



Project Addresses: 4000-4088 Felland Road
Application Type: Planned Development District–Amended General Development Plan and Specific Implementation Plan
Legistar File ID # [60084](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Anand Santhalingam, Sainivas, LLC; 810 Silver Sage Trail; Middleton.

Contact Person: Jim Hess; 437 S Yellowstone Drive, Suite 201; Madison.

Requested Actions: Approval of an amended Planned Development–General Development Plan to allow construction of 17-unit and 33-unit apartment buildings and approve a Planned Development–Specific Implementation Plan for construction of the 17-unit building on parcels addressed as 4000 and 4088 Felland Road.

Note: 4000 Felland Road is also referred to in the application materials as 5855 Lupine Lane, which is an alias address for the parcel. For consistency, the subject parcel will hereinafter be referred to as 4000 Felland Road, its primary address; the project was also noticed using the 4000 Felland address.

Proposal Summary: The applicant is requesting approval of an Amended General Development Plan to construct a two-story, 17-unit apartment building and three-story, 33-unit apartment building on two undeveloped remnant parcels on Lot 6 of the Morgan Plat in “The Crossing” planned development. Specific Implementation Plan approval is also sought for the 17-unit building on the 4088 Felland parcel. Construction of the 17-unit building is scheduled to commence in fall 2020, with completion anticipated in fall 2021.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code.

Review Required By: Urban Design Commission, Plan Commission, and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00435, approving an Amended Planned Development–General Development Plan for 4000-4088 Felland Road, and ID 28.022–00436, approving a Specific Implementation Plan to construct a 17-unit apartment building at 4088 Felland Road, all subject to input at the public hearing, the recommendation of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is Lot 6 of the Morgan Plat, a 5.3-acre parcel located at the northwestern corner of Felland Road and Nelson Road, Aldermanic District 17 (Baldeh); Sun Prairie Area School District. 4000 Felland Road is a 51,389 square-foot (1.18-acre) parcel at the southeastern corner of Lot 6, while 4088 Felland Road is a 33,480 square-foot (0.77-acre) parcel in the northwestern corner of the lot.

Existing Conditions and Land Use: The subject parcels are undeveloped. The remainder of Lot 6 is developed with two (2) two-story, nine-unit buildings fronting Felland Road and a three-story, 48-unit building located on the west side of Lupine Lane, a private road serving the development. The three buildings comprise “The Ambassador” Condominiums. The site is zoned PD.

Surrounding Land Uses and Zoning:

North: Undeveloped land and Waste Management landfill, both zoned PD;

South: Undeveloped lands across Nelson Road in the City, zoned A (Agricultural District), and in the Town of Burke;

West: Fire Station 11, zoned NMX (Neighborhood Mixed-Use District); undeveloped lands, zoned PD;

East: Multi-tenant industrial/commercial buildings across Felland Road, zoned IL (Industrial–Limited District).

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site and neighboring properties to the north and west for Employment uses. The flex industrial buildings to the east are recommended for Industrial uses.

The site is also included within the boundaries of the amended 2019 [Nelson Neighborhood Development Plan](#), which recommends that the subject site be developed with Residential Housing Mix 3 (HM3) at a density of 20-40 units per acre. The parcels to the north and east are recommended for employment development, while the adjacent parcel to the west is recommended for additional development in HM3.

Zoning Summary: The site is zoned PD. The SIP will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
<i>Prepared by: Planning and Zoning staff</i>	

Environmental Corridor Status: The subject property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily all-day service along High Crossing Boulevard, south of Nelson Road, approximately a half-mile southwest of this property.

Previous Approvals

On July 17, 2001, the Common Council approved a request to rezone approximately 48 acres located on the north side of Nelson Road east of US Highway 151 from A (Agriculture District) to PUD-GDP [1966 Zoning Code] to accommodate the future construction of a mixed-use development known as “The Crossing,” which was approved to include approximately 317,000 square feet of retail/ office/ entertainment/ hotel uses on the western 25-30 acres of the site and approximately 380 multi-family residential units primarily on the eastern 17 acres. A preliminary plat of the Morgan Plat was also approved, which called for the PUD to be subdivided into six lots to facilitate implementation of the mixed-use development.

On June 17, 2003, the Common Council approved the final plat of the Morgan Plat creating three lots for the retail/ office/ entertainment/ hotel development, two lots for multi-family residential development, a lot for a future City fire station, one outlot for public stormwater management and a private outlot to be retained as a permanent community separation greenspace adjacent to US Highway 151. The fire station parcel was also rezoned from PUD-GDP to M1 (Limited Manufacturing District) at this Council meeting. The final plat was recorded on September 19, 2003.

On January 18, 2005, the Common Council approved a request to rezone the easternmost 15.4 acres of The Crossing Planned Unit Development from PUD-GDP to PUD-SIP to allow the construction of approximately 310 multi-family residences in 15 buildings located on lots on both sides of Felland Road, with a pool and clubhouse for the complex to be located on the southerly side of Felland. A total of 107 dwelling units in five buildings were approved on Lot 6.

On February 3, 2009, the Common Council approved a request to amend a previously approved PUD-GDP for the western 26.7 acres of the approximately 48-acre The Crossing Planned Unit Development/ Morgan Plat, generally addressed as 4021 Grand Crossing Road, to allow the development of an approximately 95,000 square-foot, 16-screen movie theater/entertainment complex and 108,000-276,000 square feet of regional and neighborhood commercial uses, office, service, and residential uses. The amended General Development Plan did not complete final staff approval and was not recorded within the timeframes allowed by the Zoning Code and is therefore null and void.

Project Description

The applicant is requesting approval of an Amended General Development Plan to allow construction of a two-story, 17-unit apartment building and three-story, 33-unit apartment building on two undeveloped remnant parcels located on Lot 6 of the Morgan Plat in "The Crossing" planned development. The applicant is also requesting Specific Implementation Plan approval to construct the 17-unit building on the 4088 Felland parcel beginning later this year.

Lot 6 of the Morgan Plat was originally approved in 2005 for the development of 107 multi-family dwellings in five buildings on the approximately 5.3-acre parcel. A pool and clubhouse was also approved in the northwestern corner of the lot, which was planned to serve both Lot 6 and a related 199-unit, ten-building multi-family complex located on Lot 3 of the Morgan Plat directly north of the subject site across Felland Road. At the time of approval, Lots 3 and 6 were under the control of one developer, who intended to develop the 306 total units as one large-scale condominium development. Following the 2005 SIP approval, three of the buildings on Lot 6 were constructed: two nine-unit buildings at 4002-4018 and 4026-4042 Felland Road, and a three-story, 48-unit building at 5831 Lupine Lane. (Lupine Lane is a private road that provides internal access through Lot 6.) The three buildings were declared as The Ambassador Condominiums. Construction on Lot 3, however, did not commence, and that parcel remains undeveloped.

The two buildings subject to this amendment will be developed on undeveloped remnant "expansion" parcels left by the Ambassador Condominium plat. The remnant at 4000 Felland Road is a 1.18-acre parcel located at the southeastern corner of Lot 6 adjacent to the intersection of Felland and Nelson Roads, while 4088 Felland is a 0.77-acre parcel located in the northwestern corner of the overall lot. Both are shown as "future expansion areas" on the last condominium plat recorded in 2008, after which construction of the complex ended and no further

expansions of the condominium declared. Both parcels came under bank control in 2013 and were subsequently sold by the bank to third parties.

The amended General Development Plan (GDP) for Lot 6 proposes to develop a two-story, 17-unit apartment building on the 4088 parcel in place of a two-story, eight-unit building shown on the 2005 SIP and the pool and clubhouse, neither of which were constructed. The proposed building will include four (4) one-bedroom units and 13 two-bedroom units to be located above one level of underground parking with spaces for 28 autos and 17 bikes. Access to the underground parking will be provided by a driveway from Lupine Lane. A small community room is proposed on the first floor, which will open onto a small patio located along the southern wall of the building. The amended GDP also proposes the future construction of a three-story, 33-unit building on the 4000 Felland parcel in the same general location and of the same relative size as the 33-unit building originally approved for that portion of Lot 6 on the 2005 SIP.

The proposed SIP for the 17-unit building includes detailed floorplans and elevations that suggest a traditional design with gable roof forms, two-toned horizontal siding, and a brick base. A detailed landscaping is also included. No such detailed plans have been submitted for the 33-unit building with the current application. Approval of a separate SIP by the Urban Design Commission, Plan Commission, and Common Council will be required prior to issuance of building permits for the 33-unit building.

Analysis and Conclusion

The Zoning Code places a 10-year limit on General Development Plans, after which the prior approval expires and a new GDP approval is required. Further, the applicant's proposal to build a 17-unit apartment building where an eight-unit building and pool and common clubhouse amenity were previously shown also requires approval of an amended GDP.

The Planning Division believes that the Amended General Development Plan for Lot 6 of the Morgan Plat and the Specific Implementation Plan for the 17-unit apartment can meet the standards for approval for zoning map amendments and planned developments. The proposed three-story 33-unit building to be built in a later phase is consistent with the earlier GDP, which also called for a three-story, 33-unit multi-family building to be constructed at the southeastern corner of the block, and the amended GDP for Lot 6 will effectively grant an additional ten years to build that building. Staff also supports the proposal to add nine additional dwelling units to Lot 6 where the previous approvals called for an eight-unit building and pool and clubhouse. While the loss of the common amenities for the block is unfortunate, it was previously premised on serving as a common amenity for nearly three times the number of dwelling units when the 199-unit development approved for Lot 3 to the north is factored with the 107 units previously approved for the subject site. Staff feels that despite the lack of pool and clubhouse, the 116 units on Lot 6 will have adequate open space. Any future residential use on Lot 3 will require a review of its proposed open space as part of its land use approvals.

The 2018 Comprehensive Plan recommends that the subject site and most of the undeveloped Crossing Planned Development for Employment uses consistent with the historic employment land uses originally recommended for the land north of Nelson Road and east of US Highway 151 in the 1992 Nelson Neighborhood Development Plan prior to the advent of The Crossing mixed-use development proposal, which was preceded by a plan amendment to call for mixed-use development. A recent amendment to the Nelson Neighborhood Development Plan approved in 2019 echoes the employment uses recommended for The Crossing by the Comprehensive Plan with the exception of Lot 6 and adjacent Lot 5 on the west, which are recommended for Residential Housing Mix

3 (HM3) in the amended neighborhood development plan. The HM3 recommendation for Lots 5 and 6 will result in a medium-density block on the land bounded by Felland Road on the north and east, Crossing Place on the west, and Nelson Road on the south. HM3 is recommended for a mix of owner-occupied and rental townhouses, condominiums, and apartment buildings at a density of between 20-40 units per acre. Buildings in HM3 should be “neighborhood scale” and may be between two to five stories in height. Ground floor units in multi-family buildings that front a public street are encouraged but not required to have direct entrances from the sidewalk or from courtyards, private streets/drives, etc. Staff believes that the proposed buildings and the 21.9-unit per acre density for Lot 6 (116 existing and future units on 5.3 acres) proposed with the amended planned development are consistent with the HM3 recommendation for the site.

The Urban Design Commission reviewed the Amended GDP for Lot 6 and the SIP for the 17-unit apartment building at its April 29, 2020 meeting and recommended **final** approval with no conditions.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00435, approving an Amended Planned Development–General Development Plan for 4000-4088 Felland Road, and ID 28.022–00436, approving a Specific Implementation Plan to construct a 17-unit apartment building at 4088 Felland Road, all subject to input at the public hearing, the Urban Design Commission recommendation, and the conditions from reviewing agencies:

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

Planning Division

1. Prior to the issuance of building permits for the three-story, 33-unit building on the 4000 Felland Road/ 5855 Lupine Lane parcel, the applicant shall record a Specific Implementation Plan following approval by the Common Council and recommendations by the Urban Design Commission and Plan Commission. Approval of the amended General Development Plan does not constitute approval to construct on the 4000 Felland parcel.

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

The Urban Design Commission recommended **final approval** of the Amended GDP for Lot 6 and the SIP for the 17-unit apartment building on April 29, 2020 with no conditions.

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

2. Install developer-owned and maintained railing on concrete foundation piers along multi use path as required by City Engineer. The railing shall be placed on the lot east of 20-foot easement.
3. This property is connected to a lift station on Nelson Road which has a limited wastewater capacity. The applicant shall provide projected wastewater flows as a condition of approval.
4. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way.

5. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. 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."
6. 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.
7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
8. An Erosion Control Permit is required for this project.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project.
11. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC), or the Wisconsin Department of Safety and Professional Services (DSPS) is required, as the City of Madison Building Inspection Department is an approved agent for DSPS.
12. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development.
13. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
14. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
15. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
17. 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 WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.

18. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
19. 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 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 P.E. 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. (POLICY and MGO 37.09(2))

Rate Control: This development shall reduce the peak discharge by 15% compared to existing condition during the 10-year event.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

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. 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.

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

20. Provide for review a private sanitary sewer easement and agreement for the private sanitary sewer that serves the Ambassador Condominium westerly building and crosses the parcel at 4000 Felland Road for review. The document shall be executed and recorded immediately subsequent to the pending CSM recording and prior to building permit issuance.
21. The Joint Driveway and Pedestrian Access Easement Agreement shall be recorded and a copy provided prior to final site plan sign off.
22. The draft of the Stormwater Easement Agreement shall be modified to address, acknowledge and provide terms of construction and maintenance of the new Bio-Retention area that straddles the line between 4088 Felland Road and the Ambassador Condominiums. Provide a copy of the draft. The agreement shall be recorded and a copy provided prior to the final sign off of any site plan.
23. Show the proposed Lot boundary for the parcel at 4000 Felland Road on all plans.

24. The pending Certified Survey Map applications for these properties 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.
25. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan 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 Addressing 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)

26. 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.
27. 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.
28. 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.
29. All parking facility design shall conform to the standards in MGO Section 10.08(6).
30. The applicant(s) shall maintain a five-foot wide, Americans with Disabilities Act (ADA)-compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5-foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering staff.

31. 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.
32. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
34. Per MGO Section 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.
35. The parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO Section 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.
36. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements, which shall be noted on face of plan.
37. "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.
38. 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.
39. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

40. This SIP approval applies only to the 17-unit building at 4088 Felland Road. A future SIP approval will be required for the 33-unit building at 4000 Felland Road.

41. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 17 resident bicycle stalls are required plus a minimum of two short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking, or wall-mounted 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.

42. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building

Fire Department (Contact Bill Sullivan, 261-9658)

43. Provide a fire access plan documenting compliance with MGO Chapter 34 and the IFC 2018 edition.

Water Utility (Contact Jeff Belshaw, 261-9835)

44. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) 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>), otherwise 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 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency submitted a response with no conditions of approval.

Parks Division (Contact Kathleen Kane, 261-9671)

45. At the time of approval of the original PUD, the developer had paid park fees for 306 multi-family units to be located on Lots 3 and 6 [of the Morgan Plat]. Credits for 41 multi-family units exist on Lot 6, which include the proposed CSMs at 4000 Felland Road and 4088 Felland Road. The proposed development, with 17 multi-family units and 33 multi-family units in two buildings exceeds the remaining unit count. Park fees will be due and payable for the development as proposed.

46. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 05105.3 when contacting Parks Division staff about this project.

City Forestry Section (Contact Brad Hofmann, 267-8740)

47. 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.