



**Project Addresses:** 1115 S High Point Road (formerly 3440 High Point Road)  
**Application Type:** Zoning Map Amendment and Conditional Uses  
**Legistar File ID #** [75151](#) and [77589](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted  
**Reviewed By:** Kevin Firchow, Planning Division

## Summary

**Applicant & Property Owner:** Karin Krause, Hope & A Future III, Inc.; 1115 S High Point Road; Madison.

**Contact Person:** Kevin Burow, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

**Requested Actions:** [Substitute] Consideration of a request to assign permanent zoning of property located at 1115 S High Point Road to SR-V2 (Suburban Residential–Varied 2 District) zoning; consideration of a conditional use in the SR-V2 District for dwelling units in a mixed-use building; consideration of a conditional use in the SR-V2 District for a daycare center; consideration of a conditional use in the SR-V2 District for a building or structure exceeding 10,000 square feet in floor area, and consideration of a conditional use in the SR-V2 District for outdoor recreation, all to allow construction of an addition to an existing adult family home to create a mixed-use building that will add 19 apartments and a daycare center to the existing home with accessory outdoor pool.

**Proposal Summary:** The subject property was attached to the City of Madison from the Town of Middleton effective March 13, 2023 following submittal of a petition on December 8, 2022. The petition to attach included a request for permanent SR-V2 (Suburban Residential–Varied 2 District) zoning as allowed by the City’s 2002 cooperative plan with the Town of Middleton. However, while the attachment was adopted by the Common Council by Ordinance 23-00047 on March 7, 2023 following a February 7 referral (ID [75150](#)), the companion ordinance to assign the requested SR-V2 zoning, ID [75151](#), was referred by the Plan Commission on January 23, February 27, March 13, and March 27 at the request of the property owner and/or district alder to allow for the property owner to share more information with surrounding properties and neighborhood associations about the request zoning and future expansion. [Note: The substitute ordinance for the zoning request reflects the change of address for the property from 3440 in the Town to 1115 S High Point since the attachment took effect in March.]

On May 1, the applicant and property owner submitted conditional use requests related to the expansion of the existing adult family home to include 19 apartments and multi-generational day care to be located in a two-story wing to be added to the east side of the existing two-story residence. The 19 units proposed will consist of seven one-bedroom and 12 two-bedroom apartments, with parking for 26 automobiles and 21 bicycles on one level to be located below the footprint of the addition, with 19 automobile parking stalls and one bicycle stall to be located in a surface lot north of the existing building. Access will be provided by an existing driveway located near the northern property line.

The application and letter of intent indicate that construction of the addition will commence in summer 2024, with completion anticipated in summer 2025 pending financing and fundraising.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table C-1 in Section 28.032(1) identifies a multi-family dwelling with 13-24 units as a permitted use in the proposed SR-V2 (Suburban Residential–Varied 2) zoning district. Dwelling units in a mixed-use building and

day care centers are identified as conditional uses in the SR-V2 District, while outdoor recreation is a conditional accessory use in SR-V2 zoning. The Zoning Code also identifies buildings or structures with floor area exceeding 10,000 square feet as a conditional use in all residential zoning districts subject to Supplemental Regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

**Review Required By:** Plan Commission and Common Council.

**Summary Recommendation:** If the Plan Commission can find the applicable standards are met, the Planning Division recommends the following:

- That the Plan Commission forward [Substitute] Zoning Map Amendment ID 28.022–00604, assigning SR-V2 zoning to 1115 S High Point Road, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the standards for conditional uses are met to **approve** construction of an addition to the existing adult family home containing 19 apartments, a daycare center, and accessory outdoor recreation, subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 9**.

## Background Information

**Parcel Location:** A 5.4-acre parcel located on the east side of S High Point Road between Welton Drive and Velvet Leaf Drive; Alder District 20 (Harrington-McKinney); Middleton-Cross Plains Area School District.

**Existing Conditions and Land Use:** Hope & A Future currently occupies a converted two-story single-family residence located on the northern half of the subject site. Zoning of the property is pending.

**Surrounding Land Uses and Zoning:** The subject site is bounded on the north by single-family residences in the High Point Estates subdivision in SR-C1 (Suburban Residential–Consistent 1 District) zoning, while the property to the south and east is developed with single-family residences in the Valley Ridge subdivision, zoned PD (Planned Development District). The land to the west across S High Point Road is undeveloped agricultural land in the Town of Middleton.

### Adopted Land Use Plans:

The 2018 Comprehensive Plan identifies the subject site and surrounding properties on the east side of S High Point Road for Low Residential (LR), while the property to the west across High Point is recommended for Low-Medium Residential (LMR) and Medium Residential (MR). The Generalized Future Land Use Map shows the potential extension of Meadow Sweet Drive to S High Point Road across the subject site from its current terminus in the Valley Ridge subdivision adjacent to the eastern property line.

The site is also located within the boundaries of the 2017 High Point-Raymond Neighborhood Development Plan, which recommends that the subject site and adjacent school sites be developed in the Residential Housing Mix 1 (HM1) category. The predominant housing type in the HM1 district is detached single-family housing on individual lots, but limited areas may be developed with other lower-density housing types such as duplexes or townhouses at appropriate locations. The average density in HM1 is 6 units an acre, with a maximum density of 16 units an acre allowed for individual developments. The plan also calls for an extension of Meadow Sweet Drive between

its current terminus in the Valley Ridge subdivision adjacent to the eastern property line of the subject site and S High Point Road.

**Zoning Summary:** The subject site will be zoned SR-V2 (Suburban Residential–Varied 2 District), which will be reviewed in the following sections.

Requirements		Required	Proposed
Lot Area (sq. ft. per multi-family unit)		1,500 sq. ft./unit (30,000 sq. ft.)	235,680 sq. ft.
Lot Width		60'	499.61'
Minimum Front Yard Setback		25'	Adequate
Side Yard Setback		10'	Adequate
Rear Yard		Lesser of 25% lot depth or 30'	Adequate
Maximum Lot Coverage		60%	17%
Usable Open Space for Multi-Family Dwellings and Townhouses, Resp.		160 sq. ft./one-bedroom, 320 sq. ft./two or more bedrooms (5,280 sq. ft.)	Adequate
Maximum Building Height		3 stories/ 40'	2 stories, Less than 40' (see conditions)
Auto Parking		<b>Multi-family:</b> 1 per dwelling unit (19) <b>Adult family home:</b> 1; <b>Day care center:</b> 1 per 15 clients plus 1 per 2 employees total	19 surface stalls, 26 garage stalls (45 total) (See conditions)
Electric Vehicle (EV) Stalls		2% EV: 1; 10% EV ready: 3	1 EV; 3 EV ready
Accessible Stalls		Yes	Yes
Bike Parking		<b>Multi-family dwelling:</b> 1 per unit up to two-bedrooms, (19); 1 guest space per 10 units (2); <b>Adult family home:</b> 1; <b>Day care center:</b> 1 per 5 employees (TBD)	6 surface stalls; 21 garage stalls (27 total) (See conditions)
Loading		None	0
Building Forms		Flex Building	(See Conditions)
Other Critical Zoning Items			
Yes:	Wellhead Protection (WP-26), Barrier Free, Utility Easements		
No:	Urban Design, Waterfront Development, Wetlands, Floodplain, Adjacent to Park, Landmarks		
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator			

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is currently served by a full range of urban services, including Metro Transit, which, as of June 11, 2023, provides peak hour service on the #55 route between Junction and Watts Roads and Verona. [Once the east-west Bus Rapid Transit line is fully operational in fall 2024, the #55 will operate between the west terminal of the line and Verona; the west BRT terminal is currently under construction.]

## Project Description

The applicant is requesting approval of SR-V2 zoning for a 5.4-acre property located on the east side of S High Point Road between Welton Drive and Velvet Leaf Drive, as well as conditional use approvals to allow an addition to be constructed to the existing “Hope & A Future” “intergenerational” adult family home that occupies the northern portion of the site.

The subject site was attached to the City of Madison from the Town of Middleton effective March 13, 2023 following submittal of a petition on December 8, 2022. The parcel contains approximately 500 feet of frontage along S High Point Road and is surrounded on three sides by single-family residences in the High Point Estates and Valley Ridge subdivisions. The property is characterized by approximately 50 feet of grade change from north to south and mature vegetation along most of the perimeter of the site. In addition to the adult family home, which is located in a converted two-story former farmhouse, the site is improved with a barn located near the northeastern corner of the property, which the applicant proposes to demolish. Access to the site is provided from a narrow residential driveway from S High Point Road that parallels the northern property line; parking for the existing building occurs in a circle located along the driveway north of the residence. An outdoor pool sits adjacent to the southeastern corner of the adult family home; the pool was installed around the time that an addition was constructed off the southwestern corner of the residence approximately ten years ago while the property was in the Town of Middleton.

The petition to attach the property to the City included a request for permanent SR-V2 (Suburban Residential–Varied 2 District) zoning as allowed by the City’s 2002 cooperative plan with the Town. However, while the attachment was adopted by the Common Council by Ordinance 23-00047 on March 7, 2023 following a February 7 referral (ID [75150](#)), the companion ordinance to assign the requested SR-V2 zoning, ID [75151](#), was referred by the Plan Commission on January 23, February 27, March 13, and March 27 at the request of the property owner and/or district alder to allow for the property owner to share more information with surrounding properties and neighborhood associations about the request zoning and future expansion. Since the initial referral, four such meetings have occurred.

The proposed addition will be an L-shaped, two-story building to be located along the eastern wall of the adult family home. The western wing of the addition will include storage and mechanical space and an unfinished room with a partial southern exposure in the basement; the first floor of the western wing will include the adult daycare room, three rooms associated with the child daycare component, and common spaces for the overall facility. The second floor of the western wing will include spaces associated with the daycare and additional common spaces for the facility, including offices, a library, and exercise room. The rest of the western wing and all of the first and second floors of the southern wing will include the 19 apartments, which will consist of seven one-bedroom units and twelve two-bedroom units. Two guest rooms for visitors of residents will be located on the second floor. Parking for 26 automobiles and 21 bicycles will be provided in a garage to be located below the southern wing, with the garage entrance to be located on the north wall. The addition will wrap around the existing pool and deck, which will be accessible from the southern façade of the western wing. The proposed addition will be clad with a combination of brick and composite shake and lap siding, and will have a gabled roof. The new section is designed to reflect the character of the existing residential building and many of the residences surrounding the site.

The letter of intent indicates that 15 of the 19 units in the addition will be targeted toward persons age 55 or older, while the remaining four units are intended for families. The daycare component will provide care for 20

children in three rooms, with an afterschool component in the pre-kindergarten room for 13 children. The adult daycare room will provide services for 12. Approximately six teachers/staff will serve the daycare according to information provided by the applicant.

As part of the project, the existing driveway from S High Point Road will be reconstructed to be a 24-foot wide, two-way lane with surface parking for 19 autos to be located between the existing building and northern property line. Access to the structured parking in the proposed addition will also be provided by the reconstructed driveway.

## Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for a Daycare Center, defined as a “facility licensed by the State Department of Health and Family Services, or any other government agency that assumes its authority and responsibility, in which qualified persons, other than a relative or guardian provide care and supervision for children, adolescents, or adults for less than 24 hours per day” (as applicable in the TR-C3 zoning district):

- (a) The loss of any state license or permit by a day care center shall result in automatic revocation of that facility's use permit.
- (b) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (c) Where the use is conditional, 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.

Section 28.151 also includes the following supplemental regulations for Buildings or Structures Exceeding 10,000 Square Feet in Floor Area:

- (a) In any residential district, building floor area\*, bulk, height and massing may be limited as part of the conditional use approval in order to ensure compatibility with surrounding uses.
- (b) In any residential district, 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.

\*: “Floor area” is defined in Section 28.211 of the Zoning Code as “the sum of all gross horizontal areas under the roof of a building, including, but not limited to: basement floor space; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses, attic space used for human occupancy, interior balconies and mezzanines; enclosed porches; floor area devoted to accessory uses, and; areas used for grade-level parking.”

For Dwelling Units in Mixed-Use Buildings, as applicable in residential zoning districts, Section 28.151 requires:

- (c) In residential districts, allowed uses are those specifically included and identified as permitted and conditional uses in the district use tables. The bulk requirements for the multi-family use in the district apply.

## Analysis

The applicant is requesting approval of a zoning map amendment to zone the 5.4-acre parcel to SR-V2 and approval of conditional uses for dwelling units in a mixed-use building, outdoor recreation for the existing pool, a daycare center, and a building larger than 10,000 square feet in area in a residential zoning district to allow expansion of the existing adult family home to include 19 apartments and a daycare center for children and adults.

[Note: The substitute ordinance for the zoning request reflects the change of address for the property from 3440 in the Town to 1115 S High Point since the attachment took effect in March.]

### Consistency with Adopted Plans

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

The attachment petition filed last December requested permanent SR-V2 zoning for the site. SR-V2 is the more intensive of the two Suburban Residential–Varied (SR-V) zoning districts, which also includes SR-V1. The primary objective in the statement of purpose for the SR-V districts notes that they "are established to stabilize and protect the essential characteristics of residential areas of varying densities and housing types, typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing." The SR-V2 district allows a wider range of residential uses and larger and denser building forms than the SR-V1 district, though the lot area and usable open space requirements in the two districts are similar. Of note, adult family homes and community living arrangements like the one located on the subject site are permitted uses in both districts.

The applicant and property owner have been in discussions with the City, Town of Middleton, and Dane County over the last 24 months regarding their interest in expanding the intergenerational program on the subject site – first in the Town and now in the City. City Planning and Zoning staff reviewed the preliminary plans for the expansion prior to submittal of the attachment petition and advised the petitioner that the SR-V2 district would be the least intensive zoning district that could implement the planned scope given the number of dwelling units proposed; SR-V2 contains no limit on the number of residential uses allowed in the use table (either as permitted or conditional uses), while the maximum number of units allowed in less dense SR-V1 district is eight (8) units.

The Hope & A Future parcel is located within the boundaries of the 2017 [High Point-Raymond Neighborhood Development Plan](#), which recommends that the subject site and surrounding Valley Ridge and High Point Estates subdivision in the Residential Housing Mix 1 (HM1) category. The predominant housing type in the HM1 district is detached single-family housing on individual lots, but limited areas may be developed with other lower-density housing types such as duplexes or townhouses at appropriate locations. Buildings should be up to two stories in height. The average density in HM1 is 6 units an acre, with a maximum density of 16 units an acre allowed for individual developments. In addition to the recommended land use and density, the plan also calls for the extension of Meadow Sweet Drive between its current terminus in the Valley Ridge subdivision and S High Point Road.

Additionally, the site is recommended for Low Residential (LR) in the 2018 Comprehensive Plan. LR areas are predominantly made up of single-family and two-unit structures, though some LR areas, particularly in older neighborhoods, may include “house-like” structures that were built as or have been converted to multi-unit dwellings. Smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation, especially when specified within an adopted neighborhood or special area plan and when constructed to fit within the general “house-like” context LR areas. While more intense forms of multi-family or mixed-use development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan. Development in LR areas should provide a range of housing choices for households with varying incomes, sizes, ages, and lifestyles, and newly developing LR areas should include at least two different residential building forms and include both owner- and renter-occupied housing.

On its face, the SR-V2 district is a more intensive zoning district than would ordinarily be used to implement the HM1 or LR development recommended for the subject site. Zoning districts that would be more commonly be used to implement HM1 development would include the Traditional Residential–Consistent (TR-C) and Suburban Residential–Consistent (SR-C) districts, and possibly the SR-V1 or TR-V1 districts for the denser uses recommended in the HM1 category.

However, the Planning Division believes that the Plan Commission may find that the proposed SR-V2 zoning does not contradict the objectives, goals and policies contained in the Comprehensive Plan or High Point-Raymond Neighborhood Development Plan. In particular, the Hope & A Future adult family home is established on the site now, which could possibly be grounds for an exception to the neighborhood development plan to be considered in conjunction with the proposed expansion. While an adult family home, daycare and/or multi-family dwelling newly proposed in the City would likely need to be more directly consistent with adopted plans, the existence of some of those uses at the time of attachment from the Town could suggest that strict application of the plan recommendations in this case may be not fully warranted. Although the expansion of the existing residential-institutional building will result in a different building form than is typically recommended for the LR and HM1 land use categories, the 3.5-unit per acre density of the additional development being proposed is consistent with the densities recommended for the site in the plan, and consistent with the density of the residential properties that surround the site.

If the requested zoning and conditional uses are approved, staff is recommending that the project be conditioned on providing a 56-foot wide reservation for the future extension of Meadow Sweet Drive as a public street from its current terminus to S High Point Road consistent with the street network shown in the High Point-Raymond Neighborhood Development Plan. No new buildings or above ground structures would be permitted within the reservation area. The 56-foot wide reservation area would be dedicated to the public for street purposes at no cost to the City of Madison upon action by the Common Council requesting the dedication of the lands for public street purposes.

#### Consideration of the Conditional Use Standards

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a

conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

The proposed building will have 44,287 square feet of floor area per Sheet C-1.0 of the plan set. Any building or structure with floor area exceeding 10,000 square feet is a conditional use in all residential zoning districts. Additionally, daycare centers (and nursery schools) for more than eight (8) persons are a conditional use in all residential zoning districts; in this case, the applicant proposes to provide day care for 12 adults and up to 23 children.

While the Planning Division is aware of concerns expressed by nearby residents and property owners regarding the size of the building following the addition, and with noise, lighting, and traffic as a result of the development, it believes that the Plan Commission can find that the conditional use standards are met subject to conditions. Comments submitted by agencies do not suggest that the proposed development will negatively impact the City’s ability to provide services to the project subject to meeting the recommended conditions of approval in the final section of this report, including the Traffic Engineering Division, which has not expressed significant concerns with the proposal and is recommending only “standard” conditions of approval. Although, as noted in the ‘Consistency with Adopted Plans’ section preceding, the project proposes a building form not commonly found in HM1 and LR land use districts, staff feels that the two-story addition has been designed to blend reasonably well with its lower-density surrounding uses, with an architectural style and building materials that are complementary to those present in the surrounding area.

The proposed addition is also adequately set back from nearby residential properties, with an approximately 117-foot setback proposed between the southeastern corner of the addition and eastern property line, and a 62-foot setback from the northeastern corner and northern property line. Much of the existing vegetation located between the building and those property lines will remain per the plans, and the applicant has submitted a landscaping plan to supplement the existing vegetation with new plantings to reduce the visual impact on surrounding properties. Despite the substantial landscaping proposed, the Plan Commission may, however, consider whether additional screening and fencing would be appropriate to provide additional buffering between the proposed development and subject property, particularly in the area of the proposed parking lot to limit impacts from headlights, etc.

As with any conditional use, the Plan Commission retains continuing jurisdiction in the event that complaints are received about any of the conditional uses associated with the subject site, which could result in more restrictive conditions being applied if deemed necessary.

## Conclusion

The applicant is requesting SR-V2 zoning and approval of conditional uses to allow an existing adult family home recently attached from the Town of Middleton to be expanded to include a daycare center for 12 adults and up to 23 children and 19 apartments. The site is recommended for Residential Housing Mix 1 in the 2017 High Point-Raymond Neighborhood Development Plan and Low Residential in the 2018 Comprehensive Plan, which would not typically support the intensity of development proposed if the development was proposed anew on undeveloped land. However, staff believes that the establishment of the use outside the City prior to attachment allows some consideration to be given to allow the expansion to proceed in SR-V2 zoning, especially in light of the overall low density of development proposed on the 3.5-acre site (approximately 3.5 units per net acre). Staff also believes that the proposed building and uses can be found to meet the standards for conditional use approval due



to the setback of the proposed addition from the nearest property lines and the extensive vegetation existing and proposed that should adequately screen the project from surrounding properties in large part, though additional screening of the parking may be appropriate to limit impacts from headlights, etc. on the nearby properties.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

If the Plan Commission can find the applicable standards are met, the Planning Division recommends the following:

- That the Plan Commission forward [Substitute] Zoning Map Amendment ID 28.022–00604, assigning SR-V2 zoning to 1115 S High Point Road, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the standards for conditional uses are met to **approve** construction of an addition to the existing adult family home containing 19 apartments, a daycare center, and accessory outdoor recreation, subject to input at the public hearing and the conditions from reviewing agencies that follow:

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

#### Planning Division

1. Consistent with the street network shown in the High Point-Raymond Neighborhood Development Plan, a 56-foot wide reservation for the future extension of Meadow Sweet Drive as a public street from its current terminus to S High Point Road shall be shown graphically on the final plans for the subject site and granted to the City in a form acceptable to the Planning Division and City Engineer prior to final approval and issuance of building permits for the addition. No new buildings or above ground structures shall be permitted within the reservation area. The 56-foot wide reservation area shall be dedicated to the public for public street purposes at no cost to the City of Madison upon action by the Common Council requesting the dedication of the lands for public street purposes.

2. The final plans shall include setback dimensions from the expanded building and all four property lines.

### City Engineering Division (Contact Tim Troester, (608) 267-1995)

3. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. The permit application is available on the City Engineering Division website. As a condition of the permit a deposit to cover estimated City expenses will be required.
4. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note on the face of the plans: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
5. This property has deferred assessments for the South High Point Road Reconstruction Assessment District 2 (Resolution 08-00858 (ID 11638)) are due and payable prior to final approval.

6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Interceptor Assessment District (2023 rate is \$88.58/1,000 sq. ft.).
8. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plan approval.
9. An Erosion Control Permit is required for this project.
10. A Storm Water Management Report and Storm Water Management Permit is required for this project.
11. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 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 the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
12. 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.
13. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
14. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer.
15. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
17. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

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

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

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

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

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

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

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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

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

19. Grant a Public Sanitary Sewer Easement(s) to the City around the sewer structure and line running southerly located in the sidewalk along S High Point Road for a width to be approved by City Engineering. Prepare exhibit and legal description for an easement to be created by the City's Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) to coordinate the Real Estate project, and associated information and fees required.
20. Grant a Public Storm Sewer Easement(s) around the existing catch basin located at the northwest corner of the site near the existing drive entrance to the City. The width and location to be approved by City Engineering. Prepare exhibit and legal description for an easement to be created by the Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) to coordinate the Real Estate project, and associated information and fees required.
21. Grant a Public Sidewalk Easement along the portion of S High Point Road located one foot behind the existing back of walk to the City. Prepare exhibit and legal description for an easement to be created by the Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) to coordinate the Real Estate project, and associated information and fees required.

22. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
23. Identify on the plans the lot and block numbers of recorded Certified Survey Map or plat.
24. Provide a full and complete legal description of the site or property being subjected to this application on the site plan. Also, show correct boundary on civil plans. Civil plans do not seem to reflect Document No. 42953525 as the architectural plans correctly do.
25. Remove all references to the old Town address of 3440 High Point Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
26. The address of the proposed apartments is 1119 S High Point Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
27. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
29. 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.

30. 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.
31. All parking facility design shall conform to the standards in MGO Section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
34. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
35. The 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.
36. "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.
37. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

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

38. Show the height of the proposed building addition on the elevations. The maximum height is 3 stories and 40 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. Height shall be measured from the natural grade prior to redevelopment. No individual facade shall be more than 15% higher than the maximum height of the zoning district.
39. For the day care center, provide a designated area for the short-term parking of vehicles engaged in loading and unloading children. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
40. Bicycle parking for the child day care, adult day care, and after-school program shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of one (1) bicycle stall per five (5) employees (two stalls minimum) located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within

100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

41. On the landscape plan, label and number the proposed trees and plantings with the planting code and number in addition to the identification symbol. 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.
42. Provide the floor plans and elevations for the existing adult family home.
43. Provide details demonstrating compliance with the bird-safe glass requirements in Section 28.129. For building façades where the first 60 feet from grade are comprised of greater than or equal to 50% glass, at least 85% of the glass must be treated. All glass within 15 feet of a building corner must be treated when see through or fly through conditions exist. 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. All glass railings must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment product that will be used.
44. 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.
45. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Fire Department** (Contact Bill Sullivan, (608) 261-9658)

46. Provide details on the connection and/or separation between the existing house and the new proposed building as it relates to the building code and fire protection systems.

47. Provide a fire apparatus access plan in accordance with MGO Chapter 34 and the 2021 edition of the International Fire Code. Current documents indicated that minimum standards are not incorporated into the design.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

48. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 23018 when contacting Parks Division staff about this project.
49. Pursuant to MGO 20.08 (2)(c)2.d., the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years.

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

50. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

51. This property is in a Wellhead Protection District–Zone (WP-26). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at [Sscroggins@madisonwater.org](mailto:Sscroggins@madisonwater.org) for additional information, including a summary of the submittal requirements.

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

**Forestry Section** (Contact Brandon Sly, (608) 266-4816)

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

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

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