



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1051 S Pleasant View Road (Future Lot 205 of the *First Addition to Hill Valley Subdivision*)

**Application Type:** Conditional Use

**Legistar File ID #** [92234](#)

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

## Summary

**Applicant:** DSI Real Estate Group; 708 River Place; Madison.

**Contact Person:** Brian Munson, Vandewalle & Associates; 120 E Lakeside Street; Madison.

**Property Owner:** VH Hill Valley, LLC; 6801 South Towne Drive; Madison.

**Requested Action:** Consideration of a conditional use in the Traditional Residential–Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of a five-story, 226-unit multi-family dwelling with outdoor pool on land generally addressed as 1051 S Pleasant View Road.

**Proposal Summary:** The applicant is proposing to construct a five-story, 226-unit apartment building on future Lot 205 of the *First Addition to Hill Valley* subdivision. The site will be located on the south side of future Enchantment Road between S Pleasant View Road (CTH M) on the west and future Mica Road on the east once the public improvements for the First Addition final plat are constructed and the final plat is recorded later this year. The proposed multi-family dwelling will parallel Enchantment, Mica, and the southern property line, with an outdoor pool and dog park for tenants in a courtyard that will open to the west. Parking for the 226-unit project will be provided in 245 automobile spaces below the footprint of the building and in 115 stalls located in two surface lots. The project will provide 232 interior bicycle parking spaces and 24 exterior spaces. Construction of the proposed building is scheduled to commence in summer 2026, with completion anticipated sometime in 2027.

**Applicable Regulations & Standards:** Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with greater than 60 units as a conditional use in the TR-U1 (Traditional Residential–Urban 1) zoning district. The outdoor pool is considered outdoor recreation, which is an accessory conditional use in TR-U1 zoning subject to supplemental regulations in Section 28.151.

**Review Required By:** Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional use(s) to construct a multi-family dwelling with outdoor recreation (pool) at 1051 S Pleasant View Road on future Lot 205 of the *First Addition to Hill Valley* subdivision subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 6** of this report.

## Background Information

**Parcel Location:** The subject site is a 6.55-acre parcel located on the east side of S Pleasant View Road (CTH M) approximately 900 feet north of Mansion Hill Avenue. The property is located in Alder District 1 (Duncan) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** Undeveloped land, zoned TR-U1 (Traditional Residential–Urban 1 District).

**Surrounding Land Use and Zoning:**

**North:** Future phases of the *Hill Valley* subdivision, zoned A (Agricultural District), CC-T (Commercial Corridor–Transitional District), TR-U1 (Traditional Residential–Urban 1 District), and TR-P (Traditional Residential–Planned District);

**South:** The Springs at Pleasant View Apartments, zoned TR-U2 (Traditional Residential–Urban 2 District), and Mid Town Commons Park, zoned TR-P, TR-U2, and PD;

**West:** Future employment development in the University Research Park–Pioneer subdivision across S Pleasant View Road, zoned SE (Suburban Employment District); and

**East:** First phase of the *Hill Valley* subdivision, zoned TR-P.

**Adopted Land Use Plans:** **Adopted Land Use Plan:** The 2017 [High Point-Raymond Neighborhood Development Plan](#) 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 the Hill Valley development for a variety of residential uses at a range of potential densities across the property, with the subject site specifically recommended for a combination of Residential Housing Mix (HM) 2 and HM3.

The land use polygons in the neighborhood development plan are generally reflected on the future land use maps in the [Comprehensive Plan](#) as amended through 2024, which recommends Low-Medium Residential (LMR) and Medium Residential (MR).

Note: The zoning of the Hill Valley subdivision, including the TR-U1 zoning of the subject site, was found to be consistent with the above recommendations when it was approved by the Common Council in December 2024.

**Zoning Summary:** The site is zoned TR-U1 (Traditional Residential–Urban 1 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	750 sq. ft./unit (169,500 sq. ft. total)	284,108 sq. ft.
Lot Width	50'	Greater than 50'
Minimum Front Yard	15' or average	15' (South Wing, from Mica Road)
Maximum Front Yard	30' or up to 20% greater than block average	
Side Yard	10'	15.3' North Wing from Enchantment Road )  51.8' (South Wing)
Rear Yard	Lesser of 20% lot depth or 20'	79.1' from S Pleasant View Road
Maximum Lot Coverage	75%	51.4%
Maximum Building Height	5 stories/ 65'	5 stories/ 65'
Auto Parking	Multi-family dwelling: 1 per dwelling unit (226)	245 garage, 115 surface=360 total (See Zoning conditions)
Electric Vehicle Stalls	20% EV ready: 72	14 (See Zoning conditions)
Accessible Parking	Yes	10

Bike Parking	Multi-family dwelling: 1 per unit up to 2-bedrooms, half-space per additional bedroom (232); 1 guest space per 10 units (23) (255 total)	232 garage; 24 surface = 256 total
Loading	None	0
Building Forms	Large Multi-Family Building	Will Comply
<b>Other Critical Zoning Items</b>		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, Landmarks; Transit-Oriented Development (TOD) Overlay	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

**Environmental Corridor Status:** The subject site is located in the Central Urban Service Area. There are no environmental corridors mapped across the final plat site.

**Public Utilities and Services:** The subject site will be served by a full range of urban services as it develops, with the exception of Metro Transit, which does not provide service on the Pleasant View Road side of the Hill Valley development. The proposed development is outside Metro Transit's paratransit service area: The closest bus stop with commuter bus service is roughly a half mile walking distance, and the parcels would be greater than the three quarters mile regulatory distance from all-day scheduled service for passengers who might be eligible for door-to-door paratransit service. There are no eligible trips towards US Green Building Council/LEED Quality Access to Transit points, due to the closest Metro Transit bus stops with scheduled service being more than a quarter mile walking distance.

## Previous Approvals

On December 10, 2024, the Common Council approved a request to rezone 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail from A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential-Urban 1 District), and CC-T (Commercial Corridor–Transitional District) and approved the preliminary plat of *Hill Valley*, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, three outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, one outlot for a private alley, and three outlots for private open space. [A request to zone a one-acre lot in the northwestern corner of the plat to NMX (Neighborhood Mixed-Use District) was placed on file.] For more information on the zoning map amendment and original preliminary plat requests, please see ID [85814](#) and [85415](#), respectively.

On February 25, 2025, the Common Council approved the *revised* preliminary plat of *Hill Valley*, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, 11 lots for future multi-family dwellings, one lot for future mixed-use development, five outlots to be dedicated for public park, seven outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and one outlot for future development. Information on the current approved preliminary plat of the subdivision may be found under ID [86737](#).

Also on February 25, 2025, the Common Council approved the final plat of *Hill Valley*, creating 40 single-family lots, two outlots for public parkland, and two outlots for public stormwater management, representing the first phase of the subdivision (ID [86738](#)). The final plat was recorded on November 13, 2025.

On April 15, 2025, the Common Council approved the final plat of *First Addition to Hill Valley*, creating 162 lots for single-family detached and attached homes (including two-family residences and townhouses), three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, and three outlots to be dedicated for stormwater management (ID [87472](#)). Revisions to the *Hill Valley* preliminary plat and First Addition final plat will be reviewed by the Plan Commission at its April 27, 2026 meeting, with recording scheduled to follow this summer. Revisions to this phase of the development include creating one lot for the subject multi-family development, whereas the plat approved in 2025 called for two multi-family lots in this portion of the subdivision.

## Supplemental Regulations

“Outdoor Recreation” is defined in the Zoning Code as “[a] facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures. This term includes but is not limited to a golf facility, tennis, basketball or volleyball court, soccer, baseball or football field, sporting club, amusement park, miniature golf course, **swimming pool**, water park, an outdoor stage, band shell, or amphitheater” (emphasis added). A pool for a multi-family dwelling is considered an accessory use. The following supplemental regulations are outlined in Section 28.151 of the Zoning Code for Outdoor Recreation:

- (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.

## Project Description

The applicant, DSI Real Estate Group, is requesting conditional use approval to construct a five-story multi-family dwelling containing 226 units in TR-U1 zoning on a 6.55-acre that will be located in the southwestern corner of the Hill Valley subdivision at S Pleasant View Road and future Enchantment Road. The subject site will be Lot 205 of the *First Addition to Hill Valley* subdivision once that final plat is approved and recorded. Construction of improvements (utilities, streets, etc.) for this portion of the subdivision will occur later this year, which will include the extensions of Enchantment Road into the overall development from Pleasant View and Mica Road north from its current terminus adjacent to the subject site.

The subject site currently features a significant ridge that runs to the north from the southern property line and falls to the west, north, and east. The grading plan for the project calls for the site to be regraded to create a modestly sloped area in the center that will accommodate the proposed building before falling off sharply along the western line along S Pleasant View Road and at the future intersection of Pleasant View and Enchantment Roads, with a less severe 5- to 20-foot slope to be created along the Enchantment Road frontage. A more modest slope is proposed along the extension of Mica Road adjacent to the site.

The proposed multi-family dwelling will be a courtyard-style building consisting of three wings that will parallel Enchantment Road on the north and the southern property line shared with a multi-family residential building complex, with a connecting central wing that will parallel Mica Road on the east. The north wing will principally stand four stories in height above Enchantment Road, with the exposure of the lowest levels of building creating a fifth story as the building continues west toward S Pleasant View Road. The western façade of the north wing will step back at the first, second, and third floors, as shown on the floorplans (see Sheets A-05–A-07 of the architectural plans). Two levels of parking will be located below the north wing, with dwelling units proposed along Enchantment Road on Levels B1 and B2 to screen the exposed walls of the under-building parking (see Sheets A-03 and A-04). A vehicular entrance is proposed into Level B2 from Enchantment Road, which will have a large bike parking room adjacent to the overhead doors.

The south wing of the building will stand five stories above finished grade and include setbacks along the western façade at the third, fourth, and fifth floors similar to the setbacks proposed in the north wing. One level of parking is proposed below the south wing, which will be accessed from a south-facing door at the southwestern corner of the wing. Access to that parking will be from Mica Road through a surface parking lot that will be located between the south wing and southern property line. The central connecting wing parallel to Mica Road will principally be four stories tall and will include a two-story tall pass-through to accommodate a driveway that will provide access to a second surface parking lot, which will be located adjacent to the southern façade of the north wing. A lobby and tenant amenity space will be located on the first floor on the south side of the pass-through, as shown on Sheet A-05. Parking for the building will continue under the central wing, which will be accessed from the entrance in the south wing.

The 226 units proposed will include 24 studio units, 115 one-bedroom units, 75 two-bedroom units, and 12 three-bedroom units. Parking for 245 automobiles will be located within the building, with 115 automobile stalls to be located in the two surface lots described above. The 360 total automobile stalls will result in a ratio of 1.59 stalls per unit. Parking for 232 bicycles will be provided inside, with an additional 24 bike stalls located on the exterior of the building (1.13:1).

The height of the proposed building will vary, but Planning and Zoning staff have determined that the height will not exceed the 65 feet allowed by right in the TR-U1 zoning district (additional height above 65 feet is allowed with conditional use approval).

The inverted C-shape of the proposed building will create a west-facing courtyard, which will be improved as private open space for the residents of the 226 units. From east to west, the courtyard space will include a patio off the western façade of the lobby and tenant amenity space, a pool and pool deck, and private dog park.

## **Analysis and Conclusion**

Multi-family dwellings with greater than 60 units are a conditional use in the TR-U1 zoning district. Additionally, the pool, which in this case is accessory to the multi-family dwelling, meets the definition of outdoor recreation in the Zoning Code and requires conditional use approval. Outdoor recreation is subject to supplemental regulations as outlined in Section 28.151 of the Zoning Code, which are included above.

The Planning Division believes that the Plan Commission may find that the conditional use standards are met to approve the proposed multi-family dwelling. The density of the proposed building will be approximately 34.5 units per acre on the site, which is considerably less than the 58 units an acre allowed in the TR-U1 zoning approved for this site with the original zoning approvals for the Hill Valley subdivision in December 2024. The proposed density is also consistent with the developer's vision for the Hill Valley subdivision, which estimated that approximately

225 dwelling units would be developed on the 6.55 acres located on the south side of Enchantment Road between S Pleasant View Road and Mica Road. The City Engineer is requesting wastewater calculations to confirm that the sanitary sewers planned for the Hill Valley subdivision are adequate to serve the proposed building. However, no other agency comments have been submitted that would suggest that the standards of approval cannot be met for the multi-family dwelling. [Staff from the Traffic Engineering Division has clarified that their major/ non-standard comment is more pertinent to the overall Hill Valley subdivision than this specific project, but that final approval of the traffic impact analysis for the subdivision will be required prior to final sign-off and issuance of permits for the multi-family dwelling.]

Planning staff also believes that the standards for approval and supplemental regulations for outdoor recreation can be met for the proposed pool. The pool should have limited or no effect on surrounding properties due to its location within the courtyard formed by the proposed apartment building, which should shield any noise or light impacts from the pool from the existing residential to the south and future residential to the north and east. Staff does not anticipate any impacts from the pool on properties to the west, which are planned for employment or developed as part of Hawks Landing Golf Club and will be located at a significant remove across S Pleasant View Road. However, consistent with other recent conditional use approvals for outdoor recreation, staff believes that it would be appropriate for the Plan Commission to require the applicant to submit proposed hours for the pool for approval by the Planning Division in consultation with the district alder prior to final sign-off of the conditional uses for the project.

As with any conditional use, the Plan Commission retains continuing jurisdiction in the event that complaints are received about the multi-family dwelling and accessory outdoor recreation, which could result in more restrictive conditions being applied if deemed necessary following the process outlined in Section 28.183 of the Zoning Code.

## 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** conditional use(s) to construct a multi-family dwelling with outdoor recreation (pool) at 1051 S Pleasant View Road on future Lot 205 of the *First Addition to Hill Valley* subdivision subject to input at the public hearing and the following conditions:

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

#### Planning Division

1. Provide hours of operation for the proposed pool for approval by the district alder and Planning Division director prior to issuance of building permits for the apartment building. Any revision to the approved hours of operation shall require approval of an alteration to the conditional use to be approved by the district alder and Director of the Planning Division or the Plan Commission.
2. Prior to final approval of the project and issuance of permits, detailed floorplans shall be provided on the final plans, including labels with the number of bedrooms per unit.
3. Revise Sheets A-03 and A-04 to include the number and type of automobile and bicycle parking stalls to be provided on Levels B1 and B2. Provide typical dimensions for the indoor parking spaces and drive aisles. Revise those sheets to clearly show the entire property line of the site to confirm that none of the under-building parking will extend into the rights of way of Enchantment Road and Mica Road.

**City Engineering Division** (Contact Kathleen Kane, (608) 266-4098)

4. This proposed development will be provided sanitary sewer service off two streets, which will impact two separate sewer basins. The applicant shall provide the projected wastewater flows for each connection. If possible, it is recommended that the applicant sends the majority of wastewater flow to Mica Road.
  5. The applicant shall confirm whether the proposed pool will connect to City sewer or City storm sewer with a note added to the plan. If the planned discharge is to sanitary sewer, the maximize volume or release for drainage shall be limited to 50 gallons per minute (GPM).
  6. The site utility plan shall be revised to be consistent with plans approved and revised by City Engineering to allow stormwater to reach the appropriate pond constructed as part of the plat.
7. This development is subject to impact fees for the Valley View Storm Impact Fee District of \$148.07/1,000 square feet. All impact fees are due and payable at the time building permits are issued per MGO Chapter 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."
  8. 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 Sewer Assessment District of \$94.92/ 1,000 square feet – 2026 Rate.
  9. An Erosion Control Permit is required for this project.
  10. A Storm Water Management Report and Storm Water Management Permit is required for this project.
  11. 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.
  12. The applicant shall coordinate grades of driveway entrances and private sidewalks with sidewalk grades designed by City staff under Contract No. 9680, Project No. 15680.
  13. 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-year 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.

14. 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. Public stormwater shall be contained to public right of way, easements, or public lands for the 100-year 24-hour design storm for new development.
15. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 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.
16. 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.
17. 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.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
  - Detain the 2-, 5-, 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.
  - Provide infiltration of 90% of the pre-development infiltration volume.
  - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
  - Treat the first half inch of runoff over the proposed parking facility.
  - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.
  - The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
  - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

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

**City Engineering Division–Mapping Section** (Contact Julius Smith, (608) 264-9276)

20. Note: There will be a requirement to further dedicate 14 feet of additional right of way for a short section along the easterly frontage of S Pleasant View Road adjacent to this site with the pending revised preliminary plat application for a future right-turn lane at the request of Dane County. Revise the limits of the right of way shown on the site plan to accurately reproduce that as shown on the revised preliminary plat of Hill Valley.

21. Remove the reference to Lot 204 on the title sheet.
22. Correct the street name of 'Pleasant View Rd' to 'S Pleasant View Road' on the civil sheets.
23. Revise the connecting sidewalk/stair location, and associated grading around the improvements located at the northwest corner of the site for the new limits of dedication in the revised preliminary plat of Hill Valley. Note: While the proposed right-turn lane may be a delayed or future item, the public sidewalk will be constructed and graded to the limits of the new turn land dedication.
24. The address of the proposed building is 1110 Mica Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
25. The pending First Addition to Hill Valley plat application 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.
26. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings indicating the number of apartments on each floor. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion, or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or re-approved.

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

27. The traffic impact analysis study for the Hill Valley subdivision is in process. Final sign-off for the apartments and plat will not occur until this study is complete and the Traffic Engineering Division has reviewed and approved the study.

28. 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.

29. The applicant is encouraged to provide 120-volt electrical service for electric bike charging.
30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
31. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing, marking, and street lighting related to the development; the developer shall be financially responsible for such signing, marking, and street lighting.
33. All parking facility design shall conform to MGO Section 10.08(6).
34. Parking stalls that are located next to a sidewalk shall have a barrier between the stall and the sidewalk or a minimum three-foot buffer to serve as protection for any pedestrians.
35. 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.
36. 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 the Traffic Engineering Division.
37. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering main office with final plans for sign off.
38. 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.). If the 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.

39. "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.

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

40. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, occurring after Plan Commission approval of the project. Work with staff to finalize requested clarifications on the TDM Plan. TDM Plan review fees will be required as part of final site plan review sign-off.

41. Per Section MGO Section 12.138(14), residents of this development would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

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

42. A bicycle parking adjustment will be required per MGO Sections 28.141(5) and 28.141(11) for the percentage of structured, vertical or wall mount parking exceeding 25%. Submit a request for a bicycle parking adjustment including information to support the adjustment.

43. Shift the parking stalls located south of the building behind the plane of the Mica Road facing building facade. Surface parking shall not be located between any street and the plane of the principal building's corresponding street-facing façade.

44. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 20% of the parking stalls (72 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans and provide the count of electric vehicle stall in the site plan information block.

45. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 232 resident bicycle stalls are required, plus a minimum of 23 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-foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two feet by six feet with a five-foot wide access area. Submit a detail showing the model of bike rack to be installed.

46. Provide adequate development frontage landscaping per Section 28.142(5), Development Frontage Landscaping. One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.

47. 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.

48. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. All glass railings must be treated. Identify which glass

areas are 50 square feet or greater and which glass areas will be treated. Provide the window and door schedule to verify the sizes of the glazed areas and mullions. Provide a detail of the specific treatment product that will be used.

49. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a project completion date.

50. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

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

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

**Parks Division** (Contact Adam B. Kaniewski, (608) 261-4281)

52. There has been park land dedicated for the Hill Valley plat and we will apply that dedication on a first-come, first-serve basis unless otherwise agreed to with the developer.

53. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(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. The Park Impact Fee ID# for this project is 24056.

**Forestry Section** (Contact Zachary Eckberg, [zeckberg@cityofmadison.com](mailto:zeckberg@cityofmadison.com))

54. 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 development along the street segments.

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

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