



Project Addresses: 8355 Mansion Hill Avenue

Application Type: Zoning Map Amendment, Preliminary Plat and Final Plat, Certified Survey Map Referral, and Conditional Use—Residential Building Complex

Legistar File ID # [60906](#), [60685](#), and [60686](#)

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

Summary

Applicant & Contact Person: Robert McCaigue, Continental 479 Fund LLC/ Continental Properties Company, Inc.; W134 N8675 Executive Pkwy.; Menomonee Falls.

Property Owners: Randall A. Theis Trust and Theis Trust; 9101 Mineral Point Road; Madison.

Surveyor: Dan Day & Brett Stoffregan, D'Onofrio Kottke & Associates Inc.; 7530 Westward Way; Madison.

Requested Actions:

- ID 60906 – Approval of a request to rezone land generally addressed as 8355 Mansion Hill Avenue from Temp. A (Agricultural District) to TR-U2 (Traditional Residential—Urban 2 District) and PR (Parks and Recreation District);
- ID 60685 – Approving the preliminary plat of the *Springs at Pleasant View* subdivision on land generally addressed as 8355 Mansion Hill Avenue to create three lots for multi-family development, one outlot for public stormwater management, one outlot for public parkland, and one outlot for future development or dedication; approving a Certified Survey Map to create two lots for future development; and approving the final plat of *Springs at Pleasant View* following recording of the Certified Survey Map; and
- ID 60686 – Approval of a conditional use for a multi-family dwelling with more than eight units in the [Proposed] TR-U2 district; consideration of a conditional use—residential building complex in TR-U2 zoning; and consideration of a conditional use in the TR-U2 District for accessory outdoor recreation, all to construct a residential building complex containing 300 dwelling units in 15 buildings with a pool and clubhouse on Lots 1 and 2 of the proposed Springs at Pleasant View subdivision.

Proposal Summary: The proposed *Springs at Pleasant View* subdivision creates three lots for future multi-family development and one outlot for public stormwater management in TR-U2 zoning, and two outlots in PR zoning, including one to be dedicated to the City for parkland. The subdivision calls for the extension of Mansion Hill Avenue from its current terminus in the Midtown Commons development. The complex will consist of 160 units in eight buildings on Lot 1 on the south side of Mansion Hill Avenue and 140 units in seven buildings and a pool and clubhouse for the complex on Lot 2 on the north side of Mansion Hill. Future development of Lot 3 will be submitted for approval separate from the development of Lots 1 and 2. Development of the residential building complex and subdivision will commence in September 2020, with completion of the development on Lots 1 and 2 anticipated in August 2022.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations. Table 28C-1 in Section 28.032(1) of the Zoning Code identifies residential building complexes as a conditional use and outdoor recreation and management offices as conditional accessory uses in TR-U2 (Traditional Residential—Urban

2 District) zoning subject to supplemental regulations in Section 28.151, including that setback requirements may be reduced as part of the conditional use approval if equivalent open space areas are provided. Section 28.183 provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission (residential building complex), Plan Commission (all requests), and Common Council (rezoning and subdivision requests).

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat and Certified Survey Map (CSM) be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat or CSM are deemed approved. The proposed preliminary plat and CSM requests were submitted to the City for the May 20, 2020 application deadline. Therefore, the 90-day review period for this plat is scheduled to expire circa August 20, 2020.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00444 and 28.022–00445, rezoning 8355 Mansion Hill Avenue from Temp. A to TR-U2 and PR, the preliminary plat and final plat of the *Springs at Pleasant View* subdivision, and two-lot Certified Survey Map to the Common Council with recommendations of **approval**. If the Plan Commission can find the conditional use standards met, it may **approve** the residential building complex to allow construction of 15 multi-family buildings on Lots 1 and 2 of the plat with pool and clubhouse. Any approvals shall be subject to the Urban Design Commission approval of the residential building complex, input at the public hearing, and the conditions from reviewing agencies beginning on **page 10** of this report for the **zoning map amendment and subdivision plat** requests; **page 17** for the **two-lot Certified Survey Map (CSM)**; and **page 20** for the **conditional uses** (residential building complex, etc.)

Background Information

Parcel Location: The subject site is an approximately 35.44-acre parcel that extends along the east side of S Pleasant View Road (CTH M), approximately a quarter-mile north of Mid Town Road and opposite Waterbend Drive; Aldermanic District 1 (Harrington-McKinney); [future] Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped agricultural land, zoned Temp. A (Agricultural District).

Surrounding Land Use and Zoning:

North: Undeveloped land in the Town of Middleton;

South: Undeveloped land in the Town of Middleton; City-owned greenway in the City of Madison;

East: Midtown Commons Park, City-owned greenway, and two-family residences and various multi-family buildings in the Midtown Commons subdivision, all zoned PD;

West: Single-family residences and golf course across S Pleasant View Road in the Hawks Landing Golf Club subdivision, zoned SR-C1 (Suburban Residential–Consistent 1) and PR (Parks and Recreation) districts.

Adopted Land Use Plans: The 2017 [High Point-Raymond Neighborhood Development Plan](#) recommends that the subject site be developed with a combination of Residential Housing Mix 2 (HM2), Housing Mix 3 (HM3) and Housing Mix 4 (HM4). More information on the housing types and design recommendations for the Housing Mix districts are included in the ‘Analysis’ section of this report. Additionally, the plan recommends that the southwestern corner of the site adjacent to the existing greenway be used as “other open space,” that Midtown Commons Park be expanded west onto the subject parcel, and that Mansion Hill Avenue be extended across the site to connect Midtown Commons to S Pleasant View Road.

The subject site is recommended for a combination of Low-Medium Residential and Medium Residential in the 2018 [Comprehensive Plan](#). The proposed park expansion, existing greenway, and proposed stormwater area are all recommended for Park and Open Space.

Environmental Corridor Status: The eastern half of the subject site and adjacent City greenway and Midtown Commons Park are located in a mapped corridor.

Public Utilities and Services: The site is served by a full range of urban services. The proposed subdivision is on the edge of Metro Transit's service area. The closest bus stop with scheduled all-day bus service is greater than three-quarters of a mile distance, which places the subdivision outside of Metro Transit's paratransit service area. The southwestern corner of the site is a quarter-mile from stops at the corner of S Pleasant View Road and Mid Town Road, which are served by a weekday peak-hour route.

Zoning Summary: The following bulk requirements apply in the proposed TR-U2 (Traditional Residential–Urban 2 District):

Requirements	Required – Lot 1	Proposed – Lot 1	Required – Lot 2	Proposed – Lot 2
Lot Area (sq. ft.)	500/unit + 250 per bedroom greater than 2 (84,000 sq. ft.)	333,033 sq. ft.	500/unit + 250 per bedroom greater than 2 (73,500 sq. ft.)	439,276 sq. ft.
Front Yard Setback	15'	15.3' from Mica Rd.	15'	15.3' from Mica Rd.
Side Yards	10'	18.7' on north 38.2' on south	10'	18.0' on south 63.0' on north
Rear Yard	20'	39.9' from S Plst Vw	20'	83.2' from S Plst Vw
Maximum Lot Coverage	80%	79%	80%	68%
Useable Open Space	140/ unit (22,400 sq ft)	See Zoning conditions	140/ unit (19,600 sq ft)	See Zoning conditions
Maximum Building Height	6 stories/78 feet	2 stories	6 stories/78 feet	2 stories
Auto Parking	1 per unit (160)	224	1 per unit (140)	288
Accessible Stalls	7	18	7	26
Loading	N/A	---	N/A	---
Bike Parking	184, including visitor parking	None shown (See Zoning Conditions)	161, including visitor parking	None shown (See Zoning Conditions)
Building Form	Large Multi-Family Building	Will Comply	Large Multi-Family Building	Will Comply

Other Critical Zoning Items	
Yes:	Urban Design (Residential Building Complex), Utility Easements
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Parkland
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>	

Project Description

Proposed “Springs at Pleasant View” Subdivision

The property owners, Randall A. Theis Trust and Theis Trust, are requesting approval of a plat to subdivide a 35.44-acre parcel located on the east side of S Pleasant View Road (CTH M), a quarter-mile north of Mid Town Road, into three lots for future multi-family development. The property was attached to the City of Madison from the Town of Middleton on April 21, 2020.

The three proposed multi-family lots will be zoned TR-U2 concurrent with the subdivision request. The proposed plat will also create one lot to be dedicated to the City for stormwater management, one outlot to be dedicated for an expansion of Midtown Commons Park, and a third outlot, which is reserved at the present time for future development. Following approval and recording of the final plat of the *Springs at Pleasant View* subdivision, Continental Properties Company, Inc. proposes to develop a 300-unit residential building complex on Lots 1 and 2 of the plat. (Future development of Lot 3 will be submitted for approval separate from the development of Lots 1 and 2.) In addition to the zoning map amendment, subdivision plat, and conditional use–residential building complex approvals, the applicant and property owners are requesting approval of a Certified Survey Map (CSM) to divide the 35.44 acres into two lots for interim conveyance prior to recording of the final plat.

The subject site is undeveloped with the exception of a deteriorated grain silo, which will be removed prior to construction. The site is characterized by significant grade change from the northern property line to the south and a City-owned greenway, which forms the southern boundary of the site. Overall, 80 feet of grade change is present from a high point adjacent to the northern property line to the greenway, with the most extreme grades present on the northern half of the 35.44-acre parcel. The property is mostly devoid of vegetation with the exception of tree lines located on the northern and eastern edges of the site, and a small grove of trees located in the southeasterly corner of the property adjacent to the greenway.

The subdivision calls for the extension of Mansion Hill Avenue from its current terminus in the adjacent Midtown Commons development west to S Pleasant View Road, where it will intersect opposite Waterbend Drive. The project also includes the dedication of a 66-foot north-south right of way shown on the plat as Mica Road, which is planned in the 2017 amendment to High Point-Raymond Neighborhood Development Plan to extend across Mid Town Road through the subject site and the adjacent properties to the north and south when they develop. Both Mansion Hill and Mica are identified as collector streets with potential for on-street bike lanes in the neighborhood development plan, with a roundabout proposed at their intersection.

Outlot 1 the subdivision will be zoned TR-U2 and dedicated to the City for stormwater management. Outlots 2 and 3 will be zoned PR, with the former to be dedicated to the City as parkland to satisfy the parkland dedication requirements for the residential building complex on Lots 1 and 2. The future use of Outlot 3 was unknown at the time the plat was submitted for City approval; that outlot may be dedicated in the future as parkland to meet the dedication requirement for future development on Lot 3, or as additional land for stormwater management.

Residential Building Complex

The proposed residential building complex will be located on Lots 1 and 2 of the plat. The complex will consist of 160 units in eight buildings on Lot 1 on the south side of Mansion Hill Avenue and 140 units in seven buildings and a pool and 5,000 square-foot clubhouse for the complex on Lot 2 on the north side of Mansion Hill. Each of the 15 buildings proposed on the two lots comprising the complex will be two stories tall and contain 20 units, with eight units and eight one-car garages on the first floor and twelve units on the second floor. Each building will contain two studio units, eight (8) one-bedroom units, eight (8) two-bedroom units, two (2) three-bedroom units, for 30 studios, 120 one-bedroom units, 120 two-bedroom units, and 30 three-bedroom units across the 300-unit development. Entrances to the various dwelling units will be located on all four elevations of the buildings. Three elevation prototypes are included in the conditional use plans, which reflect variations in roof designs and building materials for the 15 buildings to enhance the visual interest in the base two-story, 20-unit buildings.

On Lot 1, six of the eight proposed buildings will be located on the perimeter of the 7.65-acre lot, with four buildings to be oriented to public streets and two buildings to overlook the adjacent greenway. The remaining two buildings will be located at the center of the lot, with the non-garage sides to face each other in a landscaped courtyard. Surface parking for 164 automobiles will be provided on Lot 1 as shown on the site plans.

Across Mansion Hill Avenue to the north, the seven 20-unit buildings and common pool and one-story clubhouse to be developed on Lot 2 are arranged in four east-west “tiers” designed to step down from the high point along the northern property line toward Mansion Hill Avenue, which will form the southern edge of the lot. The “front” (non-garage) elevations of the buildings will face south, with the garage elevations to face north toward the retaining wall on which the adjacent tier will be situated. The pool and clubhouse will be located at the center of the southernmost tier adjacent to Mansion Hill Avenue between an on-site stormwater pond and the southernmost residential building on the lot. Surface parking for Lot 2 will be provided in 232 automobile spaces primarily located along the northern edge of each tier and between Building 1 and the clubhouse. Access to the four tiers will be provided from driveways from Mica Road, with an additional driveway from Mansion Hill to access the clubhouse, which will also contain the complex’s leasing office. No private vehicular access to S Pleasant View Road is proposed.

The grading plan calls for considerable retaining walls to accommodate the terraced tiers on Lot 2, which are shown on Sheets C200, C201, and C202. On Lot 2, the walls will start out modestly tall at Mansion Hill Avenue, where 5- to 6-foot tall walls will be used to terrace the southernmost tier above the public sidewalk on the north side of the street and private stormwater management pond to be located at the northeastern corner of Mansion Hill and S Pleasant View Road. The proposed walls increase in height moving north, with an up to 8.5-foot wall proposed between the southernmost tier (clubhouse and Building 1) and next tier north (Buildings 2 and 3), up to 13 feet from that tier to the tier with Buildings 4 and 5, and an additional 13 feet from that tier to the tier with Buildings 6 and 7. Additionally, a terraced wall system is proposed at the northwestern corner of Lot 2 to transition the 20 feet of grade change west of Building 6 down to S Pleasant View Road. A wall varying in height from 7-16 feet is also proposed along the southern edge of Lot 1 to transition the grade of the portion of the complex south of Mansion Hill down to the grade adjacent to the City-owned greenway (see Sheet C204).

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

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

- (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

The subject site is located within the boundaries of the High Point-Raymond Neighborhood Development Plan, which was first adopted in 1997 and amended in 2017 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by S Pleasant View Road/ CTH M on the west, Elver Park on the east, McKee Road/CTH PD on the south, and Valley View Road on the north.

The neighborhood development plan recommends a variety of residential development for the 35.44-acre subject site. Beginning at the northwestern corner of the site, the plan recommends Residential Housing Mix (HM2). HM2 is predominately a single-family designation, with homes on smaller lots and a greater share of other housing types compatible with single-family homes, including duplexes, four-unit buildings, townhouses, and small-scale apartment buildings on lots with front, side and rear yards. Dwelling unit types in HM2 District should be varied, and large areas of one housing unit type should be avoided. Buildings in HM2 can be up to three stories in height. Development in HM2 may be as dense as 20 dwelling units per acre, with higher density development in HM2 intended to provide more residents the opportunity to live within convenient walking and biking distance to mixed-use areas, parks and open space, and other neighborhood amenities and features. Apartments in this district should include a mix of unit sizes, including larger two- and three-bedroom units suitable for families with children.

Moving south and east towards the extensions of Mansion Hill and Mica through the development site, the center of the subdivision is recommended for Housing Mix 3 (HM3). Housing types within the HM3 District should consist of a mix of townhouses and apartment buildings that will likely be larger and taller than in HM2 but still retain a neighborhood scale. The density of individual developments may be as high as 40 dwelling units per acre, with the higher residential densities at locations close to mixed-use areas, transit corridors and parks and help support the development of neighborhood-serving businesses in mixed-use districts. The density in HM3 may also serve as a transition district between lower-density forms of development in HM2 and the highest-density Housing Mix 4 (HM4) district and mixed-use districts. Parking should be provided behind or beneath the buildings in HM3 to minimize its visual impact on the neighborhood. Buildings may generally be three stories, but heights may vary depending on the scale of surrounding developments. In general, an urban character of design and architecture is recommended, with buildings oriented to and fronting onto adjacent streets to help define and enhance the public realm along the street edge. On larger, deeper properties where it is not possible or practical to add public streets, a multi-building complex of apartments may have a limited number of buildings that are not located directly on a public street, though this is not a recommended configuration.

The remaining land recommended for residential development on the subject site is located in the Housing Mix 4 (HM4) district, which as noted above, is the highest density residential district in the High Point-Raymond Neighborhood Development Plan. HM4 districts are primarily located near larger mixed-use nodes and transit corridors. Most development in HM4 is recommended to be multi-unit apartment buildings up to 50 dwelling units per acre. Buildings up to four stories in height with relatively high lot coverage are recommended in this district only as part of well-designed projects that are coordinated with the development of nearby recommended mixed-use areas.

The layout of the proposed "Springs at Pleasant View" subdivision is generally consistent with the development pattern recommended for the subject site in the adopted neighborhood development plan. The proposed extension of Mansion Hill Avenue across the site to link and Midtown Commons to S Pleasant View Road and the location of Mica Road appear to reflect the street network recommended in the plan, and the proposed park dedication represented by Outlot 2 is consistent with the recommendation that Midtown Commons Park be extended west with the development of the subject property. While the future use of Outlot 3 is not identified on the plat, the proposed PR zoning is consistent with the park and open space recommended for that portion of the site, which will likely be either additional parkland or land for stormwater management. However, the plat does not show a local street planned to divide the HM2 and HM3 districts in the northwestern corner of the site, nor a

pedestrian linkage that was shown to extend south across the site from that local street, across the greenway at the southern boundary, to Mid Town Road.

Planning staff also feels that the proposed TR-U2 zoning of Lots 1-3 can implement the residential development densities recommended for the site by the High Point-Raymond Neighborhood Development Plan. Although TR-U2 appears to be more intensive than the development proposed on Lots 1 and 2 would require, the district has less restrictive usable open space requirements than the next comparable district, TR-U1 (140 square feet compared to 320 in TR-U1). Due to the grades present on the site, the less restrictive open space requirement is acceptable. However, Planning staff recommends that a restriction be placed on Lots 1 and 2 of the plat that limits the density of those lots to the maximum of 40 units per acre recommended for the HM3 by the neighborhood development plan, with Lot 3 limited to 50 units an acre consistent with the HM4 recommendation.

The proposed residential building complex on Lots 1 and 2 is consistent with the HM3 designation that applies to most of the site. The buildings proposed in the residential building complex generally reflect the neighborhood scale of development recommended in HM3, particularly on Lot 1, where half of the proposed buildings will parallel and be oriented to the abutting public streets. While the four buildings adjacent to Mica Road on Lot 2 will side onto the public street rather than front onto it, the inclusion of ground level entrances and second floor balconies should generate enough of the urban character recommended in HM3 to be considered consistent. Surface parking is prevalent across both lots in the residential building complex, although much of it should be adequately screened by buildings, retaining walls, and landscaping.

However, the Plan Commission should carefully consider the extensive use of retaining walls to support the proposed complex as it considers whether to approve the conditional uses for Lots 1 and 2. While the applicant has worked with staff over the last eight months to improve the design of the residential building complex to manage the significant grades present on the site, particularly north of Mansion Hill Avenue, the scale and prominence of the walls proposed is nearly without precedent. The retaining walls featured prominently in the Urban Design Commission's (UDC) review of the residential building complex on July 1, 2020, at which time initial approval was recommended to the Plan Commission subject to more elevations or perspectives of a length of the retaining walls showing the tiering and additional full landscape plans with species identified for the walls being submitted with a future request for final approval. The report of the July 1 meeting is attached to the conditional use file for review by the Plan Commission, which includes the many perspectives on the project from members of the UDC.

The current concept for Lots 1 and 2 is the most successful of those presented for staff and UDC review over the last year, with a better organized site layout that features south-facing front walls for the seven buildings on Lot 2 arranged to overlook the tier below and parking and circulation behind the buildings at the rear of each tier. However, the concept still relies heavily on retaining walls that seem likely to become a defining feature of the development, both within the complex, and from abutting roadways like S Pleasant View Road, which will be abutted by an approximately 20-foot tall wall system at one point along the frontage, and an up to 16-foot tall retaining wall along the southern edge of Lot 1. While the proposed 20-unit apartment buildings are generally consistent with the type of development envisioned in the HM3 district in the High Point-Raymond Neighborhood Development Plan, the reliance on a single building type, which features a long building footprint built on a slab without underground parking, as well as the predominance of surface parking directly correlates in staff's opinion to the need for the significant terracing proposed to support the development. Other forms of development that

incorporate smaller building footprints or greater reliance of structured parking might respond to the grades present on the site better than the subject proposal.

In approving the project, the Plan Commission should make specific findings that the proposed development reflects the normal and orderly development of surrounding properties consistent with conditional use standard #4, and that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the [TR-U2] zoning district consistent with standard #9. Relevant to the subject proposal, the statement of purpose for the Traditional Residential–Urban districts encourages that new buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.

Conclusion

The applicant and property owner are seeking approval to rezone the 35.44-acre site to TR-U2 and PR to support subdivision of the property into three lots for future multi-family development, with outlots for stormwater management and parkland also proposed. On two of the proposed lots, a residential building complex consisting of 300 multi-family units in fifteen 20-unit buildings is proposed, which requires conditional use approval by the Plan Commission in addition to its recommendations to the Common Council on the zoning map amendment, preliminary plat, interim CSM, and final plat.

Staff believes that the proposed *Springs at Pleasant View* subdivision is generally consistent with the development pattern recommended for the subject site in the 2017 High Point-Raymond Neighborhood Development Plan, including most of the proposed street network, expansion of Midtown Commons Park, and location of stormwater management. The proposed TR-U2 zoning of the three lots for multi-family residential is somewhat more intensive than the corresponding densities recommended for the site. However, staff feels that the proposed zoning and its less restrictive usable open space requirements is acceptable due to the significant grades present across most of the site, subject however, to a note on the final plat that limits the future density of Lots 1-3 to the maximum densities recommended in the corresponding districts of the plan.

Finally, if the Plan Commission can find that the proposed tiered site plan for Lot 2 and the extensive use of retaining walls on both on Lots 1 and 2 meet the standards for approval, staff believes that the Plan Commission may approve the conditional uses for the residential building complex, including for the outdoor recreation.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00444 and 28.022–00445, rezoning 8355 Mansion Hill Avenue from Temp. A to TR-U2 and PR, the preliminary plat and final plat of the *Springs at Pleasant View* subdivision, and two-lot Certified Survey Map to the Common Council with recommendations of **approval**. If the Plan Commission can find the conditional use standards met, it may **approve** the residential building complex to allow construction of 15 multi-family buildings on Lots 1 and 2 of the plat with pool and clubhouse. Any approvals shall be subject to the Urban Design Commission approval of the

residential building complex, input at the public hearing, and the conditions from reviewing agencies beginning on:

- **page 10** of this report for the **zoning map amendment and subdivision plat** requests;
- **page 17** for the **two-lot Certified Survey Map (CSM)**; and
- **page 20** for the **conditional uses** (residential building complex, etc.)

Zoning Map Amendment and Preliminary and Final Plat of *Springs at Pleasant View* subdivision –

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division

1. That a restriction be placed on Lots 1 and 2 of the final plat that limits the future density of residential development on those lots to the maximum of 40 units per acre recommended for Residential Housing Mix 3 (HM3) by the High Point-Raymond Neighborhood Development Plan. A note shall also be added that future development of Lot 3 shall be limited to 50 units an acre consistent with the HM4 recommendation in said plan.
2. Prior to recording of the final plat, the applicant shall designate a future use for Outlot 3. In lieu of dedication to the City, the subdivider may designate it as “For future development” for the purposes of recording.

City Engineering Division (Contact Tim Troester, 267-1995)

3. This area is part of the Upper Badger Mill Creek watershed, which has an approved watershed plan. This plan calls for 18.7 acre-feet of regional detention to occur on this site. The developer shall work with Engineering and Parks to address this need separate from the detention required for the development of the site.
4. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
5. Construct Madison Standard street and sidewalk improvements for all streets within the plat.
6. Construct sidewalk along S Pleasant View Road according to a plan approved by City Engineer.
7. Construct multi-use path through Outlot 2 and Outlot 3 to a plan approved by City Engineer.
8. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
9. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note 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.”

10. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
11. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Valley Ridge Interceptor Assessment District.
12. Provide proof of septic system abandonment from Public Health—Madison and Dane County as a condition of plan approval.
13. An Erosion Control Permit is required for this project.
14. A Storm Water Management Report and Storm Water Management Permit is required for this project.
15. A Storm Water Maintenance Agreement (SWMA) is required for this project.
16. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the CSM, as determined necessary by the City Engineer.
17. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City. The improvements indicated may require right of way outside of the CSM limits.
18. Remove concrete apron and median cross over on S Pleasant View Road and restore with topsoil, seed, and curb and gutter as required by City Engineer.
19. Provide calculations for the 500-year storm event, as identified in Madison General Ordinance Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
20. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

21. 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" 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..
22. Demonstrate compliance with MGO Section 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.
23. 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), Public Health–Madison and Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
24. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
25. 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.
26. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
27. 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 City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:
 - Report: Submit prior to plan sign-off, a stormwater management report stamped by a PE registered in the State of Wisconsin.
 - Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
 - Rate Control: Detain the 2-, 10-, and 100-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
 - Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.
 - TSS Redevelopment with TMDL: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - TSS Redevelopment not TMDL: Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

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

Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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.

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

28. Grant a Public Sanitary Sewer Easement to the City over a southern portion of Lot 1 to provide a minimum width of 10' north of the center of the existing sanitary sewer main that is very near the south line of said Lot 1. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) for the final required language.
29. Grant a Public Storm Sewer Easement to the City over the west side of Lot 1 on the face of this plat of adequate width to accommodate the planned public storm sewer to discharge from the west end of Mansion Hill Ave south to Outlot 1. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) for the final required easement language.
30. The applicant shall provide a map and exhibit encompassing the proposed public sidewalk improvements for the City to prepare a Declaration of Public Sidewalk Easement over Outlots 3 and 4 of Midtown Commons.
31. Grant a Public Sidewalk and Bike Path Easement to the City over the entirety of Outlot 2. Outlot 3 shall have a note that a upon any future development, an Easement for Public Sidewalk and Bike Path shall be granted to the City a no cost at a location approved by the City of Madison. Contact Jeff Quamme for required text to be added to the plat.
32. 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.
33. The applicant shall provide a map and exhibit encompassing the proposed public street improvements for the City to prepare a Declaration of Public Right of way over City owned lands per Document No. 3127793.
34. Outlot 3 of this plat shall be prohibited from further private development until it is further subdivided into a lot or lots and developed in conformance with a City of Madison approved preliminary plat and final plat/land division recorded at the Dane County Register of Deeds. Outlot 3 may be improved for a public use upon ownership by the City of Madison.

35. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
36. Prior to Engineering final sign-off by main office for final plats, the plat shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
37. The north line of existing Mansion Hill Avenue where it intersects the west line of this plat shall be monumented and dimensioned as required by statute.
38. Add recorded as information of N 01°26'54" E for the west line of the plat and correct the southeasterly most line of Outlot 1 to S 52°04'14" W.
39. The pending subdivision 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.
40. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

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

Fire Department (Contact Bill Sullivan, 261-9658)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Water Utility (Contact Adam Wiederhoeft, 266-9121)

41. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat and CSM per MGO 16.23(9)(d)(3).
42. 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. See Engineering Division comments for additional information.

Parks Division (Contact Sarah Lerner, 261-4281)

43. On the preliminary and final plat application submitted May 20, 2020 the applicant proposes to dedicate approximately 5.06 acres of public park. It is anticipated that an additional 3.05 acres (identified as Outlot 3) may be dedicated for public purposes in the future.
44. The preliminary plat, as currently proposed, includes three lots for future multi-family units. The parkland dedication requirement for a multifamily unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 5.06 acres. Final unit counts will determine required dedication and/or final Park-Land impact fees. Outlot 2 currently satisfies the parkland dedication that would be required for 300 multi-family units. Outlot 3 currently would satisfy the parkland dedication that would be required for 181 multi-family units if fully dedicated and the land was suitable for this use.
45. The Amendment to the High Point-Raymond Neighborhood Development Plan, adopted in August 1, 2017 identifies that this area shall include both public parkland and regional stormwater.
46. This area is part of the Upper Badger Mill Creek watershed which has an approved watershed plan. This plan calls for 18.7 acre-feet of regional detention to occur on this site. The developer shall work with Engineering and Parks to address this need separate from the detention required for the development of the site.
47. At the time of platting, the design of the regional storm facilities identified in the High Point-Raymond Neighborhood Development Plan and the Upper Badger Mill Creek watershed have not been completed. Upon determination of the need for regional detention, Outlot 2 may not be suitable for public parkland as determined by 16.23. If determined that a portion of this land is not acceptable as parkland, as determined at the time of building permitting, other land dedication or Park-Land Impact Fees shall be required for residential development.
48. Dedicated parkland shall not be used for construction staging, stockpiling material, or any other temporary private use, unless a separate agreement is reached with the City.
49. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 20023 when contacting Parks Division staff about this project.
50. Prior to sign off on the final plat the Applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development to account for the dedication being

made with Outlot 2. This document will be recorded at the Register of Deeds. The Applicant shall be responsible for all recording fees.

51. Lands that are dedicated for park purposes to fulfill parkland dedication requirements shall be suitable for park development. The Applicant shall provide proposed grading plans for the area of dedicated public parklands prior to approval. General guidelines for park development include:
 - a.) No existing wetlands.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d.) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
52. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
53. The following note should be included on the CSM: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
54. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. The applicant shall include all existing trees. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.
55. The developer shall provide soil borings within any lands to be dedicated as parkland.

City Forestry Section (Contact Wayne Buckley, 266-4892)

56. 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.

Office of Real Estate Services (Heidi Radlinger, 266-6558)

57. Signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable plat shall be presented at the time of sign-off.
58. A Consent of Lessee certificate shall be included on the plat for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to sign-off.

59. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (May 11, 2020) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update.
60. The owner shall email the document number of the recorded plat to Heidi Radlinger hradlinger@cityofmadison.com or Lance Vest lvest@cityofmadison.com at the Office of Real Estate Services as soon as it is available.
61. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact the City of Madison Office of Real Estate Services to discuss the potential lease terms.

Certified Survey Map –

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

Planning Division

1. Note: Approval of this Certified Survey Map does not relieve or supersede any conditions of approval of the preliminary plat of the "*Springs at Pleasant View.*" The proposed lots/outlots created by this CSM shall be designated for future development, which shall be subdivided and developed in accordance with said preliminary plat and any conditions of its approval, including all dedications to the public required to serve the approved subdivision. No buildings may be constructed on the proposed lots/outlots without further prior subdivision or land division and land use approvals.

City Engineering Division (Contact Tim Troester, 267-1995)

2. This area is part of the Upper Badger Mill Creek watershed, which has an approved watershed plan. This plan calls for 18.7 acre-feet of regional detention to occur on this site. The developer shall work with Engineering and Parks to address this need separate from the detention required for the development of the site.

3. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

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

5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
6. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Valley Ridge Interceptor Assessment District.
7. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

8. The Lots shall be changed and designated as Outlots.
9. A note shall be added to Sheet 1 as follows: "Outlot 1 and Outlot 2 of this Certified Survey Map are prohibited from further development until they are further subdivided and developed together in conformance with a City of Madison approved preliminary plat and final plat/land division recorded at the Dane County Register of Deeds."
10. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
11. Prior to Engineering final sign-off by main office for CSMs, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
12. The north line of existing Mansion Hill Avenue where it intersects Outlot 2 shall be monumented and dimensioned as required by statute. Also, the northwest and southwest corners and the entire east side of Outlot 1 shall be monumented as required by statute.
13. Add recorded as information of N 01°26'54" E for the west line of the plat and correct the southeasterly most line of Outlot 1 to S 52°04'14" W.
14. Correct the legal description, the Northwest Corner of Outlot 4 is of Midtown Commons, not the First Addition. Correct the exterior dimension of 363.17 feet to 363.16 along the southeasterly side of the Certified Survey Map.

15. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

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

Fire Department (Contact Bill Sullivan, 261-9658)

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

City Forestry Section (Contact Wayne Buckley, 266-4892)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Water Utility (Contact Adam Wiederhoeft, 266-9121)

16. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per MGO 16.23(9)(d)(3).

17. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Parks Division (Contact Sarah Lerner, 261-4281)

18. The following note should be included on the CSM: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on this CSM.

19. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 20023 when contacting Parks Division staff about this project.

Office of Real Estate Services (Heidi Radlinger, 266-6558)

20. Signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.
21. A Consent of Lessee certificate shall be included on the plat for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to sign-off.
22. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (May 11, 2020) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update.
23. The owner shall email the document number of the recorded CSM to Heidi Radlinger hradlinger@cityofmadison.com or Lance Vest lvest@cityofmadison.com at the Office of Real Estate Services as soon as it is available.
24. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact the City of Madison Office of Real Estate Services to discuss the potential lease terms.

Conditional Use—Residential Building Complex –

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

Planning Division

1. Prior to issuance of building permits for the residential building complex, the final plans shall show screening for trash enclosures. The trash enclosures on Lot 2 shall have no openings visible from S Pleasant View Road.
2. Any proposed HVAC, utility penetrations, and service doors for the buildings shall not face a public right of way or other residential property. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including ventilation louvers, and gas meters or electric meters visible from a public right of way shall be permitted without specific approval by the Plan Commission.

Urban Design Commission (Contact Janine Glaeser, 267-8740)

The Urban Design Commission recommended **initial approval** of the residential building complex at its July 1, 2020 meeting subject to the following condition. Prior to final approval of the project and issuance of permits, the applicant shall receive final approval from the Urban Design Commission.

3. More elevations or perspectives of a length of the retaining walls showing the tiering and additional full landscape plans with species identified for the retaining walls shall be submitted.

City Engineering Division (Contact Tim Troester, 267-1995)

4. Utility design will need to be coordinated with the City plans for plat development when they become available.
5. The Upper Badger Mill Creek watershed calls for a large regional detention basin immediately upstream of CTH M. The developer shall meet with City Engineering to discuss the capacity needs and the requirement to potentially dedicate additional land for regional detention.
6. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
7. Construct Madison Standard street, multi-use path, and sidewalk improvements for all streets within the plat.
8. Construct sidewalk along S Pleasant View Road according to a plan approved by City Engineer.
9. Construct multi-use path through Outlot 2 and Outlot 3 to a plan approved by City Engineer.
10. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note 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."
11. An Erosion Control Permit is required for this project.
12. A Storm Water Management Report and Storm Water Management 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 at 273-5612 of the WDNR 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. Remove concrete apron and median cross over on S Pleasant View Road and restore with topsoil, seed, and curb and gutter as required by City Engineer.
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. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
18. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
19. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24-hour design storm when the storm sewer is at capacity.
20. 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" 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..
21. Demonstrate compliance with MGO Section 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.
22. 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), Public Health—Madison and Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
23. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
24. 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.

25. 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 City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

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

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Rate Control: Detain the 2-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

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

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

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

Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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.

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

27. 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, 266-4097)

28. The private drives within the complex shall be named to facilitate wayfinding and addressing. Contact Lori Zenchenko for street naming guidelines and approvals (LZenchenko@cityofmadison.com).

29. The pending final 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.

30. Grant a Public Sanitary Sewer Easement on the pending plat of Springs at Pleasant View to the City over a southerly portion of Lot 1 to provide a minimum width of 10' north of the center of the sanitary sewer main that is very near the south line of said Lot 1.
31. Grant a Public Storm Sewer Easement to the City over the west side of Lot 1 on the face of the pending plat of Springs at Pleasant View of adequate width to accommodate the planned public storm sewer to discharge from the west end of Mansion Hill Avenue south to Outlot 1.
32. The pending plat is required to coordinate and request from the utility companies serving this area the easements required along the perimeter of the lots to serve the plat and future adjacent development. Those future easements required shall be shown on the plans as they will be granted on the plat. The retaining wall locations shall be evaluated to assure they do not encroach into these particular future easement areas.
33. Remove all references to streets named "Mansion Hill East" and "Mansion Hill West." The entire street segment is Mansion Hill Avenue.
34. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

35. The proposed development on the north side of Mansion Hill Avenue shall be limited to three driveways on their Mica Road frontage. The first driveway north of the Mica Road/Mansion Hill Avenue intersection shall be removed from the plan.
36. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.
37. 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.

38. 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.
39. All parking facility design shall conform to the standards in MGO Section 10.08(6).
40. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
41. 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.
42. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
43. 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.
44. The applicant shall provide a clearly defined five (5)-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.
45. "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.
46. 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.
47. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, pre-formed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
48. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the public right-of-way on S Pleasant View Road will be granted for construction purposes. Provide a detailed construction plan to the Traffic Engineering Division for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

49. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
50. Bicycle parking shall comply with the requirements of MGO Sections 28.141(4)(g) Table 28I-3 and 28.141(11). A minimum of 315 resident bicycle stalls are required plus a minimum of 30 short-term guest stalls. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.

Fire Department (Contact Bill Sullivan, 261-9658)

51. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Sarah Lerner, 261-4281)

52. On the preliminary and final plat application submitted May 20, 2020 for the Springs at Pleasant View, the applicant proposes to dedicate approximately 5.06 acres of public park(identified as Outlot 2). It is anticipated that an additional 3.05 acres (identified as Outlot 3) may be dedicated for public purposes in the future.
53. The Amendment to the High Point-Raymond Neighborhood Development Plan, adopted in August 1, 2017 identifies that this area shall include both public parkland and regional stormwater.
54. This area is part of the Upper Badger Mill Creek watershed which has an approved watershed plan. This plan calls for 18.7 acre-feet of regional detention to occur on this site. The developer shall work with Engineering and Parks to address this need separate from the detention required for the development of the site.
55. At the time of platting, the design of the regional storm facilities identified in the High Point-Raymond Neighborhood Development Plan and the Upper Badger Mill Creek watershed have not been completed. Upon determination of the need for regional detention, Outlot 2 may not be suitable for public parkland as determined by 16.23. If determined that a portion of this land is not acceptable as parkland, as determined at the time of building permitting, other land dedication or Park-Land Impact Fees shall be required for residential development.

56. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 20023.1 when contacting Parks Division staff about this project.

City Forestry Section (Contact Wayne Buckley, 266-4892)

57. Please remove street trees from the plan. 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. Please contact Wayne Buckley at 266-4892 with questions