



Report to the Plan Commission

June 6, 2011

Legistar I.D. #22172
401 N. Pleasant View Road
PUD Amendment

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a request to rezone property generally addressed as 401 N. Pleasant View Road from Planned Unit Development-General Development Plan (PUD-GDP) to Amended PUD-GDP and PUD-SIP to increase the density of two sites for future multi-family development and allow construction of 13 townhouse units in 3 buildings.

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12(9) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3533 & 3534, rezoning property generally addressed as 401 N. Pleasant View Road from PUD-GDP to Amended PUD-GDP and PUD-SIP, to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Applicant & Property Owner: Mary Ann Drescher, Attic Angel-Prairie Point, Inc.; 640 Junction Road; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: The applicant is requesting approval of an amended general development plan to increase the density of two sites identified in the planned unit development for future multi-family development, and requesting approval of a specific implementation plan to allow construction of 13 townhouse units in 3 buildings. Construction of the townhouse units will commence in summer 2011, with no completion identified.

Parcel Location: The overall Attic Angels-Prairie Point Planned Unit Development occupies approximately 53.9 acres of land located a quarter-mile south of Old Sauk Road on the east side of N. Pleasant View Road. The amended general development plan request encompasses two sites of 10.2 total acres located along future extended Elderberry Road. The 13 townhouse units to be built under the proposed specific implementation plan include 2.15 acres of the amended GDP lands and are located on the west side of Meadow Rose Lane and Samuel Drive south of Theis Trail. The entire PUD is located in Aldermanic District 9 (Skidmore) and Madison Metropolitan School District.

Existing Conditions: The 10.2 acres of land subject to the current requests are undeveloped, zoned PUD-GDP.

Surrounding Land Use and Zoning: The western of the two future multi-family sites in the amended general development plan abuts N. Pleasant View Road and is generally bordered on the north and east by single- and two-family dwellings in the Attic Angels-Prairie Point development and on the west and south across Pleasant View and future extended Elderberry Road by undeveloped agricultural land

owned by the University of Wisconsin-Madison. The eastern future multi-family site in the amended GDP is located along future extended Elderberry Road and is bordered by a City stormwater management greenway to the west, by Junction Ridge Park to the east and north, and by UW agricultural land to the south. Single- and two-family residences in the Junction Ridge neighborhood are located further to the east adjacent to the Attic Angels development.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and Attic Angels-Prairie Point development for Low-Density Residential uses.

The Junction Neighborhood Development Plan recommends that most of the Attic Angels-Prairie Point development including the western future multi-family site along N. Pleasant View Road in the amended general development plan for development with low-density residential uses. The eastern future multi-family site located along Elderberry Road is recommended for medium-density residential development.

Environmental Corridor Status: The properties included in the Amended PUD-GDP and PUD-SIP are not located within a mapped environmental corridor. The adjacent City-owned greenway and parkland are identified as public land on the corridor map.

Public Utilities and Services: The properties included in the Amended PUD-GDP and PUD-SIP can be served by a full range of urban services.

One of the issues to be considered with the proposed Amended PUD-GDP is the need for Elderberry Road to be extended between its current terminus in the Junction Ridge neighborhood to the east and N. Pleasant View Road. Construction of this section of Elderberry is needed to provide adequate access to the two future Attic Angels multi-family sites, provide a southern outlet for the overall Attic Angels development and complete a neighborhood collector roadway envisioned to extend across the Junction neighborhood between Junction Road and N. Pleasant View Road and ultimately from Junction on the east to Pioneer Road at the future western edge of the City through the Elderberry neighborhood west of N. Pleasant View Road.

Zoning Summary: The sites will be zoned Amended PUD-GDP and PUD-SIP. The project will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free
No:	Urban Design, Landmarks, Floodplain, Wellhead Protection, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approvals

On February 20, 2001, the Common Council approved a request to rezone 53.9 acres of land located at 401 Pleasant View Road from Temp. A (Agriculture District) to PUD-GDP and the preliminary plat of the Prairie Point subdivision to allow the future construction of 319 age-restricted residential units comprised of 13 single-family residences, 82 two-family residential units, 24 three-family residential units, 200 multi-family residential units on 2 sites and a standalone community room building.

The approved and recorded general development plan included notes required as conditions of approval by the City Engineering, Traffic Engineering and Planning divisions requiring that Attic Angels

acquire and dedicate all of the right of way and grading easements necessary for the extension of Elderberry Road across the southern edge of the site, including right of way and grading easements from the University-owned agricultural land immediately south of the PUD. Attic Angels was also responsible for the construction of Elderberry Road at such time as either of the two multi-family structures proposed to abut Elderberry was constructed.

The approval of the Prairie Point age-restricted community, which is operated by a non-profit entity, also required the approval and execution of an agreement between the City and Attic Angels regarding payments in lieu of taxes (PILOTs) for the Prairie Point Planned Unit Development.

On May 15, 2001, the Common Council approved the final plat of Prairie Point, creating 8 lots for the first phase of residential development, 1 outlot for future multi-family development, 1 outlot for the future construction of 2 duplexes, 1 outlot for a City-owned stormwater management greenway and 1 outlot for public parkland, and a rezoning to PUD-SIP for 59 residential units including 13 single-family residences, 40 two-family residential units and 6 three-family residential units. The plat was recorded in September 2001.

On June 2, 2004, the Common Council approved a rezoning to PUD-SIP and the final plat of Prairie Point-Phase 2, creating 25 lots for the second phase of residential development, including 1 single-family residence and 48 two-family residential units. The plat was recorded in December 2004.

Project Review

Attic Angels, Inc. has made an application with two requests pertaining to their 53.9-acre Attic Angels-Prairie Point Planned Unit Development. The first request is to amend the general development plan for 10.2 acres of the overall development to increase the allowable density of two sites identified for future multi-family development and to develop a site previously approved for a community building with additional dwelling units. The second request is to rezone 2.15 acres of the 10.2-acre amended general development plan area to PUD-SIP to allow the construction of 13 townhouse units in 3 buildings.

The western of the two future multi-family sites in the amended general development plan is an unplatted 7.4-acre parcel that abuts N. Pleasant View Road north of the future extension of Elderberry Road. A fully improved urban section of Elderberry Road currently extends between Junction Road and the eastern edge of the Prairie Point development, with another unimproved rural section of the road extending west from N. Pleasant View Road through a portion of the Elderberry neighborhood. The eastern future multi-family site in the amended GDP is located along future extended Elderberry Road to the east of the first site across a City-owned greenway. The eastern site was platted as Outlot 3 on the final plat of Prairie Point and contains approximately 2.8 acres of land. In addition to the section of Elderberry Road that has not yet been extended across the Prairie Point development, a section of Samuel Drive located adjacent to the western site, which was planned to extend through Prairie Point south to Elderberry Drive, has also not been constructed to date.

The 2001 general development plan for Prairie Point called for the western multi-family site to be developed with 140 multi-family units in an up to four-story building conceptually proposed to occupy the southern two-thirds of the 7.4-acre site nearest Elderberry Road. The remainder of the western site was to be developed with a community building and adjacent water feature and 2 three-unit residential buildings to be located between the 140-unit building and Theis Trail, a short public street that provides access to the Prairie Point development from N. Pleasant View Road approximately half-way along the project's Pleasant View frontage. The eastern multi-family site was approved for the future construction of 60 units in a three-story building.

The amended PUD-GDP proposes to increase the density of the western future four-story multi-family building from 140 units to 148 units. The rest of the 7.4-acre site is now proposed for development with 13 townhouse units in 3 buildings where the community building and 2 three-family buildings were previously approved. The net density of the western site following the proposed amendment will be 161 units, an increase of 15 units above what was shown in the recorded 2001 general development plan. The amended PUD-GDP proposes to increase the density of the eastern site from 60 multi-family units to 100 units in a four-story building, which is one story taller than the building conceptually approved for this site in 2001. A two-family residence shown on the 2001 general development plan on the east side of Samuel Drive across from the western multi-family site will be carried through with the proposed amendment and could be built once Samuel Drive is extended south from its current terminus near Wild Indigo Lane to extended Elderberry Road.

The specific implementation plan for the 3 buildings that will house the 13 townhouse units proposed for the northern third of the western site calls for a four-unit building to face Meadow Rose Lane south of Theis Trail and a four-unit and five-unit building to be located to the south on either side of a private driveway from Samuel Drive. All three buildings will stand one-story tall and will include unfinished basement space for the proposed units. The end-units in the four- and five-unit buildings will include two bedrooms and attached two-car garages, while the interior units will include two bedrooms and a one-car attached garage. All three buildings have been sited and architecturally designed to complement the design of the single-, two- and three-family dwellings located elsewhere throughout the Prairie Point development.

A three-lot Certified Survey Map has also been submitted for approval that will dedicate the remainder of Samuel Drive and create a lot for the 13 proposed townhouse units, a lot for the future 148-unit multi-family building and a lot for the two-family residence on the east side of extended Samuel Drive.

Analysis & Conclusion

The request before the Plan Commission and Common Council proposes to increase the overall density of the Attic Angels-Prairie Point development by approximately 55 units above the 319 units approved for the 53.9-acre site when it was first zoned PUD and subdivided in 2001.

To date, approximately 108 dwelling units have been constructed within the Prairie Point development. An additional 6 two-family units located on Samuel Drive (2) and Elderberry Road (4) approved in the 2001 general development plan have not yet been constructed. The amendment to the general development plan proposes to allow for up to 374 residential units to be developed across the entire Prairie Point development, which is estimated to have 33.25 net acres of developable land (per the recorded 2001 PUD-GDP) non-inclusive of street rights of way or the two outlots previously dedicated to the City for stormwater management and parkland.

The Comprehensive Plan recommends that the entire Attic Angels-Prairie Point development be developed with Low-Density Residential uses, with a recommended density range of 0-15 units an acre. The Junction Neighborhood Development Plan recommends that most of the Attic Angels-Prairie Point development including the western future multi-family site along N. Pleasant View Road in the amended general development plan be developed with low-density residential uses at an average density of 4 units an acre. The eastern future multi-family site located along Elderberry Road is recommended in the Junction NDP for medium-density residential development with an approximate density of 16 units an acre.

The proposed amendments will result in an increase of the net density of the overall Prairie Point development from 9.6 units an acre (as approved in 2001) to approximately 11.3 units an acre, though the net density of the two multi-family sites will be higher. The 161 units on the western site will result in a net density of 21.8 units per acre, up from approximately 19.3 units per acre previously. The 100 units now proposed on the eastern site will result in a net density of 35.7 units per acre, up markedly from 21.4 units an acre in 2001. As noted above, the eastern site is also now proposed to be developed with up to a four-story building instead of a maximum three-story building as conceptually approved in 2001.

Staff believes that the proposed general development plan amendments to increase the density of the two multi-family sites, eliminate the community building and increase the height of the easternmost multi-family building by one story can generally be found to meet the criteria for approval for planned unit developments. While the potential future density of the eastern multi-family site in particular represents a considerable increase from the density originally approved for the site, staff believes that the resulting development will not have a significant impact on surrounding properties or the City's ability to provide public services to the this development, which is an age-restricted senior-oriented residential community. The net density of the overall Attic Angels-Prairie Point development following the proposed amendment will remain below the 15-dwelling unit per acre maximum recommended in the Comprehensive Plan, and will follow the development pattern first established for the site in 2001, which already exceeds the general density recommendations established in the Junction Neighborhood Development Plan.

Staff feels that the proposed density of the two multi-family sites reflects the maximum densities that may be developed on those two sites in the future. The actual final density of the two sites may be less than the number of residential units shown on the amended general development plan based on the appropriateness of the design of the multi-family buildings as part of the review and approval of specific implementation plans for both sites prior to the start of construction.

As a condition of approval of the Amended PUD-GDP and PUD-SIP, the City Engineer, City Traffic Engineer and the Planning Division have reiterated the need for Elderberry Road to be extended between its current terminus in the adjacent Junction Ridge neighborhood and N. Pleasant View Road. Construction of this section of Elderberry is needed to provide adequate access to the two future Attic Angels multi-family sites, provide a southern outlet for the overall Attic Angels development and complete a neighborhood collector roadway envisioned to extend across the Junction neighborhood between Junction Road and N. Pleasant View Road and ultimately from Junction on the east to Pioneer Road at the future western edge of the City through the Elderberry neighborhood west of N. Pleasant View Road.

The developer has met with City staff regarding the required improvements necessary for the extension of Elderberry Road and Samuel Drive, and the City and developer have agreed to construction of these streets with two separate assessable projects that shall be designed and constructed by the City and assessed entirely to Attic Angels. The developer shall be required to enter into a Development Agreement prior to sign off of the Amended PUD-GDP and PUD-SIP and the CSM and to provide the necessary data the City needs to complete its design. The City Engineer and City Traffic Engineer have indicated that they will not sign off on the Amended PUD-GDP, PUD-SIP and CSM unless these road improvement conditions have been satisfied.

The Urban Design Commission reviewed the Amended PUD-GDP and the PUD-SIP on May 11, 2011 and recommended final approval (see attached report).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3533 & 3534, rezoning property generally addressed as 401 N. Pleasant View Road from PUD-GDP to Amended PUD-GDP and PUD-SIP, to the Common Council with a recommendation of **approval** subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. That the applicant provide a detailed site plan and residential unit inventory (existing and future) for the entire Attic Angels-Prairie Point Planned Unit Development and the net acreage of the overall project site for recording with the amended general development plan.
2. Nothing in the approval of this Amended PUD-GDP or PUD-SIP shall contradict or void the City's agreements with the developer regarding payments in lieu of taxes (PILOTs) for the Prairie Point age-restricted, non-profit development. All additional units to be constructed in this PUD now and in the future shall be subject to the terms of those agreements. If an amended PILOT agreement is needed to serve the development in the Amended PUD, said amended agreement shall be approved by the City Attorney's Office and executed by the City and developer prior to taking effect.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

3. The Certified Survey Map (CSM) shall be completed and recorded prior to final site plan approval of the PUD.
4. The CSM and PUD plans shall be revised to correctly identify N. Pleasant View Road.
5. Coordinate final CAD file submittals and implementation of an addressing plan for the site with the Engineering Division Mapping Section.
6. The developer has met with City staff regarding the required improvements necessary for the extension of Elderberry Road and Samuel Drive. The City and developer have agreed to construction of these streets with two separate assessable projects that shall be designed and constructed by the City and assessed 100% to the developer. The developer shall provide data (including survey and soil boring data) to the City to complete the design. The developer shall be required to enter into a Development Agreement prior to sign off of the Amended PUD-GDP and PUD-SIP and the CSM. It is anticipated that the developer will submit all necessary information to the City in order to proceed with the assessable project by June 1, 2011 to allow for the assessments to be levied by August of 2011. A delay in the submission of the necessary information may result in delays in the City's approval of the Amended PUD-GDP and PUD-SIP and CSM.
7. The developer shall provide a waiver of hearing and notice for the public improvements and assessments required to construct Samuel Drive and Elderberry Road.

8. The developer shall be responsible for the public infrastructure, including sidewalk on both sides, of Samuel Drive. The extension of Samuel Drive to the south shall be constructed by the City and assessed as part of the approval of the Amended PUD-GDP and PUD-SIP and related CSM for this development. Additionally, the developer shall be responsible for street improvements at the intersection of Elderberry Road and N. Pleasant View Road to accommodate ingress and egress to the development.
9. The developer shall be responsible for the construction of sidewalk along N. Pleasant View Road adjacent to the development from the north property line to the proposed extension of Elderberry Road.
10. The developer shall be responsible for public infrastructure including curb on both sides and sidewalk along the north right of way on Elderberry Road. The portion of Elderberry Road from Samuel Drive to the east shall be constructed at a future date, which shall be no later than 2015 or if required in conjunction with any further development of Outlot 3 (multi-family site) or Outlot 5 (duplex site) of the final plat of Prairie Point. Assessments will be levied for the improvements as part of the approval of the current rezoning and CSM approval. Assessments for this portion of the public improvements shall be deferred until the construction of Elderberry Road from Samuel Drive to the east.
11. The developer shall provide copies of the easement(s) from the University for lands located to the south, which are required for grading and related roadway construction.
12. The developer shall provide temporary grading easements on proposed Lot 2 and Lot 3 of the related CSM to facilitate the construction of the public infrastructure.
13. This development is subject to the Old Sauk Drainage Assessment District (East) and shall be required to pay these charges prior to the City Engineering Division's sign off of the PUD.
14. The deferred storm water detention variance fees shall be paid in full for this phase of work prior to the City Engineering Division sign off of the plans.
15. 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.
16. 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.
17. 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.
18. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred

to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151, but a separate permit submittal is now required from the WDNR for this work as well.

As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the DNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.

19. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a 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 County Register of Deeds.
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances, and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
21. The applicant shall submit, prior to plan signoff, 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 only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
22. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
23. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
24. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
25. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to

obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

26. 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 Division (Contact John Leach, 267-8755)

27. The applicant shall extend Samuel Drive and Elderberry Road according to attached letter from the City Engineer dated March 4, 2010. The applicant shall enter into a signed Developer's Agreement through City of Madison Engineering prior to sign off.

28. The applicant shall extend and dedicate Samuel Drive to Elderberry Road with the related CSM. It shall be noted on the Amended PUD-GDP & PUD-SIP that Samuel Drive shall be dedicated on the CSM.

29. Intersection improvements at the Elderberry Drive intersection on N. Pleasant View Road shall be installed by the developer per the plans and specifications of the City Engineer and City Traffic Engineer to provide adequate ingress and egress to the plat and development. These improvements may include left-turn lanes, medians, right-turn lanes and bike lane provisions.

30. The applicant shall execute and return declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

31. The applicant shall note the following access restrictions on the Amended PUD-GDP and PUD-SIP:
a.) No access shall be granted along the easterly right-of-way line of N. Pleasant View Road;
b.) No access shall be granted along the northerly right-of-way line of Elderberry Road from Samuel Drive westerly to N. Pleasant View Road.

32. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

33. Final park dedication and development fees will be determined when specific implementation plans are submitted for the multi-family development portion of the project. Park impact fees will be due prior to signoff of those SIPs and/or the issuance of building permits.

34. The developer shall pay \$20,202.00 in park development fees for 13 new multi-family units included in the PUD-SIP. These fees may be adjusted based on any remaining credit for the previous parkland dedication of Outlot 4 of Prairie Point (Junction Ridge Park).

35. The calculation of the park impact fees for the new development can be further reduced if this development will be restricted to persons fifty-five (55) years of age or older. In accordance with MGO 16.23(8)(f)4, "... where a multi-family development in whole or part will be limited to occupancy by persons fifty-five (55) years of age or older by appropriate recorded restriction for a period of not less than thirty (30) years, ...", a restriction that remains in effect for 30 years limiting these units to persons 55 years of age or older must be recorded. Please contact Kay Rutledge for appropriate deed language.
36. The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Elver park impact fee district (SI31).

Fire Department (Contact Bill Sullivan, 261-9658)

37. Adults 65 plus years of age are 2-4 times more likely than the general population to die in a home fire. Due to this fact and the project's emphasis of a continuation of positive social and economic impact on the community, the Madison Fire Department recommends the installation of automatic fire sprinklers in the proposed cottage homes in accordance with the standards of both the International Fire Code and the National Fire Protection Association.

City Assessor's Office (Contact Maureen Richards, 266-4845)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

38. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.