



PREPARED FOR THE PLAN COMMISSION

Project Address: 4846 Eastpark Boulevard – Lots 47 and 48 of the future *American Center Eastpark Fifth Addition* subdivision

Application Type: Conditional Use

Legistar File ID # [76491](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Luke Stauffacher, Cascade Development; 5150 High Crossing Boulevard; Madison.

Contact Person: Greg Held, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Property Owner: American Family Mutual Insurance Co., 6000 American Parkway; Madison; Jane Grabowski-Miller, representative.

Requested Actions: Consideration of a conditional use in the CC-T (Commercial Corridor–Transitional) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the TR-U2 (Traditional Residential–Urban 2) District for a multi-family dwelling containing greater than 60 units to allow construction of a planned multi-use site containing a five-story, mixed-use building with approximately 7,650 square feet of commercial space and 119 apartments on Lot 47 of the future *American Center-Eastpark Fifth Addition* subdivision and a four-story, 82-unit apartment building on future Lot 48.

Note: This is a companion project to the residential building complex and private park proposed across Luminous Lane from the subject site on Lots 49 and 50 on Outlot 22 on the *American Center-Eastpark Fifth Addition* plat (see ID [76504](#) on the April 24, 2023 agenda).

Proposal Summary: The applicant is requesting approval of a five-story mixed-use building to be located at the northeastern corner of Eastpark Boulevard and future Dreamer Drive in the forthcoming *American Center-Eastpark Fifth Addition* plat. The U-shaped building will contain approximately 7,650 square feet of first floor commercial space primarily along the Dreamer Drive frontage and 119 apartments, with 103 underground auto parking stalls and 119 bike parking stalls within the building. To the north of Lot 47, the applicant proposes to construct a four-story, 82-unit apartment building with 72 underground auto parking stalls and 82 indoor bike parking spaces on future Lot 48. The two buildings and lots will share a 60-stall surface automobile parking lot between the buildings.

The applicant wishes to commence construction of the development in fall 2023, with completion scheduled in fall 2025.

Applicable Regulations & Standards: Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with more than 60 units as a conditional use in TR-U2 (Traditional Residential–Urban 2 District) zoning. Table 28D-2 in Section 28.061(1) identifies greater than 60 dwelling units in a mixed-use building in CC-T (Commercial Corridor–Transitional District) zoning as a conditional use. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** construction of a planned multi-use site containing a five-story, mixed-use building with approximately 7,650 square feet of commercial space and 119 apartments on Lot 47 of the future *American Center-Eastpark Fifth Addition* subdivision at 4846 Eastpark Boulevard and a four-story, 82-unit apartment building on future Lot 48 subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6.

Background Information

Parcel Location: Approximately 2.9 acres of land generally located on the easterly side of Eastpark Boulevard between N Biltmore Lane and West Terrace Drive; Alder District 17 (Madison); DeForest Area School District and Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District).

Surrounding Land Uses and Zoning:

North: Alliant Energy, zoned SEC (Suburban Employment Center District);

South: Multi-tenant office building and medical clinic (under construction), zoned SEC; future phases of *The American Center-Eastpark Fifth Addition* plat mixed-use and multi-family development, zoned CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District);

West: Interstate 39-90-94; Baker-Tilly and undeveloped land across Eastpark Boulevard, zoned SEC; and

East: Fairway Mortgage, International Union of Operator Engineers, and multi-tenant office building along S Biltmore Lane, zoned SEC.

Adopted Land Use Plan: The [Rattman Neighborhood Development Plan](#) recommends the subject site and surrounding parcels in the American Center for Community Mixed-Use development along a public street to extend between Eastpark Boulevard and S Biltmore Lane to break up the large blocks in the American Center to improve connectivity within the business park for cars, transit operations, bikes, and pedestrians. The recommended street will be Dreamer Drive upon recording of *The American Center-Eastpark Fourth Addition* plat.

Zoning Summary: The project will be developed in the TR-U2 (Traditional Residential–Urban 2 District).

Requirements		Proposed Lot 47	Proposed Lot 48
Lot Area (sq. ft.)	41,000 sq. ft. (Lot 48 only)	79,575 sq. ft.	47,174 sq. ft.
Lot Width	50' (Lot 48 only)	N/A	Will comply
Minimum Front Yard	15'	17.5'	15.5'
Maximum Front Yard Setback	Lot 47: 65' maximum Lot 48: 30' or up to 20% greater than block average		
Side Yard Setbacks	Lot 47: None Lot 48: 10'	17' 23'	15.6' 14.8'
Rear Yard	20'	53'	40.6'

Requirements		Proposed Lot 47	Proposed Lot 48
Maximum Lot Coverage	Lot 47: 85%, Lot 48: 80%	76%	75.3%
Useable Open Space	Lot 48: 40 sq. ft./dwelling unit (3,280 sq. ft.)	N/A	(See conditions)
Minimum Building Height	Lot 47: 5 stories/ 78 feet Lot 48: 6 stories/ 78 feet	5 stories/ 68'	4 stories/ 54'
Auto Parking	Lot 47: No minimum Lot 48: 1 per dwelling unit	39 surface stalls, 103 garage stalls (142 total)	21 surface stalls, 72 garage stalls (93 total)
Electric Vehicle (EV) Stalls	Lot 47: 14 EV ready, 3 EV installed; Lot 48: 9 EV ready, 2 EV installed	10 EV installed 3 EV ready (See conditions)	7 EV ready 2 EV installed (See conditions)
Accessible Stalls	Lot 47: 5; Lot 48: 4	6	3 (See conditions)
Bike Parking	Lot 47: 133; Lot 48: 90	135	90
Loading	None	0	0
Building Forms		Flex Building	Large Multi-Family Building
Other Critical Zoning Items			
Yes:	Barrier Free, Utility Easements		
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park		
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>			

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

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Eastpark Boulevard. Effective June 11, 2023, Metro Transit will operate daily all-day transit service along Eastpark Boulevard adjacent this property with trips at least every 60 minutes. In addition, the subject site will be located along the east-west Bus Rapid Transit (BRT) route, one branch of which will extend through the American Center along Eastpark Boulevard.

Previous Approvals

On July 12, 2022, the Common Council re-approved the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* at 4902 Eastpark Boulevard. On June 27, 2022, the Plan Commission granted a waiver or variance to one or more design requirements in Section 16.23(8) of the Subdivision Regulations, as allowed by Section 16.23(10) in recommending approval of the revised subdivision to the Council. Recording of this plat is currently pending, but will precede final approval and recording of the proposed *Fifth Addition* plat.

On February 7, 2023, the Common Council approved a request to rezone 4846 Eastpark Boulevard from SEC (Suburban Employment Center District) to CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District); and approving the preliminary plat and final plat of *The American Center Eastpark Fifth Addition*, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot to be dedicated to the public for stormwater management. Recording of this plat is currently pending.

Project Description

The applicant is requesting approval of the conditional uses required to develop Lots 47 and 48 of the forthcoming *American Center-Eastpark Fifth Addition* subdivision.

The Fifth Addition subdivision occupies approximately 24 acres of land located on the east side of Eastpark Boulevard between N Biltmore Lane and West Terrace Drive on the west side of The American Center. The 2.9 acres comprising Lots 47 and 48 are located along the western edge of the plat adjacent to Eastpark Boulevard. The site is currently undeveloped agricultural land and is characterized by a slope that falls from the eastern property line to the northwestern corner of the site adjacent to Eastpark Boulevard. Lots 47 and 48 will occupy a block formed by Eastpark Boulevard on the west, future Dreamer Drive on the south, and future Luminous Lane on the east and north. The 2.08-acre private park that will primarily serve the Fifth Addition development will be located across Luminous Lane from Lot 47.

The five-story mixed-use building proposed for Lot 47 will be a U-shaped building that will primarily extend along the Dreamer Drive frontage of the site and include four-story wings that will parallel Eastpark Boulevard and Luminous Lane. The southern side of the first floor will contain approximately 7,650 square feet of commercial space oriented to Dreamer Drive, with a commercial suite wrapping the corner onto Eastpark. The remainder of the first floor will contain the residential lobby and commons space and 19 apartments, with the remaining 100 units located on the upper floors. A second commons room and roof terrace will be located at the northwestern corner of the fifth floor. The 119 apartments will be comprised of 25 studio units, 58 one-bedroom units, and 36 two-bedroom units. The mixed-use building will contain 103 underground auto parking stalls and 119 bike parking stalls within the building.

Lot 48 will be developed with a four-story U-shaped building containing 82 apartments, 72 underground auto parking stalls and 82 indoor bike parking spaces. The 82 units will be comprised of 15 studio units, 40 one-bedroom units, and 27 two-bedroom units. In addition to the automobile parking provided below each building, the two buildings will share a 60-stall surface parking lot located in the center of the 2.9-acre combined site. Access to the shared surface lot and both under-building garages will occur from Luminous Lane.

Analysis and Conclusion

A mixed-use building with greater than 60 dwelling units is a conditional use in the CC-T zoning of Lot 47, while multi-family dwellings with greater than 60 units are a conditional use in the TR-U2 zoning of Lot 48.

Note: The two lots will share a surface parking lot to be located between the buildings, which is considered a planned multi-use site by the Zoning Code (“A specified area of land comprised of one or more contiguous ownership parcels or building sites that share access and circulation or off-street parking”). The general regulations for planned multi-use sites in Section 28.137(2) of the Zoning Code require conditional use approval for alterations and new construction in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use. However, the subject planned multi-use site does not meet the thresholds for conditional use approval or review by the Urban Design Commission.

Consistency with Adopted Plans

Concurrent with the rezoning and *Fifth Addition* subdivision approved this past February, the Planning Division prepared an amendment to the Rattman Neighborhood Development Plan to change the land use recommended for the subject site from Employment to Community Mixed-Use (CMU) (see Resolution 23-00130, ID [75247](#)). The 2019 amendment to the neighborhood development plan included a note referencing a map note pertaining to this area in the 2018 Comprehensive Plan, which identified a potential second CMU node along Eastpark Boulevard on the west side of the American Center. Map Note 16 states: *“This location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up large blocks and sufficient accessible parkland is dedicated for residential dwelling units.”* A minor plan amendment to the Rattman Neighborhood Development Plan would be required at the time any such mixed-use development came forward, but the 2019 plan maintained the Employment recommendation in the meantime. The 2019 plan noted that future development in this area of the American Center as well as throughout the planning area, “should be more intensive and have buildings fronting on streets.”

Per the 2019 Rattman Neighborhood Development Plan, CMU development are planned to be the primary activity center for the entire planning area and should include mixed-use, multi-story buildings that front on and be placed close to streets to create a compact development pattern that is attractive to pedestrians and creates a sense of place. CMU areas should be developed using transit-oriented development standards. High quality architectural design, building materials, landscaping and other urban amenities such as plazas, decorative furniture, and lighting are required in the CMU district. Buildings in the CMU district should be between two to six stories in height. Commercial uses in this CMU district are recommended to include retail, service, financial, lodging, and entertainment. Development in this District should be compact and urban in character. Big box retail development and strip commercial development are not recommended. Development in this District should be compact and urban in character. Relatively high-density residential uses are recommended within the CMU district to add vibrancy, especially in the evenings and on weekends when some non-residential uses are not in operation. Residential dwellings could be part of exclusively residential buildings or located within mixed-use buildings with ground floor retail, service, or office uses and upper floor residential uses. Residential densities are recommended between 70 and 130 dwelling units per acre.

The Planning Division believes that the mixed-use building proposed for Lot 47 is generally consistent with the recommendations for Community Mixed-Use development in the Rattman Neighborhood Development Plan. The building will provide spaces for the sorts of commercial uses envisioned in the plan, and the proposed building meets most of the bulk- and design-related recommendations in the plan and is generally well-designed. However, due to the grade of the site, which will fall from east to west across the Dreamer Drive façade, some of the first floor commercial spaces will be elevated between 4 and 5 feet above the public sidewalks. The project team has attempted to address this by creating a generous plaza along the commercial frontages that will be connected to the public sidewalks by a series of stairs. However, staff would appreciate the opportunity to work with the applicant prior to final approval and issuance of building permits for the Lot 47 building to look for opportunities to strengthen the connection between the commercial spaces on the western portion of the first floor and the Eastpark Boulevard and Dreamer Drive sidewalks consistent with the recommendations for CMU areas in the neighborhood development plan. Potential solutions might include the addition of more and/or wider stairs to create a stronger, more obvious connection to those spaces from the corner, which will also be a bus stop.

Staff feels that the residential development proposed on Lot 48 is consistent with the recommendations for Community Mixed-Use development in the Rattman Neighborhood Development Plan.

Consistency with the Conditional Use Standards

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

The Planning Division believes that the Plan Commission may find that the conditional use standards are met. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the project. Staff feels that the proposed buildings generally reflect the character of development recommended for the site by the Rattman Neighborhood Development Plan. Comments submitted by reviewing agencies do not suggest that the proposed development will negatively impact the City’s ability to provide services to the project subject to meeting the recommended conditions of approval in the final section of this report.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** construction of a planned multi-use site containing a five-story, mixed-use building with approximately 7,650 square feet of commercial space and 119 apartments on Lot 47 of the future *American Center-Eastpark Fifth Addition* subdivision at 4846 Eastpark Boulevard and a four-story, 82-unit apartment building on future Lot 48 subject to input at the public hearing, and the and the conditions from reviewing agencies that follow.

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

Planning Division

1. That the applicant work with Planning staff prior to final approval and issuance of building permits for the Lot 47 building to increase/improve the connection between the commercial spaces on the western portion of the first floor and the Eastpark Boulevard and Dreamer Drive sidewalks consistent with the recommendations for Community Mixed-Use areas in the Rattman Neighborhood Development Plan. Staff suggests additional and/or wider stairs to create a stronger, more prominent connection to those spaces at the corner, which will also be a bus stop.
2. The final site plans shall include a combined/overall data tables for Lots 49 and 50 that contains the acreage of the complex, the number of dwelling units by type, auto parking stalls (garage and surface), lot coverage and usable open space calculations, and bike parking stalls (indoor and surface) per lot and overall. The tables provided for each lot on sheets C-1.1 and C-1.2 may remain in addition to the requested combined table.
3. Detailed floorplans for all of the building shall be provided with the final plans, which shall include labels with the number of bedrooms and type of dwelling unit.

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

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

4. The City has limited sewer capacity in this area (particularly to the north of the lot being developed). Off-site sanitary sewer improvements may be required by the developer as a condition for development. The applicant shall provide Mark Moder (608) 261-9250, mmoder@cityofmadison.com, with projected wastewater flow data and the direction for which the flow will be directed.
5. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. As a condition of the permit, a deposit to cover estimated City expenses will be required.
6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
7. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
8. An Erosion Control Permit is required for this project.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project.
11. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt of the WDNR at (608) 273-5612 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.
12. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
13. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
14. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt

(west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

15. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
16. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
17. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
18. 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.
19. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to the City Engineering Division. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
 - Detain the 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

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

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

21. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management and fire lanes that are necessary to accomplish the land division and site development as proposed prior to final sign off between Lots 47 and 48. The private park and open space uses over Outlot 22 shall be addressed in a recorded agreement as well. The document(s) shall be executed and recorded immediately subsequent to the Plat recording and prior to building permit issuance.
22. The future public storm sewer per the plans for Dreamer Drive and public storm sewer easement that is to be granted on The American Center Eastpark Fifth Addition plat, all in the southwest corner of this site, shall be shown and labeled. No overstory trees shall be permitted within storm sewer easement.
23. The base address of the proposed apartment building on Lot 47 is 4620 Luminous Lane. Commercial addresses will be determined when tenant configurations are known. The proposed apartment building address on Lot 48 is 4644 Luminous Lane. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor and Engineering Division records.
24. The related final plat shall be approved by the City, recorded with the Dane County Register of Deeds, and new tax parcel information available prior to issuance of a building permit or early start permit.
25. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

26. The applicant shall submit a deposit of \$30,000 for the installation of a Rapid Rectangular Flashing Beacon (RRFB) crossing at Eastpark Boulevard and Dreamer Drive.

27. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement

markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

28. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
29. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
30. All parking facility design shall conform to the standards in MGO Section 10.08(6).
31. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
32. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
33. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
34. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
35. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering staff to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the main City of Madison Traffic Engineering office with final plans for sign off.
36. The driveway slope to the underground parking is not identified in the plan set. Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate

inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

37. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
38. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
39. The applicant shall prepare a Traffic Demand Management Plan (TDMP) to be reviewed and approved by the City Traffic Engineer.
40. Items in the right of way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the right of way that states: "The right of way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of the Traffic Engineering and City Engineering Divisions. The applicant shall work with Traffic Engineering staff on identifying an appropriate mid-block crossing location."

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

41. Provide electric vehicle stalls per Section 28.141(8)(e) *Electric Vehicle Charging Station Requirements*. A minimum of 10% of the residential parking stalls (14 on Lot 47, 9 on Lot 48) must be electric vehicle ready, and a minimum of 2% of the stalls (3 on Lot 47, 2 on Lot 48) must be electric vehicle installed. One (1) of the electric vehicle installed stalls must be an accessible stall. Identify the locations of the electric vehicle ready and installed stalls on the plans.
42. Clearly show the useable open space areas for Lot 48 on the final plans. A minimum of 3,280 square feet of useable open space is required. Identify each qualifying at-grade usable open space area, and show the structured useable open space areas located on roof decks, porches, and balconies. Roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
43. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required four (4) accessible stalls on Lot 48, including 1 van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.
44. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129 for any building over 10,000 sq. ft. in size (floor area of above-grade stories). For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify the buildings that exceed 10,000 sq. ft. in size and the glass areas that will be treated. Provide a detail of the specific treatment that will be used.

45. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
46. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

47. Provide aerial apparatus access to the roof of the five-story portion of the project.
48. Fire lanes at fire hydrants shall be a minimum of 26 feet wide for 20 feet on either side of the fire hydrant.

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

49. 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).
50. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement.

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

51. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the east side of Eastpark Boulevard, north of the Dreamer Drive intersection.
52. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the west side of Eastpark Boulevard, south of the Inspire Drive intersection.
53. The applicant shall install and maintain a new passenger waiting shelter with seating amenity - either as part of the private landscape plan or in the public right-of-way area - serving the curbside bus stop zone on the west side of Eastpark Boulevard, south of the Inspire Drive intersection area. If located in the public right-of-way, the applicant shall submit a Privilege in Streets (Bus Shelter) application for review by the City. An approved Encroachment Agreement, for the bus shelter, shall be executed prior to sign off. Contact City Real Estate to start the Privilege in Streets (Bus Shelter) application process.
54. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

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

55. Outlot 22 is described in the earlier plat review as “to be used as a private park” and is +/- 2.0851 acres (90,828 square feet) with public access easement. Depending on final unit counts and as shown in the proposal, Outlot

22 is insufficient in size to fully meet the parkland dedication requirements and park land dedication fees (“fee in lieu”) will be due for the proposed development.

56. 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 North Park-Infrastructure Impact Fee district. Please reference ID#22055.1 when contacting Parks Division staff about this project.
57. Lot 49 is proposed to include a four-story building with 67 dwelling units and Lot 50 is proposed to have two four-story 67-unit buildings. The parkland dedication requirement for a multi-family unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2).

City Forestry Section (Jeffrey Heinecke, (608) 266-4890)

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