

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
May 30, 2008**

RE: LD. # 10123: Zoning Map Amendment LDs. 3350 and 3351, Rezoning of 1723 Waldorf Blvd. from PUD-SIP to Amended PUD-GDP-SIP

1. Requested Actions: Approval to rezone the property from Planned Unit Development Plan-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan (PUD-GDP) and Amended Planned Unit Development Plan-Specific Implementation Plan (PUD-SIP) to allow for the construction of three multifamily buildings with 74-79 apartments and 5,200 square feet of “flex space”.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.
3. Report Prepared By: Heather Stouder, AICP, Planner and Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: J. Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Ave. Suite 201; Middleton, WI 53562

Agent: Terrence Temple; Barrow Ridge LLC; 120 E. Wilson St.; Madison, WI 53703
2. Development Schedule: The applicant estimates construction would begin in summer 2008 with project completion scheduled for 2010.
3. Location: Approximately 65,200 square foot (1.5 acre) lot at the northeast corner of Mayor Drive and Waldorf Boulevard; Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: The site is undeveloped at this time.
5. Proposed Land Use: The applicant proposes to construct three multifamily buildings with 79 apartments. The first floor of one of the buildings would be constructed as “flex space”, which would initially be utilized as five residential units, but would allow for up to 5,200 square feet of space for neighborhood commercial uses.
6. Surrounding Land Use and Zoning: Current zoning and land use are summarized as follows:

North: 10 residential units in two 2-story buildings, zoned PUD-SIP
South: Future mixed use with commercial and residential buildings, zoned PUD-GDP
East: 75 residential units in one 4-story building, zoned PUD-SIP
West: Unimproved parkland owned by City of Madison (Waldorf Park), zoned PUD-GDP

7. Adopted Land Use Plans: The Comprehensive Plan recommends “neighborhood-serving commercial uses, mixed use buildings, housing types similar to low-density residential districts but with no maximum number of units per building, and non-commercial residential support uses. Net residential densities should not exceed 40 dwelling units per acre, although higher densities may be allowed if compatible with the scale and character of the neighborhood. The original draft of the High Point-Raymond Neighborhood Development Plan recommended medium density residential development (26-40 units per acre). The subject property has further been designated for a mixed-use development, including commercial, retail, and office space and up to 60 dwelling units within the underlying approved Mid-Town Commons General Development Plan.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments and planned unit development districts.

PREVIOUS APPROVALS

In September 1999, the Common Council approved a request to rezone approximately 79.1 acres located a quarter-mile east of CTH M on the north side of Midtown Road from Temporary A (Agriculture District) to PUD-GDP for the initial General Development Plan for the Midtown Commons “traditional neighborhood development.” The PUD-GDP was amended on September 5, 2000 in conjunction with a preliminary plat for the development. The overall development concept called for up to 708 dwelling units to be provided in a mix of residential and mixed-use buildings, with a commercial core identified along Midtown Road.

On December 5, 2000, the Common Council approved the final plat of Midtown Commons creating 64 lots for approximately 58 single and two-family units and 283 multi-family units, though actual unit counts in the development have varied by individual specific implementation plans. The plat was recorded on June 6, 2001.

On July 20, 2004, the Common Council approved the final plat of Second Addition to Midtown Commons creating five lots for mixed and flex-use development and multi-family development, two lots for park and open space and civic uses, and one outlot for stormwater detention. The PUD-GDP was amended at that time and called for between 631 and 708 dwelling units throughout the development, and 11 units on this specific lot with first floor commercial. The plat was recorded on June 9, 2005.

On July 5 2005, the Common Council approved an amendment to the PUD-GDP and PUD-SIP to increase the number of dwelling units on the lot from 11 to 60 and to construct three multifamily buildings with 60 condominium units and 5,700 square feet of ground floor retail and office space.

PLAN REVIEW

The applicant requests approval to rezone the project from PUD-SIP to amended PUD-GDP-SIP to allow construction of three multifamily buildings with 74-79 apartment units and 5,200 square feet of ground floor “flex space” in one building. The main changes sought are threefold: the change from condominium ownership to rental units, an increase in the number of dwelling units from 60 to 79, and change in the use designation from “commercial” to “flex space” for a portion of “Building 2”. Therefore, amendments to both the PUD-GDP and the PUD-SIP are necessary to complete the project as proposed.

Surrounding Context and Existing Conditions

The subject site is located at the northeast corner of Waldorf Boulevard and Mayo Drive in the Mid Town Commons development. The site is surrounded by multifamily residential development ranging in height from two to four stories, a City park, and vacant lands approved for mixed-use development.

Site Plan

The site plan is similar to that approved in 2005. While the size and placement of buildings is nearly identical, the applicant proposes some changes to surface parking and onsite green space areas. Vehicle access to the site is provided from both Waldorf Blvd. and Mayo Drive. Entry to underground parking areas for “Building 2” and “Building 3” is provided from the Mayo Drive entrance.

“Building 1”, a four-unit building with south facing at-grade garages, is located in the northern corner of the site. “Building 2” located in the southwest portion of the site, defines the corner frontage on both Waldorf Blvd and Mayo Drive. “Building 3” lies in the southeast portion of the site with frontage on Mayo Drive.

Compared to the approved plans, the current proposal includes a larger surface parking area with 31 surface stalls, in addition to the on-site underground and garage parking described below. The central green space / bioretention basin, has also been reconfigured. The current proposal substitutes the previously approved formal plaza treatments with a reconfigured planting area. A private sidewalk along the parking lot side remains and connects Buildings 2 and 3.

Building Plans

The exteriors of the three proposed buildings are similar to those approved in July 2005. The street-facing facades are clad in masonry with siding used as an accent material. Siding is the primary material along the rear and side elevations, per the attached drawings. Each of the buildings includes a prairie stone concrete masonry unit (CMU) base.

“Building 1” is a tall two-story structure and includes four (4) “townhouse” units, each with entrances on the structure’s north side. Garages are located beneath this structure, accessed from the rear (south) side of the structure. “Building 2” is four stories in height and includes between 38 and 43 rental units and 5,200 square feet of “flex space” in five (5) ground floor units. This flex space fronts and opens onto Waldorf Boulevard and Mayo Drive and could be reconfigured and utilized in the future for neighborhood commercial uses, but otherwise would be used as rental units. Ground floor units opposite the flex space have exterior patio doors, however, in reviewing the site plan, it appears these units would take primary access from the interior hall. Staff note this building’s ground floor exterior has been revised from the previously approved plans and is now more residential in character. “Building 3” is a smaller four-story structure with 32 proposed units. Plans show that the eight (8) ground floor units have outdoor entrances or patios, while additional entrances from Mayo Drive and the rear parking lot provide access to a common hallway and upper stories.

Landscape Plan

The perimeter of each building includes a series of ornamental trees consisting of lilacs, crab apple, and hawthorn trees, in addition to smaller shrubs and perennials. Shade trees in the parking lot include linden and honey locust. River birch trees and ornamental crab apple trees line the green space / bioretention area at the property’s center. The central green space / bioretention area includes small plantings and would be covered in bark mulch. This differs from the original landscape plan that a more formal treatment with additional sidewalks, sod, and tree plantings in this area.

Open Space

The previously adopted version of this project included a central courtyard. In the current submittal, the configuration of this area has changed and the area is now proposed as a planting area with sod and sidewalk perimeter. A sub-neighborhood public park will be provided across the street from the proposed development. In addition, a large neighborhood park will be located approximately two blocks north of the subject property.

Parking

The applicant proposes a total of 108 vehicle-parking stalls including 61 underground stalls, eight (8) at-grade garage stalls, and 39 surface parking stalls. Bicycle parking is well-distributed

throughout the site and includes 18 underground stalls, four (4) stalls in the at-grade garage, and 43 outdoor stalls.

Dwelling Unit Mix

The applicant proposes a mix of rental dwelling unit types. Over 55% of the units are two-bedroom units. The mix also includes five units that could be used as live/work space or converted entirely to commercial units. The specific dwelling unit mix includes the following:

- 7 efficiency units
- 26 one-bedroom units
- 2 one-bedroom or live/work-commercial units
- 37 two-bedroom units
- 4 two-bedroom townhouse units
- 3 two-bedroom or live/work commercial units

Zoning Text

The zoning text lists permitted uses as multi-family residential buildings and commercial/office uses allowed in C1 district. Live/work units, defined as combinations of the aforementioned, would also be permitted. Design and density considerations would be consistent with that shown on approved plans.

Inclusionary Zoning

The proposed buildings included in this proposed planned unit development will consist entirely of rental units, so the project is not subject to inclusionary zoning regulations.

ANALYSIS

Conformance with Comprehensive and Neighborhood Development Plan

The Comprehensive Plan includes two land use recommendations for the site. The primary recommendation is for "Neighborhood Mixed Use" which includes residential and mixed-use buildings between two and four stories in height. The recommendation further states that densities in this area should not generally exceed 40 dwelling units per acre, but a higher density may be allowed if it is compatible with the scale and character of surrounding neighborhood. The second recommendation is to include this general area as part of a "Transit-Oriented Development." Adopted policies related to Transit-Oriented Developments encourage a mix of residential, civic, retail, and office uses. Policy also encourages Transit-Oriented Developments to have buildings oriented toward the street with minimal or no setbacks from the sidewalk.

The original draft of the High Point-Raymond Neighborhood Development Plan recommended medium density residential development (26-40 units per acre) for this property. The subject

property has further been designated for a mixed-use development, including commercial, retail, office space, and up to 60 dwelling units within the underlying approved Mid-Town Commons General Development Plan.

Staff believe that the site and building design are generally consistent with the recommendations of both the Comprehensive Plan and High Point-Raymond Neighborhood Development Plan. In regards to use, staff note that the previously approved SIP included a more definitive mix of retail and office uses. The current proposal replaces the specific retail and office component to a "flex space" concept that will allow live/work units or future ground floor retail or office, as market conditions change. The applicant notes that the current demand for commercial uses is limited and staff believe it is likely the demand for neighborhood-serving commercial uses will improve as the surrounding area develops. Finally, staff note that while the proposed density range of 49.3 - 52.7 dwelling units per acre slightly exceeds that recommended in adopted plans, the current proposal is consistent with the physical design previously approved. Staff does not believe the project is inconsistent with the existing and planned character of surrounding neighborhood and note the applicant has made corresponding changes to the plans allowing increases to the structured and surface parking onsite.

If approved, the applicant would be required to update the GDP text to reflect the revisions proposed in this amendment.

Design Considerations

The design of the project is similar to that approved for the unrecorded SIP in 2005. Planning staff note, however, that the ground floor exterior of "Building 2" has been changed from the previously approved plans, with the modified exterior more residential in character in the areas now designated for "flex space" to accommodate residential or live/work units. Commercial uses are permitted, although the current elevations don't necessarily reflect a traditional "storefront" aesthetic. The previously approved plans specifically designated commercial uses in these areas and the building's exterior reflected such a use.

The Urban Design Commission (UDC) granted final approval on April 23, 2008 and a copy of their report is attached. Their final approval was conditioned on having the applicant substitute the proposed vinyl siding with cement board siding or alternative wood composite material. Staff believes this is a well-designed project and agrees with the recommendation of the UDC.

CONCLUSION

The proposed amended General Development Plan and Specific Implementation Plan includes three primary changes from the project approved in 2005. These changes include a conversion from condominium ownership to rental units, an increase in the number of dwelling units from 60 to 74-79, and the reallocation of approximately 5,200 square feet of commercial space to "flex space". The project was granted final approval from the Urban Design Commission and staff believe it to be well-designed and note the design is similar to the previously approved SIP.

Although the project slightly exceeds the density recommended in the Comprehensive Plan, staff does not believe that the additional 14-19 units proposed in this submittal will result in an impact greater than that which was envisioned at the time of the approval of the underlying General Development Plan. Staff further believe the size and scale of the development to be consistent with the existing and planned development patterns in the neighborhood.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments met and forward Zoning Map Amendments 3350 and 3351 rezoning 1723 Waldorf Boulevard from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan & Specific Implementation Plan (PUD-GDP-SIP) with a recommendation of **approval**, subject to input at the public hearing and the conditions listed below.

1. Comments from reviewing agencies.
2. That the applicant shall prepare a revised table showing the number of dwelling units approved on all lots within the Mid-Town Commons developments for which a Specific Implementation Plan has been adopted, and the minimum and maximum number of dwelling units allowed by the General Development Plan on all lots for which a Specific Implementation Plan has not been adopted. This table shall be reviewed by Planning Unit staff and included in the revised General Development Plan.
3. That the siding materials be revised per recommendations of the Urban Design Commission.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer

Robert F. Phillips, P.E.

Principal Engineers

Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability

Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager

Kathleen M. Cryan

Hydrogeologist

Joseph L. DeMorett, P.G.

GIS Manager

David A. Davis, R.L.S.

Financial Officer

Steven B. Danner-Rivers

DATE: May 19, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1723 Waldorf Boulevard Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. All pavement patching shall be in accordance with the City's Patching Criteria.
2. Storm sewer serving the underground parking shall be sized to control the 100-year storm and a plan showing this shall be stamped by a P.E. or a Master Plumber.
3. If this proposed change is approved, the previously approved addresses will be rescinded and new addresses are required.
4. In accordance with 10.34 MGO – STREET NUMBERS

Submit a PDF of each floor to the Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments
and Conditional Use Applications.**

Name: 1723 Waldorf Boulevard Rezoning

General

- ☐ 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.

- ☐ 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- ☐ 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- ☐ 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- ☐ 1.5 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.
- ☐ 1.6 Submit a PDF of all floor plans to Lori Zenchenko lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshall.
- ☐ 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- ☐ 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- ☐ 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- ☐ 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- ☐ 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- ☐ 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- ☐ 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- ☐ 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- ☐ 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and

plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

- ☐ 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- ☐ 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- ☐ 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- ☐ 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- ☐ 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- ☐ 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- ☐ 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- ☐ 3.5 The Applicant shall grade the property line along ____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- ☐ 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- ☐ 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- ☐ 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- ☐ 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- ☐ 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- ☐ 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- ☐ 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- ☐ 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- ☒ 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- ☐ 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- ☐ 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816.

Storm Water Management

- ☐ 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- ☐ 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- ☐ 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- ☒ 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- ☒ 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- ☒ 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- ☐ 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- ☐ 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- ☒ 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - ☐ Detain the 2 & 10-year storm events.
 - ☒ Detain the 2, 10, & 100-year storm events.
 - ☐ Control 40% TSS (20 micron particle) off of new paved surfaces
 - ☒ Control 80% TSS (5 micron particle) off of new paved surfaces
 - ☒ Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - ☒ Provide substantial thermal control.
 - ☒ Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - ☒ Complete an erosion control plan and 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- ☐ 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. 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.
- ☐ 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- ☒ 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

- ☐ 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- ☒ 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- ☒ 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

- ☐ 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- ☐ 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- ☒ 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- ☐ 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- ☐ 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- ☐ 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary

sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- ☐ 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- ☐ 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- ☐ 6.4 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.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 2, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 1723 Waldorf Blvd.

Present Zoning District: PUD(SIP)

Proposed Use: 71 Apartment Units (3 buildings)

Requested Zoning District: Amend PUD(SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of the stalls.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)
4. Provide one bike parking stalls per dwelling unit in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-

1723 Waldorf Blvd.

June 2, 2008, Page 2

foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Show on site plans the location of the 4 bike stalls called out on bldg. # 1.

5. Provide final dwelling unit mix for the final SIP sign off.

R-5 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	90,100 sq. ft.	65,220 sq. ft.
Lot width	50'	adequate
Usable open space (123 bdms)	19,680 sq. ft.	6,300sq. ft. plus balconies *
Front yard	20'	10' *
Side yards	14.4'	9.5', 19.5 total. *
Rear yard	30'/48' building ht.	9.5' *
Building height	3 stories/40'	4 stories / 52' *

Site Design	Required	Proposed
Number parking stalls	106	69 garage 39 surface 108 total
Accessible stalls	2	2 garage (1) 2 surface 4 total
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	79	18 garage (4) 42 surface 60 total
Landscaping	Yes	(2)
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

- Since this project is being amended in the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-5 district, because of the surrounding land uses.

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 23, 2008	
TITLE: 1723 Waldorf Boulevard – PUD(SIP), Sixty-Unit Condominium Development. 1 st Ald. Dist. (03554)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: April 23, 2008	ID NUMBER:	

Members present were: Lou Host-Jablonski, Marsha Rummel, Bonnie Cosgrove, John Harrington, Todd Barnett, Richard Slayton and Richard Wagner.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 1723 Waldorf Boulevard. Appearing on behalf of the project was J. Randy Bruce, representing Terry Temple/Barrow Ridge. Prior to the presentation staff noted to the Commission that the project had already received prior approval by the Urban Design Commission, Plan Commission and Common Council in May/June of 2006. The PUD(SIP) as originally approved was not recorded in a timely manner; thus lapsed requiring reapproval under the provisions of the Zoning Code. The only changes at this time are an increase in the number of units from a total of 60 dwelling units to a potential 74-79 apartment units. The overall site design and landscape treatment is almost identical, as well as the overall architecture of the building. Staff further noted that the main issue at hand is the proposed utilization of vinyl siding as originally approved versus the use of a more durable material such as cement board siding commonly approved as a standard by the Commission with similar development at this time. Following a review of the project's details by Bruce, the Commission noted its agreement with staff's position relevant to the use of vinyl versus a cement board type of material. The Commission felt that more units providing more income should be able to support better building materials. Bruce noted that window wrap and trim boards will be a painted product to offset the use of vinyl. Issue with the toxicity of vinyl was discussed, as well as its eventual ban. The Commission further noted that an argument for more durable materials on more substantial buildings is an objective of the Commission. As an alternative how you trim it (the buildings); does help the aesthetic issue with the use of vinyl.

ACTION:

On a motion by Wagner, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion for final approval was without the use of vinyl to be substituted with the use of a cement board siding or alternative wood composite material.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6, 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1723 Waldorf Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	-	-	-	-	-	6
	-	-	-	-	-	-	-	5
	-	-	-	-	-	-	-	7
	-	6	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7

General Comments:

- Good project, good design, which deserves a durable exterior.
- Good looking building. Don't use vinyl siding.
- Nice design.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

May 22, 2008

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **1723 Waldorf Blvd. – Rezoning – PUD (SIP) to Amended PUD (GDP-SIP) – 3 Buildings w/ 79 Apartments**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The applicant shall modify the four (4) ft sidewalk with two (2) ft of vehicle hang over shall be increase to seven (7) ft to accommodate the walkway and vehicle over hang.
3. The applicant shall indicate the type of bicycle racks to be installed both inside and outside.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
5. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights

of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.

6. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Terrence Temple
Fax: 608-442-1824
Email: jtemple@templebuilds.com

DCD: DJM: dm



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: May 27, 2008
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **1723 Waldorf Boulevard**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
3. All portions of the exterior walls of 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 34.20 for additional information.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



Department of Public Works
Parks Division

City-County Building, Room 104
210 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TTY/Textnet: 866 704 2315
FAX: 608 267 1162

May 19, 2008

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: 1723 Waldorf Boulevard

1. The developer shall pay \$52,571.05 for park dedication and development fees.
2. Prior to City signoff on this project, the developer shall select a process for paying the park impact fees, and meet the requirements of that process.
3. There are no features of this SIP that qualify for IZ park fee reduction credits.

Calculation of fees in lieu of dedication plus park development fees for 79 units (previous payments provided credits to cover dedication for 60 units and park development fees for 30 units):

Park fee in lieu of Dedication = (19 mf@ 700 square feet/unit) = 13,300 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.91 / square foot) = **\$25,403.00**

Park Development Fees = (49 @ \$554.45) = \$ 27,168.05

TOTAL PARK FEES = \$52,571.05

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or swidstrand@cityofmadison.com if you have questions regarding the above items.

Park Impact Fees Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.

2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.

3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.

4. The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:

- a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
- b) All information shall be transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:
Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
- c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
- d) The Developer shall put the following note on the face of the plat, certified survey map and PUD signoff plan: **ALL THE LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT PLAN ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**

2008 PARK DEDICATION AND FEES

Park Development Impact Fee:

SF single family or duplex unit **\$862.49**

MF multifamily unit **\$554.45**

E-SRO elderly or rooming house unit **\$277.23**

Fee in Lieu of Dedication is based on current property values up to a maximum. The **maximum** rate for fee in lieu of dedication increases 5%, from \$1.8232593 (rounded to \$1.82 for 2007) to \$1.9144222 (rounded to **\$1.91** for 2008).

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$1.91 = \$2101.

MF = 700 sq.ft. @ \$1.91 = \$1337.

E-SRO = 350 sq.ft. @ \$1.91 = \$668.50.

Total combined fees:

SF =	\$2,963.49
MF =	\$1,891.45
E-SRO =	\$945.73