



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

November 10, 2021

Robert Sieger
Sieger Architects
73 White Oaks Lane
Madison, Wisconsin 53711

RE: 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 conditional uses in the SR-V2 District for accessory outdoor recreation and management office uses, 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 subdivision, generally addressed as 804 Felland Road (Lindsay Hagens, Simply Homes, LLC). (LNDUSE-2021-00092; ID 67284)

Dear Bob;

On November 8, 2021, the Plan Commission found the standards met and **approved** your conditional use requests for properties generally addressed as 804 Felland Road. Prior to issuance of building permits for your project, the conditions of approval in the following sections shall be satisfied:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following twenty-two (22) items:

1. 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.
2. Plans do not match sidewalk grades established with Phase 1 Jannah Village Plat Development Agreement. Resubmit with revised grades.
3. 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.
4. 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 complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

5. 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.
6. 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.
7. 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.
8. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public right of way.
9. 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."
10. 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.
11. An Erosion Control Permit is required for this project.
12. 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.
13. 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.

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 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.
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-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
17. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional 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.
18. 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.
19. 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.
20. 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:
21. 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.
22. 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).

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following three (3) items:

23. Correct all references to the street name of Walking Way and Walking Wall. This street was dedicated and platted as Canter Drive.
24. Correct the typographical errors for Eternity Drive (Eterity Drive) on the appropriate sheets.
25. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following fourteen (14) items:

26. 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.
27. 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.
28. 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.
29. 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.
30. All parking facility design shall conform to the standards in MGO Section 10.08(6).

31. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
32. 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.
33. 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.
34. 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.
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. 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.
38. The applicant shall provide a turnaround area for the dead end parking on Lot 2.
39. 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608)266-4429 if you have any questions regarding the following thirty-two (32) items:

40. Lot 1: Increase the front yard setback to a minimum of 15 feet.

41. Lot 1: Increase the east side yard setback to a minimum of 10 feet.
42. 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.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.
48. 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.
49. Lot 1: Submit a complete set of architectural plans including floor plans, roof plan, and elevations.

50. 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.
51. Lot 2: Provide a parking lot and site information block on Site Plan page C-1.
52. 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.
53. 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.
54. 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.
55. 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.
56. 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.
57. 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.

58. 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.
59. 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.
60. 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.
61. 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.
62. 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.
63. 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.
64. 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.
65. 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.
66. 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.

67. 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.
68. 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.
69. 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.
70. 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.
71. 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.

Please contact Bill Sullivan of the Madison Fire Department at (608)261-9658 if you have any questions regarding the following three (3) items:

72. Ensure water service to all proposed buildings is sufficient to supply the fire sprinkler protection systems.
73. 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.
74. Fire lanes internal to Lots 3 and 4 will be required to be posted.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following two (2) items:

75. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat.
76. 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.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following item:

77. 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.

Please contact Jeffrey Heinecke of the Forestry Section at (608) 266-4890 if you have any questions regarding the following item:

78. 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.

Please contact Kevin Firchow of the Urban Design Commission at (608) 267-1150 if you have any questions regarding the following four (4) items:

79. 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.

80. Provide simplification of the prairie style building to better match the modernity of the others.

81. Provide simplification of colors including of where colors transition.

82. Create additional on-site greenspace in the townhome lots (3 and 4).

Please contact my office at (608) 261-9632 if you have questions about the following eight (8) items, including the two conditions added by the Plan Commission (#89 and 90):

83. 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.

84. 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.

85. 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.

86. Provide plans and data for each lot that indicate the amount of lot coverage and usable open space.
87. 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.
88. 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.
89. That the plans for the townhouse/ rowhouse buildings on Lots 3 and 4 be revised to "Hardi-plank" (or similar non-vinyl siding material (fiber cement, composite, etc.)).
90. That the applicant work with Planning and Zoning staff to reduce the yard setbacks of the buildings to increase the greenspace provided throughout the project.

Final approval of the project by the Urban Design Commission is required prior to final zoning approval and issuance of building permits for the complex.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984. You may also use the brown drop box adjacent to the E Doty Street entrance to the Madison Municipal Building.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void one (1) year after the date of the

Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
 Planner

cc: Brenda Stanley, City Engineering Division
 Jeff Quamme, City Engineering Division
 Sean Malloy, Traffic Engineering Division
 Jenny Kirchgatter, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department
 Kathleen Kane, Parks Division
 Jeffrey Heinecke, Forestry Section
 Kevin Firchow, Urban Design Commission

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
 (If Not Applicant)*

LNDUSE-2021-00092			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: