



PREPARED FOR THE PLAN COMMISSION

Project Address: 111 N Walter Street
Application Type: Conditional Use–Residential Building Complex
Legistar File ID # [91293](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Mason Cavell, Madison Area Community Land Trust; 902 Royster Commons Drive, Suite 105; Madison.

Contact Person: Michael Carlson, Threshold Builds; 2020 Eastwood Drive; Madison.

Property Owner: Starkweather, LLC; 1010 E Washington Avenue, Suite 101; Madison.

Requested Actions: Consideration of a conditional use in the TR-V2 (Traditional Residential-Varied 2) District for a residential building complex to allow construction of two (2) six-unit townhouse buildings with a shared resident storage building, off-street parking, and greenspace at 111 N Walter Street on Lot 10 of the *Starkweather Plat*.

Proposal Summary: The applicant is requesting approval of a residential building complex to construct two six-unit townhouse buildings on Lot 10 of the *Starkweather Plat* recorded in 2025. One of the six-unit buildings will be oriented to Chicago Avenue along the northern edge of the site, while the other will be oriented to the west to N Walter Street. Each unit will be located on a fee simple lot to be created by a pending replat of Lot 10. Between the two six-unit buildings, the applicant will improve an L-shaped lot with off-street surface parking for residents as well as a shared residential storage building located in the southeastern corner of the overall site. The applicant wishes to commence construction of the development in spring 2026, with completion scheduled in August 2027.

Applicable Regulations & Standards: Table 28C-1 in Section 28.032(1) of the Zoning Code identifies single-family attached dwellings with up to eight (8) units as a permitted use in TR-V2 (Traditional Residential–Planned District) zoning, while residential building complexes are identified as conditional uses 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.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for residential building complex to allow construction of two (2) six-unit townhouse buildings with a shared resident storage building, off-street parking, and greenspace at 111 N Walter Street subject to input at the public hearing, the conditions recommended by the Urban Design Commission, and the conditions from reviewing agencies beginning on **page 6**.

Background Information

Parcel Location: Approximately 0.88 acres (38,211 square feet) of land located at the southeastern corner of N Walter Street and Chicago Avenue; Alder District 15 (Martinez-Rutherford); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-V2 (Traditional Residential–Varied 2 District).

Surrounding Land Use and Zoning:

North: Starkweather Park, zoned CN (Conservancy District);

South: Undeveloped land in the Starkweather Plat, zoned TR-V2 (Traditional Residential–Varied 2 District) and TR-U2 (Traditional Residential–Urban 2 District);

East: Private stormwater management on Outlot 6 of Starkweather Plat, zoned TR-V2; undeveloped land, zoned TR-U2; Amazon package distribution facility, zoned CC-T (Commercial Corridor–Transitional District); and

West: Undeveloped land in the Starkweather Plat, zoned TR-V2, TR-U2, CC-T, PR (Parks and Recreation District), and CN.

Adopted Land Use Plans: The [Milwaukee Street Special Area Plan](#), adopted in 2018, recommends that the subject site be developed with Residential Housing Mix 2 (HM2).

The [Comprehensive Plan](#) as amended through 2024 generally follows the recommendations in the [Milwaukee Street Special Area Plan](#) and recommends the HM2 areas in the special area plan for Medium Residential (MR).

Zoning Summary: The project will be developed in the TR-V2 (Traditional Residential–Varied 2 District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	1,000 sq. ft./dwelling unit = 12,000	38,210 sq. ft.
Lot Width	90'	145'
Minimum Front Yard Setback	20'	20.2' (Chicago Avenue)
Maximum Front Yard Setback	30'	
Side Yard Setbacks	5'	10.3' (South Bldg. from N Walter St) 12.3' (North Bldg. from Outlot 6)
Rear Yard	25'	5.9' from South P/L (See Conditions)
Maximum Lot Coverage	90%	53%
Minimum Building Height	3 stories/ 40 feet	2 stories/ 28 feet
Auto Parking	1 per dwelling unit (12 total)	12
Electric Vehicle (EV) Stalls	20% EV Ready = 2	7
Accessible Stalls	1	0 (See Conditions)
Bike Parking	1/dwelling unit = 12	22
Loading	None	0
Building Forms	Single-Family Attached	Will Comply
Other Critical Zoning Items		
Yes:	Urban Design (Residential Building Complex), Utility Easements	
No:	Barrier Free, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park; Transit-Oriented Development (TOD) Overlay	
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: There are no mapped environmental corridors on the subject site. The adjacent City-owned conservancy park to the north is located in mapped corridor.

Public Utilities and Services: The property is located in the Central Urban Service Area (CUSA). The subject site is served by a full range of urban services, including Metro Transit, which operates daily service nearby on Milwaukee Street (Routes D1 and L), with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 45 Weekday and 29 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Previous Approvals

On June 18, 2024, the Common Council approved a request to rezone 3420-3614 Milwaukee Street from Temporary A (Agricultural District) to TR-V2 (Traditional Residential–Varied 2 District), TR-U2 (Traditional Residential–Urban 2 District), CC-T (Commercial Corridor–Transitional District), PR (Parks and Recreation District), and CN (Conservancy District), and approved the preliminary plat of *Starkweather Plat* to create 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses. On June 10, 2024, the Plan Commission approved a demolition permit to demolish an industrial building and two single-family residences at 3450, 3490, and 3510 Milwaukee Street and recommended approval of the rezoning requests and the preliminary plat.

On October 7, 2024, the Common Council approved the final plat of *Starkweather Plat*. The final plat was recorded on October 9, 2025.

On January 13, 2026, the Common Council approved the preliminary plat and final plat of *First Addition to Starkweather Plat* on land addressed as 111 N Walter Street to create 12 lots for single-family attached dwellings and one lot for access and shared amenities (see ID [90616](#)). Recording of the approved final plat is pending.

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-V2 zoning district and are subject to the following supplemental regulations in Section 28.151 of the Zoning Code (as applicable in TR-V2 zoning):

- (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.
- (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.

- (j) Entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex.

Project Description

Madison Area Community Land Trust requesting approval of a conditional use for a residential building complex to allow two six-unit townhouse buildings to be constructed on Lot 10 of the *Starkweather Plat*. [Townhouse units are categorized as ‘single-family attached dwellings’ in the Zoning Code.] The undeveloped approximately 0.88-acre site is located at the future southeastern corner of N Walter Street and Chicago Avenue. Two outlots created as part of the Starkweather plat abut the proposed residential building complex but are not part of it. The site was zoned TR-V2 concurrent with the original zoning and subdivision approvals for the Starweather development in 2024 (the final plat was recorded in October 2025).

One of the proposed six-unit townhouse buildings will be oriented to Chicago Avenue along the northern edge of the site, while the other building will be oriented to the west to N Walter Street. Between the two six-unit buildings, the complex will include an off-street parking lot for 12 automobiles and a detached one-story, 1,438 square-foot accessory building, which will include a storage unit for each dwelling unit and a common trash and recycling room. The remaining space south of the accessory building will be open space for residents of the complex. Each of the 12 townhouse units will be located on a fee simple lot to be created by a pending replat of Lot 10, with the parking lot, accessory storage building, and open space located on a thirteenth lot, which will be L-shaped.

The proposed townhouse buildings will be two stories tall. Floorplans for the townhouses indicate that each unit will include three bedrooms, two full baths, and unfinished basements with laundry areas. All of the proposed units will include covered porch entrances oriented to their fronting street and private rear entrances accessible from the lot with the common amenities. The applicant describes the architecture of the proposed buildings as “a simple asymmetric gable form” and indicates that the buildings have been designed to be solar ready.

Analysis & Conclusion

Single-family attached dwellings with up to eight (8) units are permitted uses in the TR-V2 zoning district. However, the Zoning Administrator has determined that the development constitutes a residential building complex by virtue of the proposed units sharing an accessory storage building, unit access and parking, and open space. Residential building complexes are conditional uses in the TR-V2 zoning district and are subject to the supplemental regulations excerpted earlier in this report.

The Plan Commission may not approve an application for a conditional use unless it can find that all 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 subject site is located within the boundaries of the Milwaukee Street Special Area Plan, which was adopted in 2018 to guide development and redevelopment in the area bounded by N Fair Oaks Avenue on the west, State Highway 30 on the north, N Stoughton Road (US Highway 51) on the east, and Milwaukee Street generally on the south. The site is recommended in the Residential Housing Mix (HM) 2 category, which is the denser of two residential land use categories included in the special area plan. The HM2 category generally calls for the development of townhomes and three- to four-story apartment buildings. The HM2 district in the special area plan generally aligns with the Medium Residential (MR) category in the Comprehensive Plan, which generally allows multi-family development in up to five-story buildings and at densities up to 90 units an acre. The Planning Division believes the Plan Commission can find that the proposed single-family attached/townhouse development is consistent with these adopted plan recommendations.

Planning staff believes that the Plan Commission may otherwise find that the conditional use standards and supplemental regulations are met to allow construction of the proposed residential building complex. 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 proposed complex, and establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Staff feels that the proposed residential building complex generally reflects the character of development generally recommended in adopted plans, and comments submitted by reviewing agencies do not suggest that the proposed development will negatively impact on the City's ability to provide services subject to meeting the recommended conditions of approval at the end of this report.

As noted in the 'Supplemental Regulations' section above, setback requirements may be reduced as part of the conditional use approval of a residential building complex. In this case, the applicant requires relief from the 25-foot rear yard required in the underlying TR-V2 zoning district. Despite the proposed replatting of the subject site to create lots for the proposed units and common amenities, the bulk requirements for the project apply to the overall *zoning lot*. A "zoning lot" is defined in the Zoning Code as "a planned multi-use site or a lot or lots that comprise a single tract of land located within a single block which, at the time of filing for a building permit, is to be used, developed or built upon as a unit." In this case, the perimeter of existing platted Lot 10 comprises the "unit" on which the bulk requirements for the residential building complex are based.

The TR-V2 district requires a 20-foot front yard setback, which the project proposes to meet with the northern six-unit building fronting Chicago Avenue. Accordingly, the rear setback is for the yard opposite the front yard, which in this case will adjoin the southern line of Lot 10. The TR-V2 district requires a 25-foot rear yard for the residential building complex. However, the applicant is only proposing a 5.9-foot rear yard setback for the complex as measured from the south wall of the unit on future Lot 14 and the southern line of existing Lot 10. Staff does not object to the building placement and setbacks proposed for the residential building complex and feel that there is adequate open space across the site to make up for the reduced rear yard condition along the southern property line.

Section 28.151 of the Zoning Code requires that any residential building complex be reviewed by the Urban Design Commission pursuant to MGO Section 33.24(4)(c), which stipulates that the Urban Design Commission review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes and report its findings and recommendations to the Plan Commission. The Urban Design Commission reviewed the residential building complex at its April 15, 2026 meeting and made an advisory recommendation to the Plan Commission to approve the proposed complex subject to the condition below. A draft report of the Urban Design Commission's review of the development is attached to the conditional use file.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for residential building complex to allow construction of two (2) six-unit townhouse buildings with a shared resident storage building, off-street parking, and greenspace at 111 N Walter Street subject to input at the public hearing, the conditions recommended by the Urban Design Commission, and the conditions from reviewing agencies that follow.

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

Planning Division

1. Revise the project plans to clarify the boundary of the site so that it is clearer that adjacent Outlots 5 and 6 are not part of the proposed residential building complex (darker/ thicker boundary lines for Lot 10, ghosting/ lightening of text for outlots, etc.).
2. Revise Sheet A010 (Architectural Site Plan) to provide the dimensioned setbacks of the proposed buildings from the nearest property lines and remove the (red) building envelopes and dimensions. The setback dimensions for the proposed buildings shall be the same on Sheets A010 and C101.

Urban Design Commission

3. The landscape plan shall be revised to better screen the east and west elevations of Building B, and the south elevation of Building A.

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

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

4. The applicant shall coordinate City staff to confirm the preferred locations for sanitary sewer laterals, storm laterals, and private sanitary sewer main. City contact: Erin Geter, egeter@cityofmadison.com City Project No. 15389.
5. Private sewer main shall maintain five-foot minimum depth or include frost protection above the sewer. Frost protection that City typically uses is Standard Detail Drawing S.D.D. 7.03 of City of Madison Standard Specifications for Public Works Construction—Latest Edition. Private sewer facilities require insulation for frost protection or as required under SPS 382.30(11)(c)3.
6. The discharge from the proposed parking lot to the existing detention facility on Outlot 6 is required to be fed into the isolator row of the storm system. Additional detail on how that will be achieved shall be provided. Alternately, connection may be made by connection to a public storm manhole to the north of the underground chamber. The storm/ utility plan presented with this application is not approved—additional detail is needed.
7. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a

public street right of way for over 20 feet, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement.

8. 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.
9. Obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit. This permit application is available on the City's website.
10. An Erosion Control Permit is required for this project.
11. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC), or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Division is an approved agent for DSPS.
12. Public streets and sidewalks adjacent to the lots in this plat will be constructed under City Contract No. 9559 and Project No. 15389. The applicant shall coordinate private improvements to match public improvements to be constructed under Project No. 15389.
13. According the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) database, this site has been investigated for contamination (09-13-589956 VOIT FARM PROPERTY). If contamination is encountered, follow all WDNR and DSPS regulations for proper reporting, handling, and disposal.
14. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to plat/ plan approval.
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. The applicant shall show that this site is above the 100-year flood elevation routed through the adjacent properties.
17. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
18. 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.

19. 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.
20. 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.
21. 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 Julius Smith, (608) 264-9276)

22. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the development as proposed prior to final sign-off. The document(s) shall be executed and recorded immediately subsequent to the plat recording and prior to building permit issuance. What is currently being shown as Lot 20 on the proposed pending replat is a common area that will require easements and agreements for access, ingress-egress, common areas and sanitary sewer, storm sewer and stormwater easements between Lot 20 and the residential lots and Outlot 6.
23. For underground encroachments, provide a signed and sealed Plat of Survey and legal description by a professional land surveyor compliant with Chapter A-E 7 of the Wisconsin Administrative Code showing the improvements with a fully dimensioned and legally described three-dimensional boundary of the encroachment area. Dimensions tied to a quarter section line and referenced to the Dane County Coordinate System and NAVD 88(91). Provide an electronic copy of the survey (pdf) and legal description (MS Word) to the Land Records Coordinator, (Jule Smith - jsmith4@cityofmadison.com) for review, comment and coordination. The encroachment agreement shall require applicant/owner to be a member of Diggers Hotline throughout the term of this agreement and shall adequately mark the location of underground features upon a Digger's Hotline notification.
24. There are private storm sewer connections within the limits of the public right of way and these will either required a privilege in streets agreement or terminate in a structure that is connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development.
25. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat and plans.
26. Revise/amend the Declaration of Covenants Conditions and Restrictions and Stormwater per Document No. 6059984 to address and rights and responsibilities the new parcels being created within Lot 10 of the Starkweather Plat may or may not have.
27. Show/label all of the proposed lots on the plan sheet per the pending First Addition to the Starkweather Plat (or 'Replat' if renamed per the plat condition).

28. The pending First Addition to Starkweather Plat for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
29. Revise the Walter Street labels to N Walter Street.

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

30. All parking facility designs shall conform to standards in MGO Section 10.08(6). It appears the parking stalls as currently shown on the site plan do not meet minimum MGO standard dimensions. The applicant shall revise the parking area on their plan to comply.
31. 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.
32. 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.
33. The City Traffic Engineer may require public signing, marking and street lighting related to the development; the developer shall be financially responsible for such signing, marking and street lighting.
34. "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.
35. 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.
36. The applicant shall submit for review a waste removal plan, which shall include vehicular turning movements, times, vehicle size, use of loading zones, and all related steps to remove trash from its location.
37. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks shall have a five-foot backup space.
38. 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.

39. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair 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.
40. 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. Contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process.
41. Secure the 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.
42. Prior to final sign-off, the applicant shall work with Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where street lights are needed.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

43. A Transportation Demand Management (TDM) Plan is required for the project, per MGO Section 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

44. Section 28.151 of the Zoning Code (Residential Building Complex): Setback requirements may be reduced as part of the conditional use approval.
45. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required one (1) van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8-foot-wide striped access aisle. Show the required signage at the head of the stalls.
46. 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 10,000 square feet in size must be prepared by a registered landscape architect.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

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

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

47. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23.

48. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. The applicant shall contact the 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.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

49. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Section 20.08(2)), and Park-Land Impact Fees, per MGO Sections 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 East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 26006 when contacting Parks Division staff about this project.

50. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

51. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in MGO Section 4.22(2), and which meet the deed restriction requirements of Section 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the Parks Division is required. If a park-related LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com.

City Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

52. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.