

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of July 3, 2007**

RE: L.D. # 06868, Conditional Use Application – 2425 Jeffy Trail

1. Requested Action: Approval of a conditional use for a planned residential development located at 2425 Jeffy Trail.
2. Applicable Regulations: Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicants & Property Owners: Rick McKy & Rick North, McKy-North, LLC; 906 Old Sauk Trail; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion anticipated in 2010.
3. Location: Approximately 5.3 acres located 400 feet south of Flagstone Drive on the west side of Jeffy Trail; Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned R4 (General Residence District).
5. Proposed Land Use: 30 townhouse condominium units in ten buildings.
6. Surrounding Land Use and Zoning:
North: Future 40-unit townhouse development, zoned R4 (General Residence District);
South: City parkland;
East: Single-family lots, zoned R2T (Single-Family Residence District) and an outlot for public stormwater management.
West: Woodland Fields Apartments, zoned R5 (General Residence District) and Flagstone Park.

7. **Adopted Land Use Plan:** The High Point-Raymond Neighborhood Development Plan recommends that the subject site be developed with “medium-density residential uses” as generally proposed on the approved preliminary plat of Hawk’s Creek.
8. **Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.
9. **Public Utilities & Services:** The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. **Planned Residential Development-Dwellings.**
 - a. **Standards.** In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
 - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
 - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
 - iii. That such development shall constitute environment of sustained desirability and stability;
 - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
 - v. That such development shall result in an intensity of land utilization no higher

than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

PREVIOUS CASES

On May 16, 2006, the Common Council approved a request to rezone 45.3 acres located at 3120-3160 Jeffy Trail from Temporary A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District), and; approval of a preliminary plat creating lots 76 single-family lots, two lots for future multi-family development and six outlots for public stormwater detention and parkland and future development. The site is comprised of three lots that were annexed into the City of Madison from the Town of Verona on March 21, 2006.

On February 5, 2007, the Plan Commission approved a planned residential development containing 40 townhouse units in six buildings on the R4-zoned parcel north of the subject site (8201 Flagstone Drive).

On February 27, 2007, the Common Council approved the final plat of Second Addition to Hawk's Creek creating one single-family lot, the subject multi-family lot and eight outlots for future development, stormwater management and public parkland.

PLAN REVIEW

The applicant is requesting approval of a planned residential development that will contain five four-unit condominium buildings and five two-unit buildings to be constructed on Lot 77 of the Hawk's Creek subdivision. The site contains 5.3 acres and was zoned R4 with the approval of the preliminary plat in May 2006. At the time the zoning and subdivision were approved, the developer submitted an Inclusionary Dwelling Unit Plan (IDUP) that called for the site to be developed with 77 units, of which 15% would be affordable inclusionary dwelling units.

The subject site is bounded on the north by a future 40-unit townhouse development that was approved by the Plan Commission in February 2007 and by unrelated apartments located on the parcel to the west in the Stone Crest Estates subdivision. The parcel is bounded to the south by City parkland dedicated with the Hawks Creek plat, and to the east by a single-family residence and a public stormwater management tract. The site generally falls from Jeffy Trail towards the south and the City parkland and will drain into another detention basin being constructed to the southeast of the site. The property is presently heavily forested, but most of the tree cover will be lost when the site is graded for the proposed development.

Access to the proposed condominium development will be provided by a private drive from Jeffy Trail that is located along the northern boundary of the site, which will be shared with the townhouse development on the adjoining parcel to the north. A second driveway from Jeffy Trail will extend through the southeastern corner of the site and along the southern tier and western edge of the site before terminating at the shared driveway along the northern property line.

The five four-unit condominium buildings will be located north and east of the new loop road described above, while the two-unit buildings will be located to the south and east of this drive. The four-unit buildings are designed as cluster units, with two "front" units and two "rear" units separated by attached two-car garages located in a recessed area between the two pairs of units. The two-unit buildings are proposed as more traditional suburban duplex buildings with front-loaded two-car garages accessed directly from the southerly private drive. All 30 units in the development will contain three bedrooms and porches, with some of the four-unit spaces also including a second patio. All ten buildings will stand one-story in height and will include exposed lower levels for each unit.

The buildings will be designed in a cottage style and will primarily be faced with horizontal siding, though scalloped siding will be used as an accent in some of the roof gables. Masonry will be integrated into the buildings through a wainscot along most of the foundation as well as chimneys on the four-unit buildings. All of the buildings will be topped with hipped roofs. Staff requests that a detailed building material schedule be submitted for staff approval that indicates the color of materials to be used throughout the project. The building materials for this project shall be commensurate with the building materials palette approved for the Hawks Creek subdivision as required by the High Point-Raymond Neighborhood Development Plan.

The developer has submitted an extensive landscaping plan for the project, which Planning Division staff generally finds to be acceptable. However, the landscaping plan should be revised to bring the size and species of deciduous trees planted on the site more in line with the special landscaping requirements that apply elsewhere in the Hawks Creek subdivision. At the time that the subdivision was approved, the Plan Commission expressed considerable concern over the loss of mature tree cover from the site during construction of the development (the site was formerly a conifer farm). To offset the loss of tree cover, the Commission required the developer to plant three to four-inch oak varieties at the rear of most of the single-family lots in the subdivision that would match the primarily oak species in the tree preservation easements around the perimeter of the site. While the subject site was not specifically identified in the landscaping recommendations for the subdivision, staff believes that it would be appropriate for the shade trees proposed along the perimeter of the subject development to match the species of trees being planted elsewhere in the development, including on the multi-family parcel to the north.

[Note that the foundation planting plans for the two- and four-unit buildings shown on the landscape plan are typical and are not represented for each building to for the purpose of plan clarity.]

A 40-foot landscape buffer is shown along the southerly edge of the site to provide screening and buffering of the development from the Ice Age Trail as required in the High Point-Raymond Neighborhood Development Plan. Staff asks that, in addition to the revising the shade trees in the buffer as discussed above, the applicant provide a more continuous line of plantings within the buffer, including in the southeasterly corner of the site south of Building 9 and east of a proposed private walkway from the development to a future bike path on the City property to the south. The additional trees planted should lean towards coniferous trees to provide more year-round screening from the trail corridor.

Inclusionary Zoning: As noted earlier, this site is subject to an IDUP and Land Use Restriction Agreement (LURA) for Hawks Creek that identified the site for 77 dwelling units, of which 15% or 12 units would be affordable under the Inclusionary Zoning Ordinance. The developer has since revised the concept for this site to propose 30 dwelling units instead of the 77 units as previously envisioned. Five of the 30 units proposed, or 16.67%, will be inclusionary dwelling units in compliance with the recorded LURA. One inclusionary dwelling unit each will be located in four of the five four-unit buildings proposed, with the remaining unit to be located in the two-unit building closest to Jeffy Trail. Staff generally finds the physical dispersion of the five units to be acceptable. (The plat was approved under the "old" IZ provisions in Section 28.04 (25).)

EVALUATION AND CONCLUSION

The 5.6-unit per acre density of this project is well below the medium-density residential land use recommendation for the site contained in the amended High Point-Raymond Neighborhood Development Plan, which calls for densities greater than or equal to 15 units per acre for medium-density developments. The density proposed is also less than anticipated when the preliminary plat for Hawks Creek was approved in 2006. At the time, the developer indicated that up to 77 dwelling units would be constructed on the 5.3-acre site, most likely in the form of a garden-style apartment complex similar to the one located on the adjoining parcel to the west. The 77 units would have resulted in a density of 14.5 units per acre.

Despite the greatly reduced density proposed with this 30-unit planned residential development, the Planning Division supports the plan as presented and believes that the development proposed will result in an attractive project that will result in a better transition from the Hawks Creek subdivision to the nearby Ice Age Trail corridor. The one-story buildings proposed have a lower profile and should have less visual impact on the corridor than the earlier concept for 77 units, which would likely have required the construction of more prominent buildings on this site. The density proposed is similar to the low-density residential uses originally envisioned for this site in the High Point-Raymond Neighborhood Development Plan prior to its amendment in 2005 to call for medium-density residential uses corresponding to the developer's previous interest in developing a 77-unit concept on this site.

In reviewing the project against the conditional use standards, the Planning Division concludes that all of the conditional use standards can be met. The Zoning Code defines conditional uses as uses that are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. The conditional use standards are aimed at ensuring that these impacts are minimized and that the proposed use will not be detrimental to or endanger the public health, safety or general welfare or substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood. The standards also allow the City to consider the ability to provide municipal services to the property. After considering all of the conditional use standards, the Planning Division concludes that the application as proposed complies with the standards for approval. In reviewing planned residential developments, additional standards beyond the conditional use standards apply. The Planning Division generally believes that the proposed planned residential development can comply with the additional standards for consideration.

The Urban Design Commission reviewed this project on June 6, 2007 and granted initial approval (see attached report).

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the conditional use and planned residential development standards met and **approve** a planned residential development located at 2425 Jeffy Trail, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the developer submit a detailed building materials schedule for Planning Division approval as part of the revised final plans that indicates the color of materials to be used throughout the project. The building materials for this project shall be commensurate with the building materials palette approved for the Hawks Creek subdivision.
3. That the landscaping plan be revised per Planning Division approval to change the deciduous tree plantings around the perimeter of the site (including the northern boundary line south of the shared driveway) to burr, white, Schuettei or swamp white oak trees measuring three to four-inches caliper at the time of planting.
4. That the plan for the 40-foot buffer along the southern line of the subject site be revised per Planning Division approval to provide a continuous line of trees to screen the project from the Ice Age Trail corridor. Staff recommends that in addition to the shade trees already shown, that the buffer line include additional conifers to provide year-round screening along that line. The shade trees should be converted to the desired species noted in condition #3 above.

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 6, 2007

TITLE: 2425 Jeffy Trail/Lot 77 of Hawks Creek
Plat – Planned Residential Development
(PRD). 1st Ald. Dist. (06626)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 6, 2007

ID NUMBER:

Members present were: Paul Wagner, Chair; Robert March, Bruce Woods, Richard Slayton, Ald. Rummel, Feland, Lou Host-Jablonski, and Michael Barrett.

SUMMARY:

At its meeting of June 6, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Development (PRD) located at 2425 Jeffy Trail. Appearing on behalf of the project was Randy Bruce, Architect. The project involves the development of five 4-unit buildings and five 2-unit buildings. All buildings being one story in height with lower level exposure. Bruce noted that the previous issues primarily involved the paring of drives, reductions to the amount of impervious area. Following the presentation the Commission noted the following:

- Re-examine the use of non-functional dormers in all buildings types to be either functional or be eliminated. If possible, consider making false dormers real over living areas to provide light or substitute with a “solar tube” type source. Where non-functional dormers are utilized over garages eliminate or utilize for venting.
- Modify the landscape plan to eliminate the utilization of crab trees. Use more native ornamental trees such as amelanchier. Provide for more plantings, more lush.
- Issue with providing outdoor space near or associated with units. Especially the 4-unit at corners. Open up to outdoor space and street and have more entry porches.
- Still too many curb cuts. Eliminate or narrow down and provide for the sharing of drives as much as possible.

ACTION:

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion addressed above stated concerns.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6, 6, 7, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2425 Jeffy Trail

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	5	-	5	4	5
	5	7	6	6	-	5	6	6
	-	-	-	-	-	-	-	7
	6	6	5	-	-	5	5	5
	-	-	-	-	-	-	-	6
	8	8	8	-	-	7	8	8
	6	6	5	-	-	6	6	6

General Comments:

- Fairly lacking in greenspace, so scaling down the driveway would be a major improvement.
- Still concerned about not enough open space between buildings – need to see more details on patios.
- Good small improvements. Small outdoor patios appear to be well scaled and located.

**Staff Review of the Inclusionary Development Unit Plan:
2425 Jeffy Trail
(June 26, 2007)**

Name of Development	2425 Jeffy Trail	
Address	2425 Jeffy Trail. (Lot 77 Second Addition to Hawk's Creek Plat)	
Developer/owner	Mcky/North LLC	
Contact Person	Rick Mcky	Randy Bruce
Contact Phone	608.836-9300	836-3690
Fax	836-3744	
Contact-mail	rmcky@starkhomes.com	rbruce@knothebruce.com

SYNOPSIS:

This project, as an SIP for an IZ covered parcel with and existing IZ LURA, is under the first IZ Ordinance.

This project includes a total of 30 single-family condominium units on one of the multi-family parcels in Hawks Creek Plat.

The IDUP provides for the 5 required IZ units, all of which will be 3 bedroom homes. Units are dispersed throughout the development.

Proposal is to price the units in order to meet the inclusionary zoning requirements of the ordinance, with 2 units priced for 70% AMI or less and 3 units for 80% AMI or less.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer,		
X	Will comply with MGO 28.04 (25)	
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	
	Does not comply for the following reasons:	

Reviewed by	Barb Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor Date: June 26, 2007
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1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	25	3	2		
rental units					

Number of units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale: Market-rate				25	
For-sale: Inclusionary units				5	

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

Jeffy Trail	At Market	At 80% of AMI	70%	60%	50%
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

Per Ordinance

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	Yes		Developer will need to review again with City staff as plans are developed.
Proportion of attached and detached IDU units is similar to Market rate.	Yes		
Mix of IDUs by bedroom size is similar to market rate	Yes		
IDUs are dispersed throughout the project	Yes with notes:		
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		Units will be priced at time marketing starts – which will match the phases of the development
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Standard terms will apply.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		
Terms of sale or rent	Sale		
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		no arrangements made; developer will handle marketing.
Developer has requested waiver for off-site or cash payment	No		No request for waiver
Developer has requested waiver for reduction of number of units	No		No request for waiver
Other:			

4. INCENTIVES REQUESTED

- A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached units, then density of 20% per point) (limited to 3 points)
- B) Reduction in Park development fees (limit of 1 point)
- C) Reduction in Park Dedication requirements (limit of 1 point)
- D) 25% reduction in parking requirements (limit of 1 point)
- E) Non-city provision of street tree landscaping
- F) Cash subsidy from IZ fund, \$5,000/IZ unit for units designated for families at 60% AMI or less (for owner occupied units) and 40% AMI or less for rental units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$2,500/IZ unit for projects with 49 or fewer detached dwelling units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

__H) One additional story in downtown design zones, not to exceed certain height requirements

__I) Eligibility for residential parking permits equal to number of IZ units in PUD

__J) Assistance in obtaining other funds related to housing

__K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

L) Other :

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
<u>Pre-conference</u> with City Planning Staff	May 2007	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	May 2007	
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	March 8, 2006	
<u>Formal Review</u> by City's Development Review Staff Team	June 2007	
Formal Review by <u>Plan Commission</u>		
<u>Appeal</u> Plan Commission Decision to Common Council (optional)		
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan		
<u>Construction</u> of development according to Inclusionary Dwelling Unit Plan	Will be done in phases as market units are completed.	
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: June 19, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 2425 Jeffy Trail Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Revise design of proposed force main to run northerly on private property with discharge to public sewer on Jeffy Trail near the northeast corner of lot, in accordance with the plan of the City Engineer.
2. Prior to approval, applicant shall submit an emergency response plan for operation of the proposed private sewerage lift station.
3. Applicant shall release a portion of the existing temporary storm water easement document number 4312341 to accommodate site plan. Applicant shall provide sketch, legal description and \$500 administrative fee for this partial release. Make check payable to City of Madison Treasurer. Reference Engineering Project No. 53B2561, Real Estate Project No. 8758 (which created the existing easement) and Real Estate Project No. 8792 for the proposed release on easement/land records submittal. Submit all easement information and payments to Eric Pederson of City Engineering. Easement width for storm water areas proposed to be piped must be 20 feet in width and ditched areas shall be 30 feet in width. Either the pipe will have to be extended to the south of proposed 2-unit building number 9, or building number 9 will have to move to the west to allow for 30 feet of easement for ditching.
4. The correct address for this parent parcel Lot 77 is 2502 Jeffy Trail. Submit proposed private street names (two) and address plan to City Engineering (Lori Zenchenko) lzenchenko@cityofmadison.com for review and approval.
5. Provide recorded evidence of joint driveway agreement with owner of the adjacent development to the north.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments



and Conditional Use Applications.

Name: 2425 Jeffy Trail Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko zenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

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- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along ____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a

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private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.

- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.
- Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.
- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:
- a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.
- PDF submittals shall contain the following information:
- a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised 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.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

June 28, 2007

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: **2425 Jeffy Trail – Conditional Use – 10 Buildings, 30 Unit Condo Development**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), a, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Randy Bruce

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 15, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2425 Jeffy Trail, Planned Residential Development

Present Zoning District: R-4

Proposed Use: 10 building, 30 unit condo development (5-four units and 5 two units)

Conditional Use: 28.08(4)(c)1 Planned Residential Developments are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide **seven** unrestricted surface parking stalls. Note: A minimum of one unrestricted surface parking stall is required per each four dwelling units. The accessible surface parking stall is in addition to the seven unrestricted surface stalls.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible surface stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the buildings. The stall shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. Address trash disposal in the letter of intent. Show any trash enclosures on the plans if they will be provided.
4. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
5. Show addresses of the buildings on the final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	75,000 sq. ft. (min. 1.5 acres)	230,844 sq. ft. (5.29 acres)
Lot width	50'	adequate
Usable open space	15,000 sq. ft.	43,240 sq. ft.
Front yard	25'	26'
Side yards	7' each side (zoning) (2)	adequate
Rear yard	35'	35.5'
Building height	3 stories	1 story

Site Design	Required	Proposed
Number parking stalls	60 (of those, 7 unrestricted surface stalls)	(1)
Accessible stalls	1	(2)
Loading	n/a	n/a
Number bike parking stalls	30	8 surface, remainder in garages
Landscaping	As shown	adequate
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: June 28, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2425 Jeffy Trail**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - b. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
 - c. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
 - d. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

July 3, 2007

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager *S.W.*
SUBJECT: 2425 Jeffy Trail

1. The developer shall pay approximately \$19,233.10 for park development fees.
2. The developer must select a method for payment of park fees before signoff on the SIP.

park development fees = (20 @ \$540.93) + (10 @ \$841.45) = \$19,233.10

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

Standard Park Fees and Payments:

Parkland Dedication Requirement is 1100 square feet per single family or duplex unit, 700 square feet per multifamily unit, 350 square feet per elderly unit or single room occupancy.

Fee in Lieu of Dedication is required when City does not take all actual land dedication. The fee is based on current property values up to a **maximum of \$1.82/square foot** for 2007.

Max fee in lieu per unit:
SF = 1100 sq.ft. @ \$1.82 = \$2002.
MF = 700 sq.ft. @ \$1.82 = \$1274.
E-SRO = 350 sq.ft. @ \$1.82 = \$ 637.

The Park Development Impact Fees for 2007 are:

SF single family or duplex unit **\$841.45**
MF multifamily unit **\$540.93**
E-SRO elderly or rooming house unit **\$270.47**

Total combined fees:
SF = \$2,843.45
MF = \$1,814.93
E-SRO = \$907.47

Payments: Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.
3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.
4. The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
 - b) All information shall be transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:
Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
 - d) The Developer shall put the following note on the face of the plat:
ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).