



Report to the Plan Commission

March 8, 2010

Legistar I.D. #17138
1723 Waldorf Boulevard
Alteration to an Approved PUD-SIP

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to rezone the property from PUD-SIP (Planned Unit Development Plan-Specific Implementation Plan) to Amended PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) to allow for the construction of two (2) multifamily buildings with 80 apartment units.

Applicable Regulations & Standards: This project is subject to the standards for zoning map amendments and planned unit developments. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for planned unit developments. Section 28.07 (6) (g) 4d provides guidelines for approval of alteration to PUDs.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments are met and forward Zoning Map Amendment 3473, rezoning 1723 Waldorf Boulevard, from PUD-SIP (Planned Unit Development – Specific Implementation Plan) to Amended PUD-GDP-SIP (Planned Unit Development – General Development Plan and Specific Implementation Plan) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Contact: J. Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Avenue; Middleton, WI 53562

Property Owner: Barrow Ridge, LLC; Justin Temple, 120 East Wilson Street; Madison, WI 53703

Proposal: The applicant proposes to amend an approved PUD-SIP for Lot 95 of Mid Town Commons. The amendment would allow for the construction of two buildings and 80 apartment units. Previously, this site was approved for three (3) multifamily buildings with 79 apartments and 5,700 square feet of “flex space.” Construction would commence in the Summer of 2010 and be completed in 2011.

Parcel Location: The subject site is Lot 95 of the Mid Town Commons development, an approximately 65,200 square foot (1.5 acre) property at the northeast corner of Mayo Drive and Waldorf Boulevard. The site is in Aldermanic District 1 and the Madison Metropolitan School District.

Existing Conditions: The site is currently undeveloped.

Surrounding Land Use and Zoning:

North: 10 residential units in two 2-story buildings, zoned PUD-SIP

South: 88 apartment units in two buildings, under construction, zoned PUD-SIP

East: 75 residential units in one 4-story building, zoned PUD-SIP

West: Unimproved parkland owned by City of Madison (Waldorf Park), zoned PUD-GDP

Adopted Land Use Plan: The Comprehensive Plan recommends “neighborhood-serving commercial uses, mixed-use buildings, housing types similar to low-density residential districts but with no maximum number of units per building, and non-commercial residential support uses. Net residential densities should not exceed 40 dwelling units per acre, although higher densities may be allowed if compatible with the scale and character of the neighborhood. The High Point-Raymond Neighborhood Development Plan recommends mixed-use neighborhood development for this property and the area south to Mid Town Road. Recommended uses include commercial, office, and service uses with residential uses located on second floor locations.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, though City transit is not available at this location.

Zoning Summary: The site is now zoned Planned Unit Development-Specific Implementation Plan. As such, there are no predetermined bulk requirements. Zoning staff has reviewed it based on the criteria for the R5 District, based on the surrounding land uses.

Requirements	Required	Proposed
Lot Area	84,800 sf	65,220 sf
Lot width	50 feet	Adequate
Usable open space	16,640 sf	8,270 sf (plus balconies) 2,850 sf (balcony) 11,120 sf TOTAL
Front yard	20 feet	10 feet (Waldorf Blvd)
Side yards	14.4 feet	9.5 feet, 19.5 feet Total
Rear yard	30 feet /48 feet building height	9.5 feet
Building height	3 stories / 40 feet	4 Stories / 52 feet
Number parking stalls	80	67 garage 57 surface 61 TOTAL
Accessible stalls	4 garage 3 surface 7 TOTAL	2 garage 2 surface 4 TOTAL (See Comment # 22)
Loading	1 (10' x 35') area	Provided in Drive Aisle
Number of Bike Parking Stalls	80	40 garage 21 surface 61 TOTAL (See Comment # 25)
Landscaping	Yes	(See Comment # 23)
Lighting	Yes	(See Comment # 24)
Other Critical Zoning Items	Urban Design Approval, Utility Easements, Barrier Free (ILHR 69)	
	<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>	

Previous Approvals

The original General Development Plan (PUD-GDP) for the Mid Town Commons “traditional neighborhood development” was approved by the Common Council in September 1999. The GDP was amended on September 5, 2000 in conjunction with a preliminary plat for the development. The overall development concept called for up to 708 dwelling units to be provided in a mix of residential and mixed-use buildings, with a commercial core identified along Mid Town Road.

On December 5, 2000, the Common Council approved the final plat of Mid Town Commons creating 64 lots for approximately 58 single and two-family units and 283 multi-family units, though actual unit counts in the development has varied by individual specific implementation plans. The plat was recorded on June 6, 2001.

On July 20, 2004, the Common Council approved the final plat of Second Addition to Mid Town Commons creating five lots for mixed and flex-use development and multi-family development, two lots for park and open space and civic uses, and one outlot for stormwater detention. The subject property is part of that plat. The PUD-GDP was amended at that time and called for between 631 and 708 dwelling units throughout the development. That approval allowed 11 dwelling units on this subject property along with first floor commercial space.

The Common Council approved an amendment to the PUD-GDP and PUD-SIP on July 5 2005, increasing the number of dwelling units on the subject lot from 11 to 60 condominium units. That approval allowed for the construction of three (3) multifamily buildings with 5,700 square feet of ground floor retail and office space.

The most recent amendment to subject property was approved by the Common Council in June 2007, allowing for the conversion of the 60 condominium units into 79 apartment units. Also, the aforementioned 5,700 square feet of ground floor commercial space was converted into “flex space” allowing residential or commercial uses. An extension to this approval was granted in May 2009. The plans submitted for approval in 2007 can be viewed online from the following website:

http://www.cityofmadison.com/planning/projects/reports/1723wb_site2.pdf

Project Review

The applicant requests approval to rezone the project from PUD-SIP to amended PUD-GDP-SIP to allow construction of two (2) multifamily buildings with 80 apartment units. The applicant has indicated that project as previously approved is not economically feasible and could not be constructed. Thus, this submittal has been revised.

The Urban Design Commission has recommended initial approval of the current plans before the Plan Commission. These are available for online viewing from the following website:

<http://legistar.cityofmadison.com/attachments/26d27d67-5147-4117-b47b-b0d8eb58d1ec.pdf>

The proposal includes the following amendments from the most recent approval:

- a) The site plan would be transformed from a three (3) building development to a two (2) building development;
- b) The 5,700 square feet of ground floor “flex space” (in Building 1) would be converted to solely residential uses;

- c) The number of dwelling units would increase from 79 to 80 units;
- d) The flat roofs proposed on two of the previously approved buildings would be replaced with hipped roofs; and
- e) The exterior materials on the buildings' ground floors have been changed resulting in buildings that are predominantly residential (not mixed-use) in character.

Surrounding Context and Existing Conditions

The subject site is located at the northeast corner of Waldorf Boulevard and Mayo Drive in the Mid Town Commons development. The site is surrounded by existing and developing multifamily residential development ranging in height from two (2) to four (4) stories, an undeveloped park, and vacant lands approved for mixed-use development.

Site Plan

The site plan is similar to that approved in 2007. The property includes two four-story buildings lining Waldorf Boulevard and Mayo Drive. The buildings are connected by underground parking, accessed from a small parking area on Mayo Drive. A double-loaded parking aisle runs near the northern edge of the property. At grade, a paved terrace area connects the two buildings. The applicant indicates that 12,800 square feet of usable open space are provided throughout the site, including balcony areas.

Parking

The applicant proposes a total of 124 vehicle-parking stalls including 67 underground stalls and 57 surface parking stalls. Bicycle parking is distributed throughout the site and includes 65 total stalls, with 44 underground and 21 outdoor stalls.

Building Plans

One of the most visible design modifications is the conversion of flat roofs, as previously approved, to hipped-style roofs on both buildings. Primary exterior materials include brick veneer and horizontal siding as shown on the attached plans. The building's ground floor exteriors have been revised and are now primarily clad in brick.

"Building 1" is a four-story structure with 48 proposed dwelling units. The building previously approved at this location included ground floor "flex space" fronting onto Waldorf Boulevard and Mayo Drive. No reference to such "flex space" is included in this application. The typical floor plans show a combination of efficiency, one and two-bedroom units on each floor. Units appear through a central internal hallway, though exterior doors are shown along the north and south sides of the building.

"Building 2" is a smaller four-story building with 32 dwelling units. This building is similar in character and design to "Building 1." Units appear to be accessed through a central hall, though like Building 1, there are also exterior doors along the ground floors.

Dwelling Unit Mix

A summary of the proposed dwelling unit mix is below. Notable changes include an increase in the number of one-bedroom units and a decrease in the number of two-bedroom units. The current proposal also eliminates the potential live-work units that would have been applied in the ground floor “flex-space” units.

	Current Proposal (Dwelling Units)	Previous Approval (Dwelling Units)	Change in Units (Dwelling Units)
Efficiency	8	7	+ 1
One-Bedroom	38	26	+12
One-Bedroom with Den	10	0	+10
Two Bedroom	24	41	-17
One-Bedroom Live-Work	0	2	- 2
Two-Bedroom Live-Work	0	3	-3
TOTAL	80	79	+ 1

Landscape Plan

The perimeter of each building would be lined with varied small shrubs and perennials. Shade trees in the parking lot include linden and honey locust. River birch trees and ornamental crab apple trees line the green space / bioretention area at the property’s center. The central green space / bioretention area includes small plantings and would be covered in bark mulch.

Zoning Text

The zoning text lists the permitted uses as multi-family residential buildings and accessory uses. Commercial/office and live/work units were included in the previous approved though they are not included in this revised text. The proposed family definition is consistent with the previous approval and would coincide with the R5 district. This allows for up to four (4) unrelated roomers in addition to family members. Design and density considerations would be consistent with that shown on approved plans. The proposed zoning text can be viewed online at the following website:

http://www.cityofmadison.com/planning/projects/reports/1723wb_text3.pdf

Project Analysis

Planned Unit Developments are intended to promote improved environmental and aesthetic design by allowing for greater freedom, imagination, and flexibility compared to conventional zoning districts. Considering the general zoning map amendment standards, if the Plan Commission approves this proposal, it would need to make a finding that the adoption of this rezoning is in public interest and is not solely for the interest of the applicant. The Planned Unit Development approval criteria include the character and intensity of land use, economic impact, maintenance of open space, and the implementation schedule. In making their recommendation to the Council, the Commission will also need to give due recognition of the adopted Comprehensive Plan.

Conformance with the Adopted Plans

In addition to the above-mentioned standards, the State's "Consistency Requirement", effective January 1, 2010, requires zoning map amendments to be consistent with the City's adopted Comprehensive Plan.

The Comprehensive Plan recommends neighborhood mixed-use development for this property. This recommendation includes neighborhood-serving commercial, mixed-use buildings, and housing types "similar to (that found in a) low-density residential district." The plan further specifies that there is no fixed maximum number of units within a building, provided the building scale is appropriate. It is recommended that buildings should be between two (2) and four (4) stories and net residential densities should not exceed 40 units per acre, unless a higher density is recommended in an adopted neighborhood development plan.

The project has a proposed density of 53 du/ac (dwelling units per acre). While this is in excess of the 40 du/ac generally recommended in the Comprehensive Plan, the underlying GDP already allows for essentially the same density (79 units, 52.7 du/ac). The overall number of bedrooms is reduced from 123 in the previous proposal to 104.

The site is also part of a larger area recommended as a conceptual location for "Transit-Oriented Development." Adopted policies related to Transit-Oriented Developments encourage a mix of residential, civic, retail, and office uses. Policy also encourages Transit-Oriented Developments to have buildings oriented toward the street with minimal or no setbacks from the sidewalk.

The most current draft of the High Point-Raymond Neighborhood Development Plan recommends mixed-use neighborhood development for this property and the area south to Mid Town Road. Recommended uses within this mixed use neighborhood "core" include commercial, office, service uses with residential uses located on second floor locations.

In considering land use, the previously approved amendments to this PUD have reduced the commercial component from mixed-use buildings to residential buildings with "flex-space" opportunities. As proposed, this rezoning would eliminate the flex-space option altogether, creating a stand-alone apartment building at the edge of the planned mixed-use center. While there appears to be limited market demand for neighborhood-serving commercial uses at this time, it is conceivable that this demand would increase as the surrounding area develops. Staff acknowledge that a stand-alone residential building is not inconsistent with the Comprehensive Plan in this general area, however, believe that preserving the opportunity for future mixed-use or live-work opportunities is an important consideration. To accommodate a mixed-use option, the zoning text would need to be amended to permit commercial and live-work options as noted in the zoning text approved in 2007. There are also other design considerations, as noted below, in creating a viable mixed-use option.

Design and Character Considerations

The Urban Design Commission (UDC) recommended initial approval on February 17, 2010 and copies of their reports are attached.

The bulk and mass of the proposed buildings are similar to what was approved in 2005 and 2007. The four-story structures would continue to frame much of the Waldorf Boulevard and Mayo Drive frontages, despite the removal of the small four-unit structure at the northern point of the property.

One of the most visible alterations is the conversion from a flat-roof to a hipped-roof design on both buildings. Staff believes the resulting buildings are less urban in character than those previously approved. Another prominent alteration is to the buildings' ground floors, with brick veneer proposed to replace the "prairie stone" concrete masonry units shown on the previously approved plans. This change provides a more residential character to the building compared to the buildings approved in 2007. The pattern of ground floor window and door openings is otherwise similar.

The supporting information provided along with the 2007 plans indicated the first floor of the Waldorf-fronting building was designed to allow for future conversions to commercial uses. Specifically, the plans reference the "floor to floor" heights and exteriors could accommodate the range of anticipated residential and commercial uses. Such clarifications and details were not included in this plan set, presumably because the applicant is proposing a solely residential structure. The applicant has indicated there may be some physical modifications that need to occur in order to accommodate commercial or flex-space uses within the proposed building. He would be able to address these and potential cost implications at the public hearing.

Proof of Financing Requirement

Applicants of Planned Unit Developments are required to provide proof of financing capability as part of the information reviewed for the approval of Specific Implementation Plans (Sec 28.07(6)(g)(3)(a)(x)) unless waived. Staff recommends that the applicant also submits an executed contract with a construction firm, providing 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. This shall be approved prior to the sign-off and recording of the PUD and any permits being issued.

Additional Comment

At the time of report writing, staff has been contacted by one nearby resident that noted concerns regarding the construction of additional apartment buildings in this area. He cited concerns over the number of other apartment buildings already under construction. Written comments were not provided at the time of report writing.

Conclusion

The applicant requests approval of an amended Planned Unit Development – General Development Plan- Specific Implementation Plan (PUD-GDP-SIP). This is the third major SIP alteration proposed for this property. Overtime, the alterations have increased the development's residential density while decreasing its commercial component.

The current alterations, as proposed, would create a two-building plan, replacing the three-building layout approved in 2005 and amended in 2007. The flat roofs included in the original SIP would be replaced with hipped roofs. With this proposal the applicant would also eliminate 5,700 square feet of ground floor "flex-space," creating a solely residential structure. The number of dwelling units would be increased from 79 to 80 units. The applicant has cited market and economic factors causing the need for the redesign of this project.

The overall scale and massing of the project are similar to what was approved previously. The buildings would continue to frame much of the Waldorf Boulevard and Mayo Drive frontages. Staff note that the Urban Design Commission recommended initial approval at their February 17, 2010 meeting.

And while staff believes the buildings should continue to have an attractive street presence, the proposed buildings are less urban in character.

Staff believes the proposal, without a mixed-use component, could be consistent with the Comprehensive Plan's broad recommendation for neighborhood mixed use. This recommendation includes stand-alone residential buildings as part of the overall mix of uses. Staff's preference, however, is to maintain an optional mixed-use component to the project, keeping this proposal more consistent with the underlying General Development Plan and the adopted neighborhood development plan. While there appears to be limited market demand for neighborhood-serving commercial uses at this time, it is conceivable that this demand would increase as the surrounding area develops.

To accommodate a mixed use option, the zoning text would first need to be amended to permit commercial and live-work options as noted in the zoning text approved in 2007. Some physical changes may also be required in order to make the spaces viable for commercial uses. The applicant has indicated he will be able to discuss the modifications and potential cost implications at the public hearing.

On balance, staff believes the proposed two-building residential project is attractive and generally compatible with surrounding uses and the Comprehensive Plan. However, staff believes that a proposal more similar to the 2007 plans with a viable mixed-use option is more consistent with the underlying General Development Plan. The proposal before the Commission, however, does not include such a component. Staff believe the standards for approval can be met and the Plan Commission will need to decide if the retention of some optional flex space units should be required.

Recommendation and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments are met and forward Zoning Map Amendment 3473, rezoning 1723 Waldorf Boulevard, from PUD-SIP (Planned Unit Development – Specific Implementation Plan) to Amended PUD-GDP-SIP (Planned Unit Development – General Development Plan and Specific Implementation Plan) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant shall prepare a revised table showing the number of dwelling units approved on all lots within the Mid-Town Commons developments for which a Specific Implementation Plan has been adopted, and the minimum and maximum number of dwelling units allowed by the General Development Plan on all lots for which a Specific Implementation Plan has not been adopted. This table shall be reviewed by Planning Unit staff and included in the revised General Development Plan.

Other recommended conditions from the Planning Division are on the following page.

Should the Plan Commission wish to approve the project with an optional mixed-use component, the following additional conditions (#2 and #3) should apply.

2. That the applicant revises and expands the permitted uses in the zoning text to allow commercial and office uses. These uses shall be consistent with those in the C1 District. In anticipation of the adoption of a new zoning code, staff further recommends the uses are listed individually as opposed to referencing specific districts. The revised zoning text shall be approved by Planning Division staff.
3. The applicant shall provide verification, for the approval of Planning Division and Building Inspection Division staff, that the units designated for optional flex-space or commercial development meet the applicable requirements.
4. That the applicant submit proof of financing and an executed contract with a construction firm, 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.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

5. Informational note: Preliminary approved addresses based on the proposed layouts with this rezone application are: Bldg. 1 = 1723 Waldorf Blvd and Bldg. 2 = 1715 Waldorf Blvd
6. Any damage to the street pavement will require patching in accordance with the City's Pavement Patching Criteria.
7. Sump pump sizing calculations for the pump and drain for the underground parking area shall be sized and stamped by a Professional Engineer or a Master Plumber.

8. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. (MGO Ch 20)

The following note shall put on the face of the plans:

LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

9. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
10. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. (POLICY)
11. 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.

12. 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.

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

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 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.
14. 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).
15. 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.
16. 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>.

Traffic Engineering Division (Contact John Leach, 267-8755)

17. The applicant shall note the bike parking area on Mayo Drive and Waldorf Blvd. so that the bicycle parking spaces do not encroach on the five (5) ft public sidewalk. Any encroachment onto the public right-of-way will need to be approved by City of Madison Real Estate Division prior to plans being submitted for approval.

18. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings,

building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, 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'.

19. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
20. 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.
21. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

22. Meet all applicable State accessible requirements, City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of all accessible stalls.
 - b. Show the accessible path from the stalls to the building.
 - c. The accessible ramps shall not be within the striped out loading areas.
23. Parking lot plans with greater than twenty (20) stalls, shall comply with City of Madison General Ordinances Section 28.04 (12). 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. (Note: The required trees do not count toward the landscape point total.)
24. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.
25. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide eighty (80) bike parking stalls per dwelling unit in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Show detail of bike stall location of the 8 bike stalls called out on bldg. # 1.
26. 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.

Parks Division (Contact Kay Rutledge 266-4717)

- 27. The developer shall pay \$59,165.00 in park dedication and development fees (credits have been applied to this total for previous payments).
- 28. The developer must select a method for payment of park fees before signoff on the rezoning.
- 29. This development is within the Elver park impact fee district.

Water Utility (Contact Dennis Cawley, 261-9243)

30. 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 the final plans, and not need a copy of the approved plans.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency did not submit a response to this request. Please contact this department with questions related to compliance with Fire Code conformance issues related to this project.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.