



PREPARED FOR THE PLAN COMMISSION

Project Address: 4846 Eastpark Boulevard – Lots 49 and 50 and Outlot 22 of the future *American Center Eastpark Fifth Addition* subdivision

Application Type: Conditional Use–Residential Building Complex

Legistar File ID # [76504](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Luke Stauffacher, Cascade Development; 5150 High Crossing Boulevard; Madison.

Contact Person: Greg Held, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Property Owner: American Family Mutual Insurance Co., 6000 American Parkway; Madison; Jane Grabowski-Miller, representative.

Requested Actions: Consideration of a conditional use in the TR-U2 (Traditional Residential-Urban 2) District for a multi-family dwelling containing greater than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a residential building complex with approximately 200 apartments in two four-story buildings with an outdoor pool on Lots 49 and 50, and a private park on Outlot 22 of the future *American Center-Eastpark Fifth Addition* plat.

Note: This is a companion project to the mixed-use building proposed on Lot 47 and apartment building proposed on Lot 48 across Luminous Lane from the subject site (see ID [76491](#) on the April 24, 2023 agenda).

Proposal Summary: The applicant is requesting approval of a residential building complex to develop 201 apartments in two buildings on Lots 49 and 50 of the approved but unrecorded *American Center-Eastpark Fifth Addition* subdivision. On Lot 49, the applicant proposes a four-story, 67-unit building with 56 underground automobile parking stalls. Lot 50 will be developed with a four-story 134-unit apartment building that feature two wings of 67 units per wing located north and south of a two-story commons building in the center, which will overlook an outdoor pool. Parking for the building on Lot 50 will be provided in 135 underground auto stalls and 134 indoor bike stalls. Additional auto and bike parking will be provided along shared private drives that will be accessed from future Dreamer Drive and Luminous Lane.

Outlot 22 of the forthcoming plat will be developed as a private park to be located at the northeastern corner of Dreamer Drive and future Luminous Lane, a public street that will provide access to the mixed-use and multi-family development planned in the *Fifth Addition* development. The proposed park is intended to provide open space for the residents of the applicant’s development as well as visitors, guests and employees of the surrounding area.

The applicant wishes to commence construction of the multi-family development in fall 2023, with completion of the complex scheduled in fall 2025.

Applicable Regulations & Standards: Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with more than 60 units and residential building complexes as conditional uses, and outdoor recreation as conditional accessory use in TR-U2 (Traditional Residential–Urban 2 District) zoning. Residential building

complexes and outdoor recreation are subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission of the residential building complex is required per Section 33.24(4)(c) of the Urban Design Commission ordinance. Parks and playgrounds are permitted uses in the TR-U2 zoning district, but the proposed Outlot 22 park is cross-connected with the residential building complex which surrounds it on two sides and is therefore included in the plans.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** construction of a residential building complex containing 201 apartments in two buildings and accessory outdoor recreation on Lots 49 and 50 and Outlot 22 of the future *American Center-Eastpark Fifth Addition* plat at 4846 Eastpark Boulevard subject to input at the public hearing and the conditions from the Urban Design Commission and reviewing agencies beginning on page 7.

Background Information

Parcel Location: Approximately 5.92 acres of land generally located on the easterly side of Eastpark Boulevard between N Biltmore Lane and West Terrace Drive; Alder District 17 (Madison); DeForest Area School District and Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-U2 (Traditional Residential–Urban 2 District).

Surrounding Land Uses and Zoning:

North: Alliant Energy, zoned SEC (Suburban Employment Center District);

South: Multi-tenant office building and medical clinic, zoned SEC; future phases of *The American Center-Eastpark Fifth Addition* plat mixed-use and multi-family development, zoned CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District);

West: Interstate 39-90-94; Baker-Tilly and undeveloped land across Eastpark Boulevard, zoned SEC; and

East: Fairway Mortgage, International Union of Operator Engineers, and multi-tenant office building along S Biltmore Lane, zoned SEC.

Adopted Land Use Plan: The [Rattman Neighborhood Development Plan](#) recommends the subject site and surrounding parcels in the American Center for Community Mixed-Use development along a public street to extend between Eastpark Boulevard and S Biltmore Lane to break up the large blocks in the American Center to improve connectivity within the business park for cars, transit operations, bikes, and pedestrians. The recommended street will be Dreamer Drive upon recording of *The American Center-Eastpark Fourth Addition* plat.

Zoning Summary: The project will be developed in the TR-U2 (Traditional Residential–Urban 2 District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	350 sq. ft. per unit (70,350 sq. ft.)	209,994 sq. ft.
Lot Width	50'	Will comply

Requirements	Required	Proposed
Minimum Front Yard Setback	15'	16.6'
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yard Setbacks	10'	Adequate east side yard 15.6' southwest side yard
Reverse Corner Side Yard Setback	12'	N/A
Rear Yard	Lesser of 25% lot depth or 20'	Will comply
Maximum Lot Coverage	80%	57%
Useable Open Space	40 sq. ft./dwelling unit (8,040 sq. ft.)	Will comply
Minimum Building Height	6 stories/ 78 feet	4 stories/ 54'
Auto Parking	1 per dwelling unit (201 total)	121 surface stalls, 191 garage stalls (312 total)
Electric Vehicle (EV) Stalls	EV Ready: 10% (31), EV Installed: 2% (6)	20 EV ready, 5 EV installed (See conditions)
Accessible Stalls	Yes	Yes
Bike Parking	1 per unit up to two-bedrooms, half-space per add. bedroom (201); 1 guest space per 10 units (20) (221)	24 surface stalls, 201 garage stalls (225 total)
Loading	None	0
Building Forms	Large Multi-Family Building	(See Conditions)
Other Critical Zoning Items		
Yes:	Urban Design (Residential Building Complex), Barrier Free, Utility Easements	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Eastpark Boulevard. Effective June 11, 2023, Metro Transit will operate daily all-day transit service along Eastpark Boulevard adjacent this property with trips at least every 60 minutes. In addition, the subject site will be located along the east-west Bus Rapid Transit (BRT) route, one branch of which will extend through the American Center along Eastpark Boulevard.

Previous Approvals

On July 12, 2022, the Common Council re-approved the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* at 4902 Eastpark Boulevard. On June 27, 2022, the Plan Commission granted a waiver or variance to one or more design requirements in Section 16.23(8) of the Subdivision Regulations, as allowed by Section 16.23(10) in recommending approval of the revised subdivision to the Council. Recording of this plat is currently pending, but will precede final approval and recording of the proposed *Fifth Addition* plat.

On February 7, 2023, the Common Council approved a request to rezone 4846 Eastpark Boulevard from SEC (Suburban Employment Center District) to CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District); and approving the preliminary plat and final plat of *The American Center Eastpark Fifth Addition*, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot to be dedicated to the public for stormwater management. Recording of this plat is currently pending.

Project Description

The applicant is requesting approval of conditional uses to develop a residential building complex with 201 apartments in two buildings and a common pool on Lots 49 and 50 of the approved but currently unrecorded *American Center-Eastpark Fifth Addition* subdivision. The proposed apartment complex will be cross-connected with a private park to be developed on adjacent Outlot 22 of the approved plat; the proposed park will serve the development of the subject lots as well as related lots in the Fifth Addition plat to the west and south.

The Fifth Addition subdivision occupies approximately 24 acres of land located on the east side of Eastpark Boulevard between N Biltmore Lane and West Terrace Drive on the west side of The American Center. The 5.92 acres subject to this application are located in the northeastern corner of the 24-acre plat. The site is currently undeveloped agricultural land and is characterized by a slope that falls from the eastern property line to the northwestern corner of the site adjacent to Eastpark Boulevard.

On Lot 49, the applicant proposes a four-story, L-shaped 67-unit building with 56 underground automobile parking stalls and 67 indoor bike parking stalls that will be accessed along the western wall of the building. The main pedestrian entrance to the Lot 49 building will be located on the northern façade; units on the northern and southern sides of the first floor will have direct access from the private sidewalk network in the complex, which continue across the adjacent park to the south. Lot 50 will be developed with a C-shaped structure comprised of two four-story wings each containing 67 apartment (134 units total) located north and south of a two-story commons building in the center. The commons space will include exercise spaces, a resident common room, and management offices, and will open onto an outdoor pool to be located on the west side of the building, which will overlook the private park. Parking for the building on Lot 50 will be provided in 135 underground auto stalls and 134 indoor bike stalls.

In all, the 201 apartments will include 33 studios, 92 one-bedroom units, and 76 two-bedroom units. In addition to the indoor auto parking, 121 surface automobile parking stalls will be located on the two lots. A private drive will encircle the site, with driveways from Luminous Lane and Dreamer Drive, which are public streets that will be dedicated and constructed to provide access to the mixed-use and multi-family development planned in the with the American Center Fifth Addition. A parking ratio of 1.55 stalls per dwelling unit is proposed for the development per the letter of intent.

The proposed park on Outlot 22 will extend south and west of the proposed apartment buildings to the corner of Dreamer Drive and future Luminous Lane. While the privately owned and maintained park is primarily intended to serve the mixed-use and residential development, it will also be open to the public consistent with Section 16.23(8)(f)8 of the Subdivision Regulations, which allows privately-owned and maintained open space for park and recreational purposes that will not be closed to the public to be credited against the requirement of

dedication for park and recreation purposes, or the payment of fees in lieu thereof. Plans for the park include pickleball courts, walking paths, and a patio gathering area located across a well-landscaped, sloping open space.

Supplemental Regulations

Residential building complexes, which are defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management” are conditional uses in the TR-U2 zoning district and are subject to the following supplemental regulations in Section 28.151 of the Zoning Code (as applicable):

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the Urban Design Commission pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

Outdoor recreation is defined as “a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures...” including but not limited to swimming pools and similar such uses, which are subject to the following supplemental regulations in Section 28.151:

- (a) A minimum 25-foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.
- (b) If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.
- (c) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Analysis and Conclusion

Multi-family dwellings with greater than 60 units and residential building complexes are conditional uses in the TR-U2 zoning district, while the pool on Lot 50 requires a conditional use for accessory outdoor recreation. The entire development north of Dreamer Drive and east of Luminous Lane is considered a residential building complex.

Consistency with Adopted Plans

Concurrent with the rezoning and *Fifth Addition* subdivision approved this past February, the Planning Division prepared an amendment to the Rattman Neighborhood Development Plan to change the land use recommended for the subject site from Employment to Community Mixed-Use (CMU) (see Resolution 23-00130, ID [75247](#)). The 2019 amendment to the neighborhood development plan included a note referencing a map note pertaining to this area in the 2018 Comprehensive Plan, which identified a potential second CMU node along Eastpark Boulevard on the west side of the American Center. Map Note 16 states: “This location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up large blocks and sufficient accessible parkland is dedicated for residential dwelling units.” A minor plan amendment to the Rattman Neighborhood Development Plan would be required at the time any such mixed-use development came forward, but the 2019 plan maintained the Employment recommendation in the meantime. The 2019 plan noted that future development in this area of the American Center as well as throughout the planning area, “should be more intensive and have buildings fronting on streets.”

Per the 2019 Rattman Neighborhood Development Plan, CMU development are planned to be the primary activity center for the entire planning area and should include mixed-use, multi-story buildings that front on and be placed close to streets to create a compact development pattern that is attractive to pedestrians and creates a sense of place. CMU areas should be developed using transit-oriented development standards. High quality architectural design, building materials, landscaping and other urban amenities such as plazas, decorative furniture, and lighting are required in the CMU district. Buildings in the CMU district should be between two to six stories in height. Development in this District should be compact and urban in character. Relatively high-density residential uses are recommended within the CMU district to add vibrancy, especially in the evenings and on weekends when some non-residential uses are not in operation. Residential dwellings could be part of exclusively residential buildings or located within mixed-use buildings with ground floor retail, service, or office uses and upper floor residential uses. Residential densities are recommended between 70 and 130 dwelling units per acre.

The Planning Division believes that the residential development proposed on Lots 49 and 50 and the adjacent park will implement the recommendations for Community Mixed-Use development in the Rattman Neighborhood Development Plan.

Consistency with the Conditional Use Standards

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a

conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

The Planning Division believes that the Plan Commission may find that the conditional use standards and supplemental regulations met are met to allow construction of the residential building complex subject to the conditions. Staff also feels that the pool on Lot 50 can meet the standards and supplemental regulations. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the project. Staff feels that the proposed residential building complex reflects the character of development generally recommended for the site by the Rattman Neighborhood Development Plan. Comments submitted by reviewing agencies do not suggest that the proposed development will negatively impact the City’s ability to provide services to the project subject to meeting the recommended conditions of approval in the final section of this report.

Review by the Urban Design Commission

Review of residential building complexes by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance and the supplemental regulations in the Zoning Code. The Urban Design Commission reviewed the residential building complex at its April 19, 2023 meeting and made an advisory recommendation to the Plan Commission to approve the proposed complex subject to design recommendations included in the final section of this report.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** construction of a residential building complex containing 201 apartments in two buildings and accessory outdoor recreation on Lots 49 and 50 and Outlot 22 of the future *American Center-Eastpark Fifth Addition* plat at 4846 Eastpark Boulevard subject to input at the public hearing, and the and the conditions from the Urban Design Commission and reviewing agencies beginning that follow

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

Planning Division

1. The final site plans shall include a combined/overall data tables for Lots 49 and 50 that contains the acreage of the complex, the number of dwelling units by type, auto parking stalls (garage and surface), lot coverage and usable open space calculations, and bike parking stalls (indoor and surface) per lot and overall. The tables provided for each lot on sheets C-1.1 and C-1.2 may remain in addition to the requested combined table.
2. Detailed floorplans for all of the building shall be provided with the final plans, which shall include labels with the number of bedrooms and type of dwelling unit.

Urban Design Commission

The following conditions were included as part of the recommendation to the Plan Commission to **approve** the project on April 19, 2023:

3. Refine the colors of the materials to provide more contrast, specifically as it pertains to the masonry and the metallic silver composite panel. Further simplification of the material palette could include removing one of the gray materials or the silver metallic inset in the masonry frame and block corners elements.
4. Refine the cast stone cap on masonry material to be more blocky, appearing less formal.
5. Exterior vents/flues shall be painted to match surrounding materials. Wall-Pak/PTAC units are not part of this approval.
6. Cooler, cut stone limestone material shall be used for the retaining walls.
7. Organic shredded bark mulch shall be used in beds, including those adjacent to the building.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

8. The City has limited sewer capacity in this area (particularly to the north of the lot being developed). Off-site sanitary sewer improvements may be required by the developer as a condition for development. The applicant shall provide Mark Moder (608) 261-9250, mmoder@cityofmadison.com, with projected wastewater flow data and the direction for which the flow will be directed.
9. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. As a condition of the permit, a deposit to cover estimated City expenses will be required.
10. 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 sign-off.
11. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
12. An Erosion Control Permit is required for this project.
13. A Storm Water Maintenance Agreement (SWMA) is required for this project.
14. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 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 of the WDNR at (608) 273-5612 to discuss this requirement. 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 Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

15. 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.
16. 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.
17. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
18. Demonstrate compliance with MGO Sections 37.07 and 37.08 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.
19. 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 Wisconsin Department of Natural Resources (WDNR), Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
20. 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 the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
21. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
22. Prior to approval, this project shall comply with MGO Chapter 37 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 the City Engineering Division. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - 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.
 - Detain the 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.

Treat the first half-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 best management practices (BMP) used to meet stormwater management requirements on this project.

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

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

24. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management and fire lanes that are necessary to accomplish the land division and site development as proposed prior to final sign off between Lots 49 & 50. The private park and open space uses and shared drainage over Outlot 22 shall be addressed in a recorded agreement as well. The document(s) shall be executed and recorded immediately subsequent to the Plat recording and prior to building permit issuance.

25. The address of the apartments on future Lot 49 is 4651 Luminous Lane. The address of the north section of apartments on future Lot 50 is 4938 Dreamer Drive. The address of the commons/clubhouse is 4934 Dreamer Drive. The address of the south section of apartments on future lot 50 is 4930 Dreamer Drive. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor and Engineering Division records.

26. The related final plat shall be approved by the City, recorded with the Dane County Register of Deeds, and new tax parcel information available prior to issuance of a building permit or early start permit.

27. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. 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 stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. 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.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

28. The applicant shall submit a deposit of \$30,000 for the installation of a Rapid Rectangular Flashing Beacon (RRFB) crossing at Eastpark Boulevard and Dreamer Drive.

29. Items in the right of way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the right of way that states: "The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of the Traffic Engineering and City Engineering Divisions. The applicant shall work with Traffic Engineering staff on identifying an appropriate mid-block crossing location."
30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' 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.
31. 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.
32. 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.
33. All parking facility design shall conform to the standards in MGO Section 10.08(6).
34. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
35. All pedestrian walkways adjacent parking stalls shall be seven (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.
36. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
37. The applicant shall provide a clearly defined five-foot 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.

38. 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 staff 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 Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the main City of Madison Traffic Engineering office with final plans for sign off.
39. The driveway slope to the underground parking is not identified in the plan set. Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
40. "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.
41. 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.
42. The applicant shall prepare a Traffic Demand Management Plan (TDMP) to be reviewed and approved by the City Traffic Engineer.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

43. Provide electric vehicle stalls per Section 28.141(8)(e) *Electric Vehicle Charging Station Requirements*. A minimum of 10% of the residential parking stalls must be electric vehicle ready and 2% of the stalls must be electric vehicle installed for each zoning lot. One (1) of the electric vehicle installed stalls on each zoning lot must be an accessible stall. Add electric vehicle parking to the vehicle parking summary. Identify the locations of the electric vehicle ready and installed stalls on the plans.
44. Submit a rooftop plans for both buildings showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
45. For the Lot 50 building, provide the hidden north and south elevations for the portion of the building extending above the clubhouse/ commons.
46. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129 for any building over 10,000 sq. ft. in size (floor area of above-grade stories). For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify the buildings that exceed 10,000 sq. ft. in size and the glass areas that will be treated. Provide a detail of the specific treatment that will be used.

47. 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.
48. 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.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

49. Fire access shall comply with MGO Chapter 34 and the IFC. Provide additional coverage in the central rear area of the building. Ensure the cross access easement includes fire access requirements.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

50. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
51. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval specific to this project.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

52. Outlot 22 is described in the earlier plat review as “to be used as a private park” and is +/- 2.0851 acres (90,828 square feet) with public access easement. Depending on final unit counts and as shown in the proposal, Outlot 22 is insufficient in size to fully meet the parkland dedication requirements and park land dedication fees (“fee in lieu”) will be due for the proposed development.

53. 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#22055.2 when contacting Parks Division staff about this project.
54. Lot 49 is proposed to include a four-story building with 67 dwelling units and Lot 50 is proposed to have two four-story 67-unit buildings. The parkland dedication requirement for a multi-family unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2).

City Forestry Section (Brandon Sly, (608) 266-4816)

This agency has reviewed this request and recommended no conditions of approval.