



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 5803 Lien Road  
**Application Type:** Zoning Map Amendment and Preliminary Plat  
**Legistar File ID #** [80331](#) and [79968](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Summary

**Applicant & Property Owner:** Joleen Specht, SC Swiderski Land Co., LLC; 401 Ranger Street; Mosinee, Wisconsin.

**Surveyor & Contact Person:** Katie Halverson, Ramaker & Associates; 855 Community Drive; Sauk City.

**Requested Actions:** Approval of a request to rezone 5803 Lien Road from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District); and approving the preliminary plat of *East Meadow Estates*, creating 18 single-family lots, 11 lots for future multi-family development, and 6 outlots to be dedicated for public stormwater management, parkland, and conservancy.

**Proposal Summary:** The plat of *East Meadow Estates* proposes to subdivide an undeveloped 26.42-acre parcel located in the southwestern quadrant of the Lien Road–Felland Road intersection into 18 lots for future single-family detached residences and 11 lots to be developed in the future with a variety of multi-family uses. The preliminary plat also proposes six outlots for public stormwater management, parkland, and a public alley. The applicant hopes to begin construction of the subdivision in August 2024 following approval and recording of a final plat, with completion anticipated by the end of 2026.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code, a summary of which may be found in Appendix A at the end of this report. The subdivision process is outlined in Section 16.23(4)(b) of the Subdivision Regulations.

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

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00648, rezoning 5803 Lien Road from Temp. A to TR-P, and the preliminary plat of *East Meadow Estates* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 7.

## Background Information

**Parcel Location:** Approximately 26.4 acres of land generally located in the southwestern quadrant of Lien Road and Felland Road; Alder District 17 (Madison); Sun Prairie Area School District.

**Existing Conditions and Land Use:** Undeveloped land, zoned Temporary A (Agricultural District).

### **Surrounding Land Uses and Zoning:**

North: Single- and two-family residences in the Village at Autumn Lake subdivision across Lien Road, zoned TR-P (Traditional Residential–Planned District);

South: Single-family residences and undeveloped land in the Town of Burke; City of Madison Water Utility reservoir, zoned A (Agricultural District);

West: Undeveloped land in the Town of Burke; and

East: Single-family residences and undeveloped land in the Town of Burke.

**Adopted Land Use Plan:** The 2009 [Northeast Neighborhoods Development Plan](#) recommends the subject site for a variety of primarily residential uses. Beginning in the northeastern quadrant of the site, the neighborhood development plan recommends Residential Housing Mix (HM) 3, with a ‘Potential Mixed-Use’ overlay. Moving southwest, the center of the site is recommended for HM2, which transitions to HM1 along the southern property line. A portion of a future neighborhood public park is planned for the southwestern corner of the property, with land in the northwestern quadrant of the site recommended for other open space and stormwater management.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2018 [Comprehensive Plan](#), which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P), respectively, from northeast to southwest.

**Zoning Summary:** The site will be zoned TR-P (Traditional Residential–Planned District). Refer to Appendix B at the end of this report for a summary of the requirements of those districts and the proposed subdivision’s compliance with the district.

**Environmental Corridor Status:** The lands recommended in the neighborhood development plan for park, open space and stormwater management are located in a mapped environmental corridor.

**Public Utilities and Services:** The site will be served by a full range of urban services as it develops, with the exception of Metro Transit service. The closest bus stop with scheduled bus service is approximately one mile walking distance to the west, at the intersection of N Thompson Drive and Lien Road. The parcels will be greater than the three-quarter mile regulatory distance from all-day scheduled service for passengers who might be eligible for door-to-door paratransit service.

## **Project Description**

The applicant and property owner, SC Swiderski Land Co., LLC, is requesting approval of a request to rezone an undeveloped 26.4-acre parcel located at 5803 Lien Road to the TR-P (Traditional Residential–Planned) zoning district as well as approval of a preliminary plat of *East Meadow Estates* to create 18 single-family lots and 11 lots for future multi-family development. The subject property was attached to the City of Madison from the Town of Burke effective June 27, 2022 following approval by the Common Council on June 21, 2022.

The subject site is characterized by considerable grade that falls approximately 110 feet from the southeastern corner to the northwest and a ditch near Lien Road. The center of the site is under tillage, while the northwestern and southwestern corners of the site are wooded.

Access to the proposed subdivision will be provided by two east-west local streets that will extend into the site from Felland Road (“Wildflower Lane” and “Lavender Lane”), and by a north-south local street (“Fern Meadow Drive”) to extend from Lien Road across the site. The TR-P master plan for Lots 2 and 3 in the northeastern corner of the site to be developed with a total of three future multi-family dwellings containing approximately 137 units. The preliminary site plan for the two lots suggests that parking for the three buildings will be provided by a combination of surface and structured parking facilities. Across Fern Meadow Drive, the plan calls for Lot 1 to be developed with 26 townhouse units to be located in five four- or six-unit buildings. The TR-P master plan indicates that Lots 4-6 and 9-11 will each be developed with six units. Attached dwelling units will also be developed on Lots 7, 8 and 17, with the units on the latter two lots to be oriented towards Felland Road. Lots 12-16 and 18-29 will be developed with single-family detached residences.

In addition to the various residential lots proposed, the *East Meadow Estates* preliminary plat proposes to create four outlots to be dedicated for stormwater management (Outlots 1-4), a 0.63-acre Outlot 5, which will be dedicated for public parkland, and an outlot for a public mid-block alley to provide access to the rear of Lots 4-6 and 9-11 (Outlot 6).

## Analysis

### 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.” By extension, the Comprehensive Plan encourages consistency with adopted neighborhood and other sub-area plans, which are adopted as supplements to the Comprehensive Plan.

The Northeast Neighborhoods Development Plan (NENDP) was adopted in 2009 to guide development of the future City of Madison generally bounded by Lien Road on the north, Interstate 39/90/94 on the west, Interstate 94 on the south, and Thorson Road/ CTH T on the east. The NENDP primarily recommends that the subject site be developed with a variety of residential land uses decreasing in density from the corner of Lien and Felland Roads to the south and west, with most of the remainder of the site recommended for open space and stormwater management.

Beginning in the northeastern corner of the site (and including four unrelated parcels still in the Town of Burke at the road intersection), the neighborhood development plan calls for Residential Housing Mix (HM) 3, which is the second densest of residential category recommended by the plan. HM3 is recommended to encourage higher residential densities at locations closest to land recommended for mixed-use or employment and to provide a transition zone between the smaller-scale, lower-density development recommended in the HM2 and higher density development recommended in HM4 and the mixed-use areas. Parking should be provided behind or beneath buildings, which may be up to three stories in height, but the height considered appropriate on a specific property will partly depend on the size and scale of surrounding developments. In general, an “urban” rather than “suburban” design and architecture is recommended. An average net density of up to 40 units per acre is recommended for individual developments in the HM3 category.

This HM3 area is also identified overlaid on the land use plan for ‘Potential Mixed-Use.’ Several areas are shown in the NENDP as potential mixed-use areas in addition to having an underlying recommended land use due to their

location at prominent intersections and/or where mixed-use development might be feasible to increase convenience for nearby residents. The plan notes that these areas will be evaluated further as the planning area develops, and while the sites are identified for possible mixed-use, zoning for the development of mixed-use is not required.

HM2 is recommended in numerous locations within the neighborhood development plan, including through the center of the subject site. Development in HM2 is intended to occur in a variety of unit types at a higher density than HM1, with opportunities for both ownership and rental provided; large areas of one housing unit types should be avoided. A range of building types is recommended for HM 2, including single-family residences on small lots, two-family residences, townhouses/ rowhouses, and small apartment buildings (up to 12 units). The average density in HM2 should be in the 8 to 15 units per acre. Buildings should be up to two stories tall in HM2.

HM1 is the lowest intensity residential land use category recommended by the NENDP and covers most of the developable residential areas in the planning area, including the southeastern portion of the subject site. It is recommended that development in HM1 include single-family housing in a range of house types and lot sizes, but HM1 may also include two-family residences and townhouses/ rowhouses at some locations. The average density in HM1 should not exceed 8 units per acre.

The wooded slope in the northwestern quadrant of the site is recommended for open space and stormwater management. Additionally, the southwestern corner of the site is recommended to be part of a larger future park that will also be implemented on two adjacent parcels to the south and west when they develop.

The land use polygons for the site in the Northeast Neighborhoods Development Plan are generally reflected on the future land use maps in the 2018 Comprehensive Plan, which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P), respectively, from northeast to southwest.

The Planning Division believes the Plan Commission can find that the proposed TR-P master plan and *East Meadow Estates* preliminary plat are generally consistent with the plan recommendations summarized above. The layout of the subdivision follows the development pattern recommended for the site in the NENDP, including the planned street pattern, and the proposed residential uses are generally consistent with the three residential categories recommended for the site, though the densities of some of the proposed lots are more in line with the denser density recommendations in the Comprehensive Plan than the density recommendations in the NENDP. While the public park on Outlot 5 in the southwestern corner of the site is consistent with the planned location of a multi-parcel future park, Parks Division staff has cautioned that little or nothing will be done with that outlot until the additional land for the park is dedicated when the adjacent parcels develop.

One area that will require further consideration in the future at the time of development are the planned three-to four-story buildings on Lots 2 and 3. As noted above, HM3 allows for up to three-story buildings with a caveat that the size and scale of surrounding developments is a factor in determining the appropriate height. While the proposed TR-P zoning allows up to four-story, 52-foot tall buildings, the scale of the adjacent residences and the grade of those lots will determine whether a taller than three-story building is appropriate. Multi-family dwellings are a permitted use in the TR-P district; staff recommends that the master plan adopted with the zoning limit the height of the future building on Lot 3 to three stories. As shown, the two buildings on Lot 2 constitute a residential building complex requiring approval of a conditional use by the Plan Commission, at which time the height of those buildings may be more carefully considered.

### Consistency with the TR-P Zoning District

The Traditional Residential–Planned District was established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm. The standards for approval of TR-P master plans require that the plan is consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation, and include a variety of integrated residential dwelling unit types.

Development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units are required to incorporate a minimum of three residential building types, with a minimum of 10% of the units on the site to be two-family, attached, or multi-family residential dwelling types. All residential lots shall be located within one-quarter mile of existing or planned public or common open space. A master plan for a TR-P district shall be reviewed as part of the zoning map amendment and subdivision plat. The plan is required to specify the orientation of buildings in relation to all streets, the yards and building setbacks for each developable lot, a phasing plan for the implementation of the master planned development, building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, including the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors and the creation of an architectural review committee or similar review body.

Planning and Zoning staff have reviewed the TR-P master plan submitted to guide the development of the *East Meadow Estates* subdivision and feel that it can generally meet the requirements outlined in Section 28.053 of the Zoning Code. The plan incorporates at least three types of housing, contains a highly connective circulation pattern, and the housing proposed is generally consistent with the types and densities of housing recommended for the site in adopted plans. However, as part of the approval of the final plat of the subdivision, staff believes that additional information needs to be added to the plan that addresses the orientation of buildings in relation to all streets, a phasing plan, and building design standards for the proposed development that include the massing and composition of structures, orientation of windows and entries, doors and other elements of the facade, and primary facade materials. The final approved TR-P master plan will serve as the implementation guide that will be used as zoning and building permit approvals are sought for individual lots in the overall subdivision.

### Subdivision Design

The *East Meadow Estates* preliminary plat was submitted following the repeal and recreation of Section 16.23 of Madison General Ordinances by the Common Council on July 25, 2023 (Ordinance 23-00075 (ID 78130) and will therefore be reviewed using the amended regulations, including for consistency with the Complete Green Streets Guide. This preliminary plat will be the first subdivision reviewed by the Plan Commission using the new Subdivision Regulations.

The adopted [Complete Green Streets Guide](#) incorporates a more nuanced, equity-based approach to the design of streets that prioritizes pedestrians, transit, and bicycles over motor vehicles and parking compared to how streets have been designed since about 1950. The Guide intends to design and operate the entire right of way to prioritize safety, connectivity for people traveling whether they are walking, taking transit, biking, or driving, and to ensure the green infrastructure needs of the City. The Guide identifies 11 street types and specifies for each

(see pages 58-61 of the Guide) the minimum and preferred walkway width; minimum and preferred “flex zone” width (including curb, gutter, terrace, and on-street parking (if present)); minimum, maximum, and preferred travel way width (including for a typical two-way street all travel lanes, transit lanes, on-street bike lanes, center turn lanes, and medians, but not on-street parking); and the minimum and maximum width of the overall right of way. The design parameters for each street type includes a “typical average daily trips (ADT),” which informs how new streets are determined. The 11 street types have been incorporated into the amended Subdivision Regulations, which defer to the Guide for the implementation of those streets when proposed in a new subdivision or land division.

The four streets proposed in the subdivision are planned as either neighborhood streets or neighborhood yield streets, with 64-foot and 62-foot rights of way and 20-foot and 16-foot typical travel way widths, respectively. Neighborhood streets may have a maximum travel way width of 22 feet, per the guide. Staff believes that the proposed rights of way planned for the subdivision can meet the criteria for the respective streets in the Complete Green Streets Guide, although the streets could be standardized to 64-foot neighborhood streets to provide the most flexibility as the subdivision is implemented.

Staff will note, however, that development on Lot 2 will need to meet the aerial apparatus lanes/roads required by MGO Section 34.503 and International Fire Code (IFC) Appendix D105 (adopted by reference) for buildings planned to be taller than 30 feet in height. In those cases, the MGO and IFC generally require a minimum unobstructed aerial apparatus lane/road that is 26 feet wide and located not less than 15 feet and not more than 30 feet from two sides or the equivalent of 25% of the exterior walls of the building. Any buildings unable to provide the required aerial apparatus lane would be required to obtain variances from the Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals prior to the issuance of building permits.

## Conclusion

The applicant and property owner are requesting approval of a request to rezone an undeveloped 26.4-acre parcel located at 5803 Lien Road to the TR-P (Traditional Residential–Planned) zoning district as well as approval of the preliminary plat of *East Meadow Estates*. Staff has reviewed the master plan and preliminary plat for the subdivision and believes that it is generally consistent with the land uses and development pattern recommended for the site in the [Northeast Neighborhoods Development Plan](#) and [Comprehensive Plan](#). The streets in the proposed plat also appear to comply with the applicable street types in the Complete Green Streets Guide.

Moving forward, additional information is required prior to final approval of the TR-P master plan, which staff proposes be considered at the time that the final plat for the subdivision is submitted for Plan Commission approval to address the items that staff has identified are deficient in the materials submitted with the proposed zoning map amendment.

## Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00648, rezoning 5803 Lien Road from Temp. A to TR-P, and the preliminary plat of *East Meadow Estates* to the Common

Council with recommendations of **approval** 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. The preliminary plat shall be revised to include all of the information required by MGO Section 16.23(5)(a). Submit a revised and comprehensive preliminary plat of the proposed subdivision with the first final plat.
2. That a revised TR-P master plan be submitted for approval by the Plan Commission with the final plat of the subdivision that addresses the orientation of buildings in relation to all streets, a phasing plan, and building design standards for the proposed development that include the massing and composition of structures, orientation of windows and entries, doors and other elements of the facade, and primary facade materials. The TR-P master plan shall include all of the information required by Section 28.053 of the Zoning Code and apply to all of the lots and outlots shown on the East Meadow Estates subdivision.
3. The master plan graphics shall be revised to indicate that the entire site is zoned TR-P consistent with the legal description submitted with this zoning map amendment.
4. The TR-P master plan shall be revised to show a maximum height of three stories for Lot 3 consistent with the height recommendations for the Residential Housing Mix (HM) 3 category in the Northeast Neighborhoods Development Plan.

5. Note: The developer may opt to standardize the width of all of the streets in the subdivision to 64 feet consistent with the neighborhood street type in the Complete Green Streets Guide at the time the final plat is submitted for approval.
6. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

**The following conditions of approval have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Brenda Stanley, (608) 261-9127)

7. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).
8. Outlot 3 is shown as public stormwater management. However, the applicant is notified that this outlot will not be accepted by the Stormwater Utility as public.
9. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
10. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

11. Construct sidewalk/path, terrace, curb and gutter, and up to 14 feet of pavement along Felland Road and Lien Road to a plan approved by City Engineer.
12. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
13. This development is subject to impact fees for the Felland Road 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 plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
14. 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 Division sign-off.
15. An Erosion Control Permit is required for this project.
16. A Storm Water Management Report and Storm Water Management Permit is required for this project.
17. A Storm Water Maintenance Agreement (SWMA) is required for this project.
18. 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.
19. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
20. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.
21. Provide calculations for the 100-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and the flood extents shall be limited to the public right of way.



22. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
23. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
24. 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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
25. Demonstrate compliance with MGO Section 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.
26. 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.
27. 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. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
  - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
  - By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater

controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.

If the plat or subdivision has an enclosed area with provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.

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.

Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

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

Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

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 BMP used to meet stormwater management requirements on this project.

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

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, (608) 266-4097)

29. There may be off site channel and/or storm sewer improvements necessary to adequately convey storm water downstream to the west toward the existing 54-inch pipe with this development. The developer shall acquire the right of way and/or easements as required by the City at the developer's expense. In the event that the developer is unable to acquire any required right of way and/or easements, the City can proceed to acquire the easements as a last resort. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.
30. Outlot 3 will not be accepted as a public outlot for stormwater management as it only handles private storm water. When the lots are developed, provide necessary easements / agreements for the lots served by the outlot prior to the future final site plan approval for the development of the affected lots. Agreements shall include terms for the use, construction, maintenance and replacement of the private stormwater improvements.

31. The preliminary plat shall include all of the existing conditions on the same map labeled as the 'Preliminary Plat' as required by MGO Section 16.23(5)(a). The map shall be comprehensive, including all of the required items per the MGO Section 16.23(5)(a). Vertical datum shall be referenced to the NAVD 1988 (1991 adjustment). Provide accurate and recoverable site benchmarks. Provide the location of the nearest public storm sewer pipe that this development will drain to. Provide all pipe sizes and inverts of all public storm and sanitary sewer.

32. The area necessary for dedication along Lien Road and Felland Road shall be confirmed by City Engineering and Traffic Engineering staff prior to final plat sign-off.

33. All required right of way widths shall be confirmed by the City of Madison Traffic Engineer, shown on the preliminary plat, and approved as part of the final plat.

34. 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 final plat.

35. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

36. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office for current tie sheets and control data that has been provided by the City of Madison.

37. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.

38. The street names of Fern Meadow Drive and Sweet Clover Street are approved for use. Wildflower Lane and Lavender Lane are duplicate street names and are not approved for use. Submit replacement names to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
39. Label the total widths of all right of ways. Also, ordinance does not allow for the public alley serving Lots 4-6 and 9-11 to be dedicated as an outlot. It shall be dedicated to the public and labeled as a "Public Alley Right of Way".
40. Lots and outlots must be corrected and consecutively numbered within each block.

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

41. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
42. Public rights of way shall be designed in accordance with current Complete Green Streets Guide.
43. The applicant shall add a note to the Plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

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

44. Work with Planning and Zoning staff to approve the text for the TR-P Master Plan.
45. Submit a phasing plan for the implementation of the master planned development.
46. Submit a detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development.

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

47. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. An upgrade to include a fire sprinkler system shall be offered along with a cost estimate for all initial single- or two-family home sales.
48. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.

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

49. Note that records indicate deferred water main assessments exist against this parcel. Improvements, which substantially change the use of the property, may require any outstanding deferred assessments to be paid in full prior to proceeding with the proposed improvements (MGO Section 4.081(4)). Please contact Danah Enright of the City of Madison Finance Department to review the status of the deferred water main assessment associated with this property - (608) 266-4008 or denright@cityofmadison.com.

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

51. 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, (608) 261-4289)

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

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

52. Outlot 5 is described on the plat as “dedicated to the public for park purposes” and is +/- 0.63 acres (27,645 square feet). Depending on final unit counts and as proposed, Outlot 5 is insufficient in size to fully meet the parkland dedication requirements and is well below the minimum size that the Parks Division seeks for dedication parcels (typically 5 acres or more). Park land dedication fees (“fee in lieu”) will be due for the proposed development.

53. 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# 23037 when contacting Parks Division staff about this project.

54. The plat, as currently proposed, includes 18 lots single family lots, 11 lots for future mixed-use development; four outlots for public stormwater management; and one outlot described as dedicated to the public for park purposes. The parkland dedication requirement for a single family / duplex unit is 1,081 square feet and for a multi-family unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2).

55. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

56. The following note should be included on the final plat: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.” The Parks Division shall be required to sign-off on this subdivision.

**Forestry Section** (Contact Jeffrey Heinecke, (608) 266-4890)

57. 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.

**Parking Division** (Contact Trent W. Schultz, 608-246-5806)

58. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

**Office of Real Estate Services** (Contact Jenny Frese, (608) 267-8719)

59. Prior to approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.

60. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.

61. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.

62. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments levied prior to plat signoff shall be paid in full.

63. Pursuant to MGO Section 16.23(5)(g)(4), provide to the Office of Real Estate Services and the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report and the date when sign-off of the final plat is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.

## **Appendix A: Tradition Residential–Planned District Requirements**

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose. The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses. After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
  1. Single-family detached dwellings with street-accessed garages.
  2. Single-family detached dwellings with alley-accessed garages.
  3. Two-family and single-family attached buildings.
  4. Accessory dwelling units.
  5. Multi-family dwellings (3 units or more), including senior housing.
  6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on pages 2-3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
  1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
  2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
  3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.

4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.

- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
  - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
    - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
    - b. The number of dwelling units to be provided on each lot.
    - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
    - d. The orientation of buildings in relation to all streets.
    - e. The yards and building setbacks for each developable lot.
    - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
  - 2. A phasing plan for the implementation of the master planned development.
  - 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
    - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
    - b. A process for the application of such building design standards, through an architectural review committee or similar review body.
  - 4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

- 1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.



2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

## Appendix B – Proposed Zoning District Requirements

The following bulk/ dimensional requirements apply in the proposed TR-P zoning district:

Requirements	Required: Single-Family Detached	Proposed	Required: Single-Family Attached	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	Exceeds 2,900 sq. ft.	2,000 sq. ft./unit	Lots 4 – 11; 17
Lot Width	30'	Exceeds 30'	20'	Exceeds 20'
Front Yard Setback	15'	To Be Determined at the Time Of Permitting	15'	To Be Determined at the Time Of Permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average		30' or up to 20% greater than block average	
Side Yard Setback	5'		Exterior end walls: 6'	
Reverse Corner Side Yard Setback	8' (10' for garage)		8' (10' for garage)	
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2'		20'	
Usable Open Space	None		None	
Maximum Lot Coverage	75%		90%	
Maximum Building Height	3 stories/35'	TBD	3 stories/40'	TBD

Requirements	Required: Multi-family Dwellings	Proposed
Lot Area (sq. ft.)	600 sq. ft. /unit plus 300 sq. ft. per bedroom greater than 2	Lot 1: 124,272 sq. ft. Lot 2: 102,605 sq. ft. Lot 3: 48,123 sq. ft.
Lot Width	50'	Exceeds 50'
Front Yard Setback	15'	To Be Determined at the Time Of Permitting
Max. Front Yard Setback	30' or up to 20% greater than block average	
Side Yard Setback	10'	
Reverse Corner Side Yard Setback	12' (10' for garage)	
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2	
Usable Open Space	None	
Maximum Lot Coverage	75%	

Maximum Building Height	4 stories/52'	
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<b>Other Critical Zoning Items</b>	
Yes:	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	