial space on the first floor facing the parking adjacent to the primary vehicle entrance. Three three-story residential-only buildings labeled (south to north) B1, B2, and B3 on the submitted plans occupy the Eastpark Boulevard, American Family Drive, and north internal lot line frontages. A second vehicular drive to the complex is located between buildings B1 and B2 at the curve where Eastpark Boulevard and American Family Drive meet.

The five residential buildings are designed with underground parking, wood frame construction over precast concrete, and flat roofs. The primary facade material is a reddish brick. Secondary facade materials include light and dark charcoal gray composite panels and simulated wood composite panels. Buildings include a lighted entry canopy on the interior-facing facade. Individual entrances and balconies have concrete stoops, fiberglass windows, doors, and frames, and pre-finished metal railings. Retail spaces and common entries are shown with conventional aluminum store front glazing. HVAC for individual units will be provided through wall-mounted

“magic-paks,” while common areas will be served by a traditional furnace and compressor for air conditioning. Compressors will be mounted on the building roofs. Trash and recycle areas are proposed to be in the lower level of each apartment building.

The ground-floor units facing "outward" toward the peripheral streets have stoops and private entrances, as well as connections to the surrounding sidewalks. The provided plans show a network of sidewalks, including a sidewalk along the entire length of Amcenter Drive, connecting to the existing sidewalk to the north.

A proposed stand-alone amenities building, just under 9,000 square feet in floor area, which includes a leasing office, clubroom, and fitness and business centers, is located centrally on site, along the spine created by Buttonwood Drive and the primary complex entrance, within the “courtyard” created by the five apartment buildings. The amenities building is surrounded by open lawn space, a swimming pool, a stormwater wet basin, and a stormwater infiltration basin. The amenities building will have a grade-level trash and recycling enclosure that will be part of the footprint of the building.

A total of 391 automobile parking stalls are proposed, including 216 under-building structured stalls and 175 surface stalls. Most surface vehicle parking stalls are located in a ring of surface parking between the amenities building and the five residential buildings at the perimeter of the site. Underground parking to each building is accessed from the internal vehicle drive lanes, except for building A1, which is accessed directly from Amcenter Drive. Within the residential buildings, 216 indoor bicycle parking stalls are proposed. In addition to underground bicycle parking, plans show at least one field of outdoor bicycle parking stalls near each building, including the amenities building, totaling 136 outdoor bicycle stalls.

Proposed landscaping includes a mix of canopy and ornamental trees, including around the periphery of the site, as well as shrubs and lower plantings near the base of buildings and around the two central stormwater basins. The corner of Eastpark Boulevard and Amcenter Drive features a structured and landscaped biofiltration basin and water feature decorated with plants and hardscape materials to emphasize its location as a site feature.

The applicant has indicated they intend to begin construction in September 2020, with completion by 2022.

## Analysis & Conclusion

This request is subject to the standards for zoning map amendments and conditional uses. This section begins with a summary of adopted plan recommendations, followed by conditional use standards, and finally a conclusion.

### Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends community mixed use (CMU) for the site. The CMU category includes areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. Buildings of up to six stories and development of up to 130 dwelling units per acre is recommended in CMU areas. The [Rattman Neighborhood Development Plan](#) (1992, updated 2019) also recommends community mixed use for this site. The NDP envisions mixed-use, multi-story buildings that front on and are placed close to streets for this area. Recommended commercial uses include retail, service, financial, lodging, and entertainment. High-density residential uses between 70 and 130 units per acre in buildings two to six stories in height are also recommended.

## **Zoning Map Amendment Standards**

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." As describe above, the request and its uses are generally consistent with the land use recommendations for this area in both the Comprehensive Plan and the Rattman Neighborhood Development Plan.

As currently designed, the central amenities building in the center of the site is not consistent with the setback requirements of the CC District found in §28.068(3)(a) MGO. The code dictates that at least 70% of the street-facing building wall shall be setback no more than 85 feet, but the setback may be extended to a maximum of 100 feet if traffic circulation, drainage and or other site design issues are shown to require additional space. As such, the applicant has requested changing the lot's zoning to CC-T, in which the central amenities building's location is permitted as proposed.

## **Conditional Use Standards**

The applicant is requesting approval of six conditional uses within the CC-T district to construct the proposed development. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. With regards to the City's adopted plan recommendations, as mentioned above, the Planning Division believes that the proposal can be found consistent with the recommendations of the Comprehensive Plan and Rattman Neighborhood Development Plan. Staff believes that, subject to the conditions included below, all applicable conditional use approval standards can be found met.

Staff have two comments regarding Condition Use approval standard 5, which states that "adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided." This proposal's design conflicts with the design concept depicted in the Rattman Neighborhood Development Plan for a proposed roundabout as part of a new interchange with US-151 and Eastpark Boulevard. The City Engineering Division and Traffic Engineering Division wish to preserve the City's opportunity to construct a new interchange with US-151 along the easterly side of this site. Staff from these divisions have begun coordination with applicant regarding building locations and site grades along East Park Boulevard that will allow for future land acquisition(s) necessary by the City to construct the planned future interchange. While detailed plans for the interchange and roundabout have not been created, and the construction project is not currently proposed for future budgetary considerations, modifications to the interchange and roundabout concept plan may be necessary. City Engineering Division and Traffic Engineering Division believe the appropriate site grading and future land acquisition(s) necessary to construct the planned future interchange can still be pursued by City with the approval of this proposal.

Further, as the American Center was originally developed as a suburban office park, more recent developments have necessarily retro-fitted the built environment with a better system of sidewalks and shared use paths. As more residential units are built in the area, these pedestrian and cycling connections become more important. The Planning Division, Traffic Engineering Division, and Metro Transit have all provided recommended conditions

of approval requiring further improvement of sidewalks and crosswalks within and on the periphery of the subject site.

### Conclusion

Staff believes that, due to the proposal's consistency with adopted plans, the Plan Commission can find the zoning map amendments met and forward it to the Common Council with a recommendation for approval. Further, due to the layout of the American Center and surrounding land uses, staff believes it is possible for the project to meet the applicable conditional use approval standards, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Staff notes that signage as shown in the application drawings will be reviewed as a separate application. Additionally, the future tenants of the leasable commercial spaces may require conditional use approval and will return to the Plan Commission at the appropriate time if necessary.

At time of writing, Staff has not received any written comments from the public.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** the conditional uses to construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 dwelling units in five buildings with accessory pool and amenities building at 5622 Eastpark Boulevard and that it forward Zoning Map Amendments Section 28.022 - 00463 to change the zoning of properties located at 5622 Eastpark Boulevard from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the following conditions.

**Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

### Planning Division (Contact Colin Punt, 243-0455)

1. State Historic Preservation Office records indicate that an uncatalogued burial site, site DA-1303 (Old Burke Lutheran Cemetery), is located at or near that location. A document at the Register of Deeds (Volume M210, Page 1) may contain the original cemetery deed and/or a legal description for DA-1303. Any ground disturbance on the property will require prior authorization from the Wisconsin Historical Society. An explanation of how to request authorization is at this link: <https://www.wisconsinhistory.org/Records/Article/CS3129>. Depending on the condition of the ground within the uncatalogued area, an archaeologist may be required to be on site when the ground is first disturbed to search for grave shafts and/or human remains. A list of qualified archaeologists may be found at this link: <https://www.wisconsinhistory.org/pdfs/hp/HPR-Burial-Excavation-Consultants-Apr-2019.pdf>. If human bone is unearthed during any phase of a project, all work must cease, and the Wisconsin Historical Society must be contacted at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. Work cannot resume until the Wisconsin Historical Society gives permission.
2. HVAC "wall-pack" penetrations/louvers shall be approved as shown on the approved plans. The addition of wall packs on outward-facing walls or modifications will require approval of an alteration to this

conditional use should they be proposed at a later time.

3. Working with Traffic Engineering regarding design, establish crosswalks at Amcenter Drive and Buttonwood Drive to connect to the sidewalks on either side of Buttonwood Drive on the west side of Amcenter Drive.
4. Extend the private sidewalk on the north side of building B3 east to the public sidewalk on American Family Drive.

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

5. Submit calculations and a plan exhibit demonstrating compliance with the minimum useable open space requirement. Identify each qualifying at-grade usable open space area and structured useable open space at roof decks, porches, and balconies. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
6. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 306 resident bicycle stalls are required plus a minimum of 31 short-term guest stalls. A minimum of 90% of the resident stalls shall be located in long-term enclosed and secured or supervised areas. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed, including wall mount racks.
7. Submit a dwelling unit summary with the numbers and types of dwelling units for each building. Submit a parking summary with the numbers of surface vehicle and bicycle stalls and numbers of enclosed garage vehicle and bicycle stalls for each building.
8. Identify and provide counts for the surface bicycle stall locations. Show the dimensions of the stalls and access aisles. A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the bicycle rack design.
9. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). The bicycle parking requirements for the commercial tenant spaces will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.
10. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
11. Provide details showing that the facades of each building meet the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%)

of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

12. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
13. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**City Engineering Division** (Contact Brenda Stanley, 261-9127)

15. The City of Madison wishes to preserve its opportunity to construct a new interchange with US151 along the easterly side of this site. The City requests coordination with the Owner / Applicant on building locations and site grades along Eastpark Blvd that will allow for future land acquisition(s) necessary by the City of Madison to construct a future interchange.

16. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
17. Construct sidewalk to a plan and profile as approved by City Engineer
18. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
19. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
20. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
21. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
22. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to



review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. 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>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

23. Revise the site plan 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. (POLICY)
24. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
25. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
26. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
27. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24-hour design storm when the storm sewer is at capacity. (POLICY)
28. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.  
This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.  
Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>  
This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City

Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.  
(POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

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.

29. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

30. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

31. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

32. Grant a Permanent Limited Easement for grading and sloping 15 feet wide along Eastpark Blvd. Contact Jeff Quamme of Engineering Mapping ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com), 608-266-4097) to coordinate the necessary Real Estate project for Madison Real Estate to prepare, administer and record the required document.

33. The utility easement per Doc No 5017910 does not permit landscaping that will interfere with easement rights. Additionally there is a required PLE for sloping and grading required for the benefit of the City of

Madison. The deciduous overstory trees shall be moved outside of the required sloping and grading easement limits.

Consideration will be made to moving the landscaping as far away from Eastpark as possible where placement is constrained by improvements. Additionally, applicant shall provide proof of approval of any landscaping within the utility easement from the utility.

34. The west entrance to the complex lines up with Buttonwood Dr. Per Emergency Services, the circle drive thru the complex shall be named Buttonwood Circle. All of the buildings will use a Buttonwood Cir address. 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.
35. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the verification submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

**Traffic Engineering Division** (Contact Sean Malloy, 266-5987)

36. The applicant shall construct a five (5) foot wide sidewalk and eight (8) foot terrace along AmCenter Drive adjacent their property according to city standards.
37. The City of Madison wishes to preserve its opportunity to construct a new interchange with US151 along the easterly side of this site. The City requests coordination with the Owner / Applicant on building locations and site grades along Eastpark Blvd that will allow for future land acquisition(s) necessary by the City of Madison to construct a future interchange.

38. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
39. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

40. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
41. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
42. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
43. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
44. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
45. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
46. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
47. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
48. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
49. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
50. The applicant shall work with Traffic Engineering to provide a direct sidewalk connection between the Central Leasing Building and the proposed AmCenter Drive sidewalk.

**Fire Department** (Contact Bill Sullivan, 261-9658)

51. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.

**Parks Division** (Contact Ann Friewald, 243-2848)

52. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID 20020 when contacting Parks about this project.

**Water Utility** (Contact Jeff Belshaw, 261-9835)

A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Forestry Section** (Contact Jeffrey Heinecke, 266-4890)

53. Trees planted and maintained within the right of way are the responsibility of American Family Insurance per the development agreement.

**Metro Transit** (Contact Tim Sobota, 261-4289)

54. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the building entrances and the existing sidewalk along Buttonwood Drive (connecting to American Parkway).

55. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access to this property.

56. Metro Transit currently receives private funding to operate daily all-day transit service along American Parkway in the Buttonwood Drive intersection, approximately 600 feet west of this property. If this funding is discontinued, the City of Madison only directly funds one round trip each day, on weekday service days only.