

PLANNING DIVISION STAFF REPORT

May 12, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 9453 Spirit Street, aka 305 Bear Claw Way (District 9, Alder Pritchett)
Application Type: Conditional Use
Legistar File ID #: [87658](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Ryan McMurtrie; United Financial Group, LLC/Paragon Place At Bear Claw Way, LLC; 660 West Ridgeview Drive, Appleton, WI 54911

Contact: Kevin Burrow; Knothe & Bruce Architects; 7601 University Avenue, Suite 201, Middleton, WI 53562

Requested Action: Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a residential building complex containing 21 apartments in two buildings.

Proposal Summary: The applicant is proposing to build a 9-unit apartment building and a 12-unit apartment building at 9453 Spirit Street.

Applicable Regulations & Standards: Standards for conditional uses are found in MGO Section 28.183(6). Supplemental Regulations for residential building complexes are found in MGO Section 28.151. Per MGO Section 33.24(4)(c) Urban Design Commission review of the residential building complex is required.

Review Required By: Urban Design Commission (advisory recommendation) and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request to construct a residential building complex in the Suburban Residential-Varied 2 (SR-V2) District at 9453 Spirit Street, subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 56,943 square-foot (1.3-acre) parcel is located at the southeast corner of Bear Claw Way and Spirit Street. It is located within District 9 (Alder Conklin) and the Middleton/Cross Plains School District.

Existing Conditions and Land Use: Undeveloped land, zoned Suburban Residential-Varied 2 (SR-V2) District.

Surrounding Land Use and Zoning:

North: Across Spirit Street, undeveloped land zoned Suburban Residential-Varied 2 (SR-V2) District; across Elderberry Road, single family residences zoned Traditional Residential-Consistent 1 (TR-C1) District and Suburban Residential-Consistent 2 (SR-C2) District; undeveloped land in the Town of Middleton;

East: Single family residences, zoned Traditional Residential-Consistent 3 (TR-C3);

South: Stormwater pond zoned SR-V2 District; across Bear Claw Way, multifamily residential zoned SR-V2 District; undeveloped land zoned TR-U1 District; Blackhawk Church, zoned PD; and

West: Across Bear Claw Way, undeveloped land zoned TR-U1 District, SR-V2 District and Agriculture (A).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low-Medium Residential (LMR) with a density range between 7-30 units per acre generally recommended. The [Elderberry Neighborhood Development Plan](#) (2018) recommends Residential Housing Mix 2 (HM2) with a density range between 8-20 units per acre generally recommended. More information on the housing types and design recommendations for the HM2 district are included in the Analysis section of this report.

Zoning Summary: The property is zoned Suburban Residential-Varied 2 (SR-V2) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	1,500/d.u. = 31,500	56,943
Lot Width	60 ft	360 ft
Front Yard Setback	25 ft	12 ft (1.)
Side Yard Setback	10 ft	16 ft, 21 ft
Rear Yard Setback	30 ft	58 ft
Maximum Lot Coverage	60%	58%
Maximum Building Height	3 stories/40 ft	2 stories/35 ft

Site Design	Required	Proposed
Number Parking Stalls	21	30
Electric Vehicle Stalls	3 EV Ready	21 EV Installed
Accessible Stalls	1	1
Loading	None	None
Number Bike Parking Stalls	23	23
Landscaping and Screening	Yes	Yes
Lighting	No	Yes
Building Form and Design	Yes	Large Multi-Family

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services with the exception of Metro Transit.

Project Description, Analysis and Conclusion

Previous Approvals

On May 21, 2013, the Common Council approved a request to rezone 33.2 acres of property located at 9601 Elderberry Road from A (Agricultural District) to TR-U1 (Traditional Residential–Urban 1 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-V2 (Traditional Residential–Varied 2 District) (Legistar ID [29644](#)). The following developments have been approved.

This list includes a previously approved project at 9453 Spirit Street (#6). With this current request, the applicant is seeking approval of a revised project on the site.

#1 9501 Spirit Street: A residential building complex with eight (8), three-story townhouse buildings with a total of 31 units (Approved 8/29/22, Legistar ID [72213](#))

#2 302 Chaska Drive: A residential building complex with four (4) three-story townhouse buildings with a total of 20 units. (Approved 8/29/22, Legistar ID [72214](#))

#3 304 Lakota Way: A residential building complex with five (5) two-story, four-unit residential buildings with a total of 20 units (Approved 1/9/23, Legistar ID [74544](#))

#4 9503 Elderberry Rd: A four-story, 162-unit, age restricted residential building (Approved 11/13/23, Legistar ID [79971](#))

#5 9454 Spirit Street: A three-story, 59-unit, age restricted residential building (Approved 11/13/23, Legistar ID [79970](#))

#6 9453 Spirit Street: A residential building complex with four (4) three-story townhouse buildings with a total of 15 units (Legistar ID [82734](#)).



Project Description

The applicant is requesting approval of a residential building complex to build two apartment buildings at 9453 Spirit Street. The property is located at the corner of Spirit Street and Bear Claw Way. The proposed development includes:

- Building 1: a two-story, 9-unit apartment building along Bear Claw Way
- Building 2: a two-story, 12-unit apartment building along Spirit Street

Each unit has an individual entrance with some units accessed at the rear of the building. There is a rear loaded, one car garage for each unit. The interior of the lot is accessed from Spirit Street. There are also 9 surface parking stalls. The primary building materials are a white brick veneer and a dark gray composite siding.

There is an open space, labeled “lawn play area”, to the south of Building 1. The site plan shows a transformer in this area, although the exact location may change. The site is graded next to the open space area for stormwater purposes. There is also landscaped area with a bench at the corner of Bear Claw Way and Sprit St.

Supplemental Regulations

Residential building complexes, 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 subject to the following Supplemental Regulations per MGO Section 28.151:

- (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.
- (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

- (e) In the TE District, new residential uses, whether in new or existing buildings, shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic.
- (f) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses.
- (g) Shall be reviewed by the UDC 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.
- (j) Entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex.

Conformance with Adopted Plans

The density of the 21-unit complex is 16.2 units per acre. The proposed density is within the density range allowed in the existing SR-V2 zoning of up to 29 units per acre for multifamily buildings with up to 24 units. Multifamily buildings with up to 24 units are a permitted use in the SR-V2 district.

The proposed density is within the 7-30 unit per acre density recommended by the Comprehensive Plan (2023). It is also within the 8-20 unit per acre density recommended by the Elderberry Neighborhood Development Plan (2018), which identifies the subject site and most of the larger Paragon Place subdivision in Residential Housing Mix 2 (HM2). HM2 is recommended as a predominately higher-density single family designation, although other housing types compatible with single-family homes, including duplexes, four units, townhouses, and small-scale apartment buildings (4-8 units) are also recommended. Buildings should include front, side, and rear yards, with a maximum recommended height of three stories. Dwelling unit types in the HM2 area should be varied, and large areas of one housing unit type should be avoided.

The proposed development with smaller multifamily buildings generally reflects the density, bulk, and building characteristics recommended in HM2. It would add to the mix of housing types in this neighborhood, which currently consists of single family and large multifamily residential buildings. It would also complement the recent approvals adjacent to this site which include townhouses, small multifamily buildings, and larger multifamily residential buildings.

Conditional Use Standards

The conditional use approval standards state that the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

This section of the report will focus on approval standards 5 and 6. Standard 5 states, "Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have

been or are being provided.” And, standard 6 states, “The conditional use conforms to all applicable regulations of the district in which it is located.”

Supplemental regulation (b) states, “Setback requirements may be reduced as part of the conditional use approval.” The front setback is along Spirit Street. In the SR-V2 District the front setback is 25 feet. The applicant is proposing a 13-foot setback from Spirit Street to Building 1. Building 2 is setback approximately 16 feet from Spirit Street. The rear setback is 58 feet for Building 1, which is larger than the 30-foot rear setback required in the SR-V2 District. The rear setback for Building 2 is also more than 30 feet.

Supplemental regulation (g) states, “Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.” Per MGO Section 33.24(4)(c) the Urban Design Commission (UDC) shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes., and it shall report its findings and recommendations to the Plan Commission. The UDC Secretary prepared a [Staff Report for the April 30, 2025 UDC meeting](#) (Legistar ID [86796](#)).

At their April 30, 2025, meeting the UDC recommended approval with the following conditions, which are included in the recommended conditions of approval at the end of the report.

- Revise the landscape plan to reflect taller landscape plantings to screen the headlights of the surface parking area adjacent to Building 2.
- Remove the four parking stalls adjacent to the open space, if they are not required to meet minimum parking requirements in the Zoning Code.
- Further review and approval can be completed administratively.

As proposed, the parking complies with the Zoning Code, though exceeds the 21 minimum stalls required. It does not exceed the maximum number of allowed stalls. Further, the current plans include a 1.4 parking ratio (stalls per unit), which is lower than the previously approved project which had a 2.0 parking ratio. However, this project includes surface stalls, which were not proposed in the previous project.

The additional four stalls are adjacent to an open space area and the Supplemental regulations allow the Plan Commission to require recreational areas. Specifically, Supplemental regulation (a) states, “Recreational areas may be required to serve the needs of the anticipated population.” There is an open space, labeled “lawn play area”, to the south of Building 1. Removing the stalls would allow for a larger recreational area. Per sheet C2, this area appears flat while open space areas to the east appear to have significantly more slope.

In speaking with the applicant team, they would like to maintain the four parking stalls adjacent to the open space. Staff note that the UDC is an advisory body to the Plan Commission for this request. The Plan Commission may choose to remove, modify or approve the recommended conditions of approval. The Plan Commission will need to find that the inclusion of the condition meets the approval standards.

In closing, the Planning Division believes the conditional use approval standards can be found met, subject to the recommended conditions of approval. Per the applicant’s request special consideration should be given to recommended condition of approval #2.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request to construct a residential building complex in the Suburban Residential-Varied 2 (SR-V2) District at 9453 Spirit Street, subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Urban Design Commission (Contact Jessica Vaughn, 267-8740)

1. Revise the landscape plan to reflect taller landscape plantings to screen the headlights of the surface parking area adjacent to Building 2.
2. Remove the four parking stalls adjacent to the open space, if they are not required to meet minimum parking requirements in the Zoning Code.
3. These revisions can be approved administratively by the Planning Division Director or their designee.

Engineering Division (Contact Tim Troester, 267-1995)

4. Applicant shall revise sheet C2.0 to revise note "Roadway & utility improvements per City of Madison Design plans" to "Roadway & utility improvements per City of Madison Design plans (see City Project# 15188)"
5. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

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

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

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.

This plan set is not current with the plans being submitted for review as part of the SWMP - the applicant shall revise to show roof water going directly to the infiltration basin while parking lot water shall be collected separately and shall be directed to the wet pond for treatment prior to discharge to the infiltration basin.

6. Standard street, terrace, and sidewalk improvements for Spirit Street Construction shall be built under contract number 9523.
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering 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. (MGO 16.23(9)(d)(4))
8. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
9. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
10. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
11. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 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. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

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 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. (POLICY)
13. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

14. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
15. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
16. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

This project will disturb 20,000 sf 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.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

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 City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

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

18. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale 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.
19. 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.
20. 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.
21. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
22. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
23. 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 City Traffic Engineering.
24. 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.
25. The applicant shall provide a clearly defined 5' 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.
26. "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.
27. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Zoning (Contact Jacob Moskowitz, 266-4560)

28. Setback requirements may be reduced as part of the conditional use approval.

29. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
30. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building. Note that City issued trash containers are not required to be screened.

Parks Division (Contact Kathleen Kane, 266-4098)

31. 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# 13117.9 when contacting Parks about this project.

Forestry Section (Contact Zachary Eckberg, zeckberg@cityofmadison.com)

32. As defined by Madison General Ordinance 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.

Water Utility (Contact Jeff Belshaw, 261-9835)

33. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per MGO 16.23(9)(d)(3).
34. 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)

35. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over one and one half miles walking distance, and the parcels would be greater than the ¼ mile regulatory distance from all day scheduled service - for passengers who might be eligible for door-to- door paratransit service.

36. There are no eligible trips towards US Green Building Council/LEED Quality Access to Transit points, due to the closest Metro Transit bus stops with regularly scheduled service being at least one half mile walking distance.

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

37. The owner/developer are collectively responsible to contact the utility companies to coordinate and obtain approval of the placement of the proposed concrete patio with wall seats in the northwesterly corner of the site proposed within the public utility easement. Provide written confirmation.
38. The owner/developer are collectively responsible to contact the utility companies to coordinate the overstory shade trees proposed within the utility easements within this site.
39. 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 provided for additional review and approval by Engineering.

Per 34.505 MGO, 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.

Parking Utility (Contact Trent Schultz, 246-5806)

40. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

The following agencies reviewed the request and recommended no conditions of approval: Fire Department