



PREPARED FOR THE PLAN COMMISSION

Project Address: 804 Felland Road
Application Type: Conditional Use–Residential Building Complex
Legistar File ID # [67284](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Lindsay Hagens, Simply Homes, LLC; 5117 Butterfield Drive; Madison.

Contact Person: Robert Sieger, Sieger Architects; 73 White Oaks Lane; Madison.

Requested Actions: Consideration of a conditional use for a multi-family dwelling with more than 24 units in the Suburban Residential–Varied 2 (SR-V2) and Traditional Residential-Urban 1 (TR-U1) zoning districts; consideration of a conditional use–residential building complex in the SR-V2 and TR-U1 zoning districts; and consideration of a conditional use in the SR-V2 District for accessory outdoor recreation, all to construct 103 townhouse/rowhouse units in 19 buildings and 134 apartments in three buildings, with pool and clubhouse and management office on Lots 1-4 of the Jannah Village plat.

Proposal Summary: The applicant is requesting approval of a residential building complex to develop Lots 1-4 of the recently recorded Jannah Village plat with various townhouse and apartment buildings and a common pool and clubhouse. A total of 237 dwelling units are proposed across the four-lot complex, which will be developed as follows:

- Lot 1, which is located on the south side of Blissful Avenue, will be developed with a three-story, 41-unit apartment building. Parking for 37 automobiles will be provided below the building, with 25 autos to be located in a lot at the rear of the building.
- Lot 2, which is located at the northeastern corner of Blissful and Canter Drive (misabeled “Walking Way” on the plans), will be developed with 93 apartments in two three-story buildings with 61 surface parking stalls and X stalls located below the buildings.
- Lot 3, which is bounded by Blissful, Canter, Wisdom Road, and Eternity Drive, will be developed with ten townhouse buildings containing 50 total units as well as the common pool and clubhouse amenities and management office.
- Lot 4, which is bounded by Blissful, Wisdom, Eternity, and the western limits of the plat, will be developed with nine townhouse buildings containing 53 total units.

The applicant wishes to commence construction of the multi-family development as soon as all regulatory approvals have been granted, with completion of the complex scheduled by the end of 2024.

Note: The application for the residential building complex was submitted prior to the recording of the final plat of the Jannah Village subdivision and will be reviewed as one complex despite the subsequent recording of the plat, which created the four lots and dedicated the streets to the public.

Applicable Regulations & Standards: Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with more than 24 units and residential building complexes as conditional uses, and outdoor recreation and management offices as conditional accessory uses in SR-V2 (Suburban Residential–Varied 2 District) zoning. Multi-family dwellings with more than 24 units and residential building complexes are conditional uses in TR-U1 (Traditional Residential–Urban 1 District) zoning. Residential building complexes and outdoor recreation are subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission of the residential building complex is required per Section 33.24(4)(c) of the Urban Design Commission ordinance.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use—residential building complex with accessory outdoor recreation and management offices at 804 Felland Road subject to Urban Design Commission approval of the residential building complex, input at the public hearing, and the conditions from reviewing agencies beginning on page 7 of this report.

Background Information

Parcel Location: The four residential lots comprise 9.38 acres of the approximately 43.67-acre Jannah Village subdivision, which is located on the west side of Felland Road, approximately 400 feet north of Commercial Avenue (CTH T); Aldermanic District 3 (Lemmer); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-U1 (Traditional Residential–Urban 1 District) (Lots 1 and 2) and SR-V2 (Suburban Residential–Varied 2 District) (Lots 3 and 4).

Surrounding Land Use and Zoning:

North: In the Jannah Village subdivision, lots for future two-family dwellings, zoned SR-C3 (Suburban Residential–Consistent 3 District), and lots for future single-family detached dwellings, zoned SR-C1 (Suburban Residential–Consistent 1 District); single-family residences in the Bridle Downs subdivision in the Town of Burke;

South: Affordable Self-Storage, Proscapes Landscaping Contractors, and multi-tenant commercial buildings along Commercial Avenue in the Town of Burke;

West: Undeveloped land in the Town of Burke; Interstate 39-90-94;

East: Single-family residences on the east side of Felland Road in the Town of Burke; undeveloped land in the City of Madison, zoned A (Agricultural District).

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends that most of the site be developed with Low-Medium Residential uses, except for the southernmost edge of the site, which is recommended for development with Medium Residential uses, and for Low Residential uses adjacent to the Bridle Downs subdivision adjacent to the northernmost edge of the plat.

The subject site is located within the boundaries of the [Northeast Neighborhoods Development Plan](#) adopted in 2009. Beginning along the southern edge of the site, the plan recommends the development of the property with medium-density residential uses in Housing Mix 3 with the potential for mixed-use development possible along

the Felland Road frontage. The center of the site is generally recommended for low- to medium-density residential development in Housing Mix 2 centered on a neighborhood park. The northern edge of the Jannah Village subdivision adjacent to the Bridle Downs town subdivision is recommended for development with low-density residential uses in Housing Mix 1.

Environmental Corridor Status: There are no mapped environmental corridors on the four lots. Lot 1 abuts an outlot dedicated to the City for stormwater management that is shown in a mapped environmental corridor. Lot 2 abuts an outlot for stormwater management, which along with an adjacent outlot dedicated for public parkland, are located in a mapped corridor. There are no mapped environmental corridors affecting Lots 3 or 4.

Public Utilities and Services: The site will be served by a full range of urban services as it develops, with the exception of Metro Transit, which does not provide service within 1.5 miles walking distance of the Jannah Village subdivision. As a result, residents of the development are not eligible for door-to-door paratransit service.

Zoning Summary:

See “Appendix A – Zoning Summary” on page 17 of this report	
Other Critical Zoning Items	
Yes:	Urban Design (Residential Building Complex), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Parkland
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Previous Approvals

On July 24, 2018, the Common Council approved a request to rezone land generally addressed as 754-904 Felland Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1 (Traditional Residential–Urban 1 District), and approval of the preliminary plat of *Jannah Village*, creating 49 lots for future single-family detached residences, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management.

On March 5, 2019, the Common Council approved the final plat of *Jannah Village*, creating 49 lots for single-family detached residences, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management. The approved final plat was not recorded within the 12 months required under State statute.

On October 20, 2020, the Common Council approved revised zoning polygons for the SR-C1, SR-C3, SR-V2, and TR-U1 districts corresponding to a revised preliminary plat and final plat of *Jannah Village*, creating 48 lots for single-family detached residences, four lots for two-family twin homes, and four lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management. The final plat of *Jannah Village* was recorded on September 21, 2021.

Project Description

The applicant is requesting approval of a residential building complex to develop Lots 1-4 of the recently recorded Jannah Village plat subdivision various townhouse and apartment buildings and a common pool and clubhouse and management office. The four residential lots comprise 9.38 acres of the approximately 43.67-acre subdivision are located on either side of Blissful Avenue, an east-west collector street that extends into the development from Felland Road. The subject site is currently undeveloped.

A total of 237 dwelling units are proposed across the four-lot residential building complex, which will be developed as follows:

- Lot 1, which is located on the south side of Blissful Avenue, will be developed with a three-story, 41-unit apartment building. The 41 units will consist of 11 efficiencies, 21 one-bedroom units, and nine two-bedroom units. Parking for 37 automobiles will be provided below the building, with 25 autos to be located in a lot at the rear of the building. The lot is zoned TR-U1.
- Lot 2, which is located at the northeastern corner of Blissful and Canter Drive (misabeled "Walking Way" on the plans), will be developed with 93 apartments in two three-story buildings with 61 surface parking stalls and 80 stalls located below the buildings. The lot is zoned TR-U1. The western of the two buildings ("Building 1") will consist of 18 efficiencies, 24 one-bedroom units, seven two-bedroom units, and two three-bedroom units. The eastern building ("Building 2") will contain 42 units comprised of 15 efficiencies, 16 one-bedroom units, nine two-bedroom units, and two three-bedroom units.
- Lot 3, which is bounded by Blissful, Canter, Wisdom Road, and Eternity Drive, will be developed with ten townhouse buildings containing 50 total units as well as the common pool and clubhouse amenities and management office for the complex. The lot is zoned SR-V2.
- Lot 4, which is bounded by Blissful, Wisdom, Eternity, and the western plat limits, will be developed with nine townhouse buildings containing 53 total units. The lot is zoned SR-V2. Units located along the western edge of the lot will be oriented to the west towards an undeveloped parcel located in the Town of Burke between the Jannah Village development and Interstate 39/90/94.

In total, the 237 units in the complex will include 44 efficiencies, 61 one-bedroom units, 25 two-bedroom units, and 107 three-bedroom units. As noted on the application, parking for 219 automobiles is proposed in attached or underground garages, with 87 stalls proposed in surface lots, primarily on Lots 1 and 2. Each of the 103 townhouse units on Lots 3 and 4 will contain three bedrooms and a two-car attached garage. An overall parking ratio of 1.39 stalls per dwelling unit is proposed for the overall development. Bike parking for the townhouses on Lots 3 and 4 will be provided in the garages of each unit. The site plans indicate that 38 bike parking stalls will be provided for the apartments on Lots 1 and 2, although more bike parking spaces will likely be needed to meet the zoning requirement for one stall per unit plus additional stalls on the exterior for guests.

The three apartment buildings on Lots 1 and 2 will reflect a modern, angular architectural style, with exteriors primarily composed of fiber cement panels and engineered wood siding. The townhouse buildings on Lots 3 and 4 reflect a more traditional architectural style, with hip roofs and exteriors of multi-toned horizontal siding. The townhouse buildings will range in size from four-unit buildings up to eight-unit buildings.

The proposed commons/ management office building will be a one-story structure located on the eastern side of Lot 3 adjacent to Canter Drive. The building will contain a party room, fitness room, lounge, and offices. A pool, spa, and pool deck will be located to the west towards the center of the block.

Supplemental Regulations

Residential building complexes, which are defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management” are conditional uses in the SR-V2 zoning district and are subject to the following supplemental regulations in Section 28.151 of the Zoning Code (as applicable):

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the Urban Design Commission pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

Outdoor recreation is defined as “a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures...” including but not limited to swimming pools and similar such uses, which are subject to the following supplemental regulations in Section 28.151:

- (a) A minimum 25-foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.
- (b) If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.
- (c) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Analysis and Conclusion

Multi-family dwellings with between 25-60 units are conditional uses in the TR-U1 zoning district; attached single-family dwellings up to eight units are permitted uses in the SR-V2 district. Residential building complexes are conditional uses in both the SR-V2 and TR-U1 districts. The pool and office uses on Lot 3 are conditional accessory uses in the SR-V2 district. Since the conditional use application for this project was submitted, the final plat of Jannah Village has been recorded and the four lots and rights of way created. However, staff has determined that it is appropriate for the requests to be reviewed as one complex based on the timing of the land use application being submitted prior to the plat being recorded.

The overall Jannah Village development is located within the boundaries of the 2009 Northeast Neighborhood Development Plan. Recommended residential land use areas are divided into four broad districts, Residential Housing Mix 1, 2, 3 and 4, which generally recommend a variety of housing types to be developed at increasingly higher densities as you progress numerically through the series.

In the case of the subject sites, the neighborhood development plan recommends that most of the site be developed in Housing Mix 2 (HM2), with the exception of Lot 1 on the south side of Blissful Avenue, which is recommended for development in Housing Mix 3 (HM3) with the potential for mixed-use development along the Felland Road frontage. HM2 calls for predominantly single-family houses developed at relatively high densities on smaller lots, duplexes, townhouses and small-scale apartment and condominium buildings with a density of up to 16 units an acre, while HM3 predominantly recommends larger multi-family structures and dense townhouse developments, with recommended densities of up to 40 units per acre possible.

The Northeast Neighborhoods Development Plan generally recommends that both residential and non-residential buildings be oriented toward the street to provide definition to a block face and create a more engaging street environment. In HM2, rowhouses and townhouses may be developed along an entire block face. Apartment and condominium developments should feature relatively smaller buildings of up to 12 units and should include a mix of unit sizes, including larger two- and three-bedroom units suitable for families with children. In the HM3 district (Lot 1), parking should be provided behind or beneath the buildings, which may be up to three stories in height. In general, an “urban” rather than “suburban” design and architecture is recommended. Buildings located on the street grid should maintain a “street” orientation and be designed to help define and enhance the public realm along the right-of-way. On larger, deeper properties, a residential building complex of multi-family dwellings may have some buildings that are not located directly on a public street. The design of these complexes should incorporate interior access drives, walkways and courtyards to establish and define common spaces and create strong linkages back to the local street system.

Considering the recommendations for new development in HM3, staff recommends that the buildings on Lots 1 and 2 (in TR-U1 zoning) be better oriented to Blissful Avenue and Canter Drive, including the entrances to the first floor units in the three buildings, which are currently shown as side-loaded. Staff feels that the buildings would have a stronger street orientation consistent with the recommendations of the Northeast Neighborhoods Development Plan if the entrances were turned 90 degrees. No public entrances to the building are apparent on the plans; staff also recommends that any public entrances be oriented to the street.

On Lot 3, the townhouses are mostly oriented to the streets that form the boundaries of the lot or to the common pool and clubhouse amenity located along Canter Drive. However, on Lot 4, the townhouses are more randomly

sited, with some buildings oriented to the streets that frame three sides of the lot, while others are oriented to undeveloped land west of the subdivision or face towards the sides or rears of other building on that block.

Review of residential building complexes by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance and the supplemental regulations in the Zoning Code. The Urban Design Commission reviewed the proposed complex at its October 27, 2021 meeting and recommended **initial** approval subject to conditions. Of note in the Urban Design Commission’s initial recommendation is the need for the townhouse/rowhouse complexes on Lots 3 and 4 to provide additional green space and for the architecture of those buildings to be revisited to be more consistent with the modern designs of the apartment buildings on Lots 1 and 2. Final approval of the project by the Urban Design Commission will be required prior to issuance of building permits for the residential buildings.

Planning staff concurs with the Urban Design Commission’s recommendations and encourages the applicant to work with staff prior to obtaining final approval to adjust the layout of the two townhouse complexes on Lots 3 and 4 to create additional greenspace. On Lot 4, staff also recommends that a walkway and a substantial landscape buffer be provided along the western property line to provide better access to the westernmost townhouse units and a transition from Lot 4 to whatever may be developed to the west in the future.

In closing, the Planning Division believes that the Plan Commission may find that the conditional use standards and supplemental regulations met are met to allow construction of the residential building complex on Lots 1-4 of the Jannah Village development once a series of conditions have been met and the project is granted final approval by the Urban Design Commission as noted above. Staff also feels that the standards and supplemental regulations are met for the accessory outdoor recreation and leasing office on Lot 3. While there are some details that still need to be finalized, staff feels that the proposed development of the four lots generally reflects the development pattern recommended for the southern tier of the Jannah Village development by the Northeast Neighborhoods Development Plan.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use–residential building complex with accessory outdoor recreation and management office at 804 Felland Road subject to the Urban Design Commission approval of the residential building complex, input at the public hearing, and the conditions that follow.

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

Planning Division

1. Revise the plans for Lots 1 and 2 to turn the street-facing first floor entrances to the three apartment buildings towards Blissful Avenue and Canter Drive consistent with the street orientation recommendations in the Northeast Neighborhoods Development Plan.
2. Revise the plans for Lot 4 to include a walkway and a substantial landscape buffer along the western property line to provide better access to the westernmost townhouse units and a transition to whatever may be developed to the west of that lot in the future.

3. The final site plans shall clearly label the number of units proposed per lot and building, and include a single data table for the overall development that includes the acreage of the complex, the number of dwelling units by type, auto parking stalls (garage and surface) and bike parking stalls (indoor and surface) per lot and overall.
4. Provide plans and data for each lot that indicate the amount of lot coverage and usable open space.
5. Detailed floorplans for all of the building shall be provided with the final plans, which shall include labels with the number of bedrooms and type of dwelling unit. This shall include a lower level garage floorplan for Building 2 on Lot 2.
6. Revise all Walking Way references on the plans to Canter Drive consistent with the Jannah Village plat and street name in the Town of Burke.

Urban Design Commission

The following conditions were recommended as part of the **initial approval** of the project on October 27, 2021. The project shall obtain final approval from the Urban Design Commission prior to final staff approval of the plans and issuance of building permits.

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| <ol style="list-style-type: none">7. Provide landscape alternatives to the Callery Pears, Acer Ginnala Amur Maple and Acer Tarari Maple with other small ornamental trees and replace Stella D'Oro Daylilies with other perennials.8. Provide simplification of the prairie style building to better match the modernity of the others.9. Provide simplification of colors including of where colors transition.10. Create additional on-site greenspace in the townhome lots (3 and 4). |
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The following conditions of approval have been submitted by reviewing agencies:

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

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| <ol style="list-style-type: none">11. Plans for Lot 4 have frontage on streets that are part of phase 2 of the Jannah Village Plat development agreement and have not been designed yet. These plans cannot be approved until those street designs are complete.12. Plans do not match sidewalk grades established with Phase 1 Jannah Village Plat Development Agreement. Resubmit with revised grades.13. The applicant shall revise the utility plan to include the locations and elevations of the proposed utility improvements with the City-issued Jannah Village Phase 1 Project #12523.14. 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 at a minimum comply with the required minimum grades approved at the plat level and shall provide sealed as built drawings to the City Engineer to document that this was constructed correctly. The developer/owner are strongly encouraged to |
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complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

15. The plans as submitted cannot be approved. The Low Building Opening shall be above the 500-year elevation, which is 993.9. The plans currently show a controlling elevation of 993.4. Currently the plan shows a slope down from the access path around the pond. Spot grades need to be provided on the path edge. Engineering recommends a minimum elevation of 994.5 to provide a safety factor and not have the pond spill over the path and into the underground parking. This is not expected to be protective in all cases and the developer is encouraged to make their own analysis of the situation and determine an elevation that protects their property to a level of service that they are comfortable with.
 16. The retaining walls and sump crocks (which are below the permanent pool elevation) shall be design by a professional engineer & seal the design, and provide engineering calculations.
 17. The applicant has been working with Engineering staff on grade revisions necessary at the entrances to the underground parking structures. The plans submitted to not reflect the changes that have been agreed to in discussions. The applicant shall revise plans to reflect those discussions.
18. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public right of way.
 19. This development is subject to impact fees for the Northeast 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."
 20. 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.
 21. An Erosion Control Permit is required for this project.
 22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
 23. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
 24. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving

runoff up through the 24-hour, 100-year design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin PE that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin PE or licensed Plumber that show this requirement has been met.

25. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
26. 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.
27. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
28. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
29. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
30. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to the City Engineering Division. The Storm Water Management Plan & Report shall include compliance with the following:

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

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

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

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

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

31. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
32. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

33. Correct all references to the street name of Walking Way and Walking Wall. This street was dedicated and platted as Canter Drive.
34. Correct the typographical errors for Eternity Drive (Eterity Drive) on the appropriate sheets.
35. 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)

36. The three driveways shown on the Canter Drive frontage of Lot 3 appear to be in excess of what is allowed under MGO Section 10.08 (2). The applicant shall work with Traffic Engineering staff to reduce the driveways to **two** on this frontage.
37. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 38. 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.

39. 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.
40. All parking facility design shall conform to the standards in MGO Section 10.08(6).
41. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
42. 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.
43. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
44. The applicant shall provide a clearly defined five-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.
45. 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.
46. "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.
47. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear. This applies to Lots 1 and 2.
48. The applicant shall provide a turnaround area for the dead end parking on Lot 2.
49. All parking ramps as the approach the public right-of-way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the right-of-way. If applicant believes public safety can be

maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer. This applies to Lot 2.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

50. Lot 1: Increase the front yard setback to a minimum of 15 feet.
51. Lot 1: Increase the east side yard setback to a minimum of 10 feet.
52. Lot 2: The applicant proposes a front setback less than the 15 foot minimum required front yard setback. For a residential building complex, setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
53. Lot 4: Work with Planning and Zoning staff to improve the access and entry for the two townhouse buildings adjacent the west property line. The principal entry to each dwelling shall have direct access to the street or to a courtyard. Each dwelling shall include a stoop or porch or a common green or courtyard oriented toward the primary street.
54. Lot 1: Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.
55. Lot 1: Clearly show the at-grade and structured useable open space areas on the final plans. A minimum of 6,560 sq. ft. of useable open space is required. Usable open space at ground level shall be in a compact area of not less than 200 square feet, with no dimension less than eight feet and no slope grade greater than ten percent. In addition to qualifying at-grade usable open space areas, roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
56. Lot 1: Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required van accessible stall for the surface parking lot. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stall.
57. Lot 1: Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (6 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (1 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans.
58. Lot 1: Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as long-term or short-term bicycle parking. A minimum of 41 resident bicycle stalls are required plus a minimum of four (4) short-term guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five-foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two feet by six feet with a five-foot wide access area. Identify

and dimension the bicycle stalls, including the access aisles, on the final plans. Submit a detail showing the model of bike rack to be installed.

59. Lot 1: Submit a complete set of architectural plans including floor plans, roof plan, and elevations.
60. Lot 1: Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment that will be used.
61. Lot 2: Provide a parking lot and site information block on Site Plan page C-1.
62. Lot 2: Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.
63. Lot 2: Clearly show the at-grade and structured useable open space areas on the final plans. A minimum of 14,880 sq. ft. of useable open space is required. Usable open space at ground level shall be in a compact area of not less than 200 square feet, with no dimension less than eight feet and no slope grade greater than 10%. In addition to qualifying at-grade usable open space areas, roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
64. Lot 2: Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (14 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (3 stalls) must be electric vehicle installed. One (1) of the electric vehicle installed stalls must be an accessible stall. Identify the locations of the electric vehicle ready and installed stalls on the plans.
65. Lot 2: Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as long-term or short-term bicycle parking. A minimum of 94 resident bicycle stalls are required plus a minimum of 9 short-term guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five-foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two feet by six feet with a five-foot wide access area. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Submit a detail showing the model of bike rack to be installed.
66. Lot 2: Submit a complete set of architectural plans including floor plans, roof plans, and elevations. Submit the plan details and elevations for the 20' x 20' shed.
67. Lot 2: Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass

within 15 feet of a building corner must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment that will be used.

68. Lot 3: Provide a parking lot and site information block on Site Plan page C-1. Label each building on the site plan with the townhouse building type and color scheme.
69. Lot 3: Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 90%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
70. Lot 3: Clearly show the at-grade and structured useable open space areas on the final plans. A minimum of 5,000 sq. ft. of useable open space is required. Usable open space at ground level shall be in a compact area of not less than 200 square feet, with no dimension less than eight feet and no slope grade greater than 10%. In addition to qualifying at-grade usable open space areas, roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
71. Lot 3: Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (10 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans.
72. Lot 3: Submit a complete set of architectural plans including floor plans and elevations for each townhouse building type. Include the building materials and color schemes for each building type. Submit the plan details and elevations for the pool building/clubhouse.
73. Lot 3: Provide details demonstrating compliance with bird-safe glass requirements Section 28.129 for any building over 10,000 sq. ft. in size (floor area of above-grade stories). For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify the buildings that exceed 10,000 sq. ft. in size and the glass areas that will be treated. Provide a detail of the specific treatment that will be used.
74. Lot 4: Provide a parking lot and site information block on Site Plan page C-1. Label each building on the site plan with the townhouse building type and color scheme.
75. Lot 4: Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 90%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.
76. Lot 4: Clearly show the at-grade and structured useable open space areas on the final plans. A minimum of 5,300 sq. ft. of useable open space is required. Usable open space at ground level shall be in a compact area of not less than 200 square feet, with no dimension less than eight feet and no slope grade greater than 10%. In addition to qualifying at-grade usable open space areas, roof decks, porches, and balconies may be used to

meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.

77. Lot 4: Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (11 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans.
78. Lot 4: Submit a complete set of architectural plans including floor plans and elevations for each townhouse building type. Include the building materials and color schemes for each building type.
79. Lot 4: Provide details demonstrating compliance with bird-safe glass requirements Section 28.129 for any building over 10,000 sq. ft. in size (floor area of above-grade stories). For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify the buildings that exceed 10,000 sq. ft. in size and the glass areas that will be treated. Provide a detail of the specific treatment that will be used.
80. All (Lots 1-4): Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
81. All (Lots 1-4): Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, 261-9658)

82. Ensure water service to all proposed buildings is sufficient to supply the fire sprinkler protection systems.
83. Provide aerial access lanes parallel to one entire side. Coordinate location with the proposed landscaping to ensure trees do not prevent adequate access to the building.
84. Fire lanes internal to Lots 3 and 4 will be required to be posted.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

85. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat.
86. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Kathleen Kane, 261-9671)

87. 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# 18131.1 when contacting Parks Division staff about this project.

City Forestry Section (Jeffrey Heinecke, 266-4890)

88. 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.

Appendix A – Zoning Summary

TR-U1 ZONING CRITERIA – LOT 1

Requirements	Required: Multi-family (>24 units)	Proposed
Lot Area (sq. ft.)	750 sq. ft./ dwelling unit (30,750 sq. ft.)	41,894 sq. ft.
Lot Width	50'	>50'
Front Yard Setback	15' or average	13.8' (See Zoning conditions)
Maximum Front Yard Setback	30' or up to 20% greater than block average	13.8'
Side Yard Setback	10'	8.7' east side 26.5' west side (See Zoning conditions)
Rear Yard Setback	Lesser of 25% lot depth or 25'	Adequate
Usable Open Space	160 sq. ft./ d.u. (6,560 sq. ft.)	Adequate (See Zoning conditions)
Maximum Lot Coverage	75%	<75% (See Zoning conditions)
Maximum Building Height	5 stories/ 65'	3 stories/ <65'
Automobile Parking Stalls	Multi-family dwelling: Minimum 1 per dwelling (41) Maximum 2.5 per dwelling (102)	25 surface, 37 garage (62 total) (See Zoning conditions)
Accessible Stalls	Yes	1 garage (See Zoning conditions)
Loading	Not required	None
Bike Parking Stalls	Multi-family dwelling: 1 per unit up to two-bedrooms, half space per additional bedroom (41) 1 guest space per 10 units (4) (45 total)	2 surface, 10 garage (12 total) (See Zoning conditions)
Building Forms	Large multi-family building	(See Zoning conditions)

TR-U1 ZONING CRITERIA – LOT 2

Requirements	Required: Multi-family (>24 units)	Proposed
Lot Area (sq. ft.)	750 sq. ft./dwelling unit (69,750 sq. ft.)	102,583 sq. ft.
Lot Width	50'	>50'
Front Yard Setback	15' or average	16.0' Building 1 12.1' Building 2 (See Zoning conditions)
Maximum Front Yard Setback	30' or up to 20% greater than block average	16.0' Building 1 12.1' Building 2
Side Yard Setback	10'	12.3' east side 12.2' west side
Rear Yard Setback	Lesser of 25% lot depth or 25'	33.8'
Usable Open Space	160 sq. ft./ unit (14,880 sq. ft.)	Adequate (See Zoning conditions)
Maximum Lot Coverage	75%	<75% (See Zoning conditions)
Maximum Building Height	5 stories/ 65'	4 stories/ <65'
Automobile Parking Stalls	Multi-family dwelling: Minimum 1 per dwelling (93) Maximum 2.5 per dwelling (232)	61 surface, 80 garage (141 total) (See Zoning conditions)
Accessible Stalls	Yes	Yes
Loading	Not required	None
Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, half-space per additional bedroom (94) 1 guest space per 10 units (9) (103 total)	8 surface, 20 garage (28 total) (See Zoning conditions)
Building Forms	Large multi-family building	(See Zoning conditions)

SR-V2 ZONING CRITERIA – LOT 3

Requirements	Required: Single-family attached (maximum 8 units)	Proposed
Lot Area (sq. ft.)	1,000 sq. ft./unit (50,000 sq. ft.)	135,649 sq. ft.
Lot Width	N/A	440'
Front Yard Setback	15'	25.1'
Maximum Front Yard Setback	30' or up to 20% greater than block average	25.1'
Side Yard Setback	Exterior end walls: 6'	25.1' east side 25.1' west side
Rear Yard Setback	Lesser of 25% lot depth or 20'	25.1'
Usable Open Space	100 sq. ft./ unit (5,000 sq. ft.)	Adequate (See Zoning conditions)
Maximum Lot Coverage	90%	(See Zoning conditions)
Maximum Building Height	3 stories/ 40'	2 stories/ <40'
Automobile Parking Stalls	Single-family attached dwelling: Minimum 1 per dwelling (50) Maximum 2 per dwelling (100)	5 surface, 100 garage (105 total) (See Zoning conditions)
Accessible Stalls	Yes	Yes
Loading	Not required	None
Number Bike Parking Stalls	Single-family attached dwelling: 1 per dwelling (50)	8 surface, 50 garage (58 total)

Building Forms	Single-family attached building, Townhouse, Rowhouse	(See Zoning conditions)
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SR-V2 ZONING CRITERIA – LOT 4

Requirements	Required: Single-family attached (maximum of 8 units)	Proposed
Lot Area (sq. ft.)	1,000 sq. ft./ unit (53,000 sq. ft.)	128,944 sq. ft.
Lot Width	N/A	251'
Front Yard Setback	15'	25.1'
Max. Front Yard Setback	30' or up to 20% greater than block average	25.1'
Side Yard Setback	Exterior end walls: 6'	25.1' east side 15.1' west side
Rear Yard Setback	Lesser of 25% lot depth or 20'	25.1'
Usable Open Space	100 sq. ft./unit (5,300 sq. ft.)	(See Zoning conditions)
Maximum Lot Coverage	90%	(See Zoning conditions)
Maximum Building Height	3 stories/ 40'	2 stories/ <40'
Number Parking Stalls	Single-family attached dwelling: Minimum 1 per dwelling (53) Maximum 2 per dwelling (106)	106 garage (See Zoning conditions)
Accessible Stalls	Yes	None
Loading	Not required	None
Number Bike Parking Stalls	Single-family attached dwelling: 1 per dwelling (53)	53 garage
Building Forms	Single-family attached building, Townhouse, Rowhouse	(See Zoning conditions)