



PREPARED FOR THE PLAN COMMISSION

Project Address: 102 S Sprecher Road (formerly 4605 Sprecher Road)
Application Type: Zoning Map Amendment, Conditional Use, and Certified Survey Map Referral
Legistar File ID # [72439](#), [72211](#), and [72215](#)
Prepared By: Timothy M. Parks, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant & Property Owner: Ross Ridders, RWW 4605 Sprecher Road, LLC; 613 Williamson Street, Suite 210; Madison.

Requested Actions:

- ID [72439](#) – Approval of a request to rezone 102 S Sprecher Road from Temporary A (Agricultural District) to TR-U1 (Traditional Residential–Urban 1 District);
- ID [72211](#) – Approval of conditional use(s) for a multi-family dwelling with greater than 60 units in TR-U1 zoning to allow construction of a four-story, 160-unit apartment building; and
- ID [72215](#) – Approval of a Certified Survey Map (CSM) to create one lot for the proposed apartment development and one outlot.

Proposal Summary: The applicant proposes to construct a four-story, 160-unit apartment building on an approximately five-acre parcel recently attached to the City from the Town of Blooming Grove. The building will be served by 95 underground automobile parking stalls and 75 surface stalls, with 180 bicycle parking stalls throughout the site. The apartment development will occupy a 3.26-acre lot to be created by the proposed CSM. Construction of the project will commence in February or March 2023, with completion anticipated by May 2024.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table C-1 in Section 28.032(1) identifies a multi-family dwelling with greater than 60 units as a conditional use in the proposed TR-U1 (Traditional Residential–Urban 1) zoning district. Section 28.183 provides the process and standards for the approval of conditional use permits. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends the following to the Plan Commission:

- That the Plan Commission forward Zoning Map Amendment ID 28.022–00568, rezoning 102 S Sprecher Road from Temp. A to TR-U1, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** a multi-family dwelling with greater than 60 units in TR-U1 zoning to allow construction of a four-story, 160-unit apartment building subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7**; and

- That the Plan Commission forward the Certified Survey Map to divide 102 S Sprecher Road into one lot for the proposed apartment development and one outlet to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 14**.

Background Information

Parcel Location: An approximately 5.0-acre site located at the southwestern corner of S Sprecher Road and Milwaukee Street; Alder District 3 (Paulson); Madison Metropolitan School District.

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

Surrounding Land Use and Zoning:

North: Multi-family residential developments across Milwaukee Street, zoned PD;

South: Single-family residences in the Town of Blooming Grove;

East: Undeveloped land across S Sprecher Road, zoned PD; and

West: City of Madison stormwater greenway; two-family and four-family residences along Driscoll Drive, zoned PD.

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the subject site for Medium Residential (MR), while the properties to the west and south are recommended for Low Residential (LR). The Generalized Future Land Use Map shows the extension of Driscoll Drive to a north-south street paralleling the City greenway and S Sprecher Road through the subject site.

The [Sprecher Neighborhood Development Plan](#), as adopted in 1998 and amended through 2012, recommends that the subject site be developed with medium-density residential uses between 12-16 units per net acre, with the land to the west of the adjacent greenway recommended for low- to medium-density (8-11 units per acre) and medium-density residential uses, while the lands to the south are recommended for low-density residential uses (less than 8 units per acre). The above-mentioned easterly extension of Driscoll and creation of a north-south local street were first included in the neighborhood development plan with a 2005 amendment.

Zoning Summary: The project will be developed in the TR-U1 (Traditional Residential–Urban 1) district.

Requirements	Required	Proposed
Lot Area (sq. ft. per unit)	750 sq. ft. per unit (120,000 sq. ft.)	142,001 sq. ft.
Lot Width	50'	346.66'
Minimum Front Yard Setback	15'	17.2' (from Milwaukee Street)
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yard Setback	10'	23'7" east 20'5" west
Rear Yard	Lesser of 25% lot depth or 25'	85'3"
Maximum Lot Coverage	75%	60%
Usable Open Space	160 sq. ft./d.u. (25,600 sq. ft.)	Adequate
Maximum Building Height	5 stories/ 65'	4 stories/ less than 65'

Requirements	Required	Proposed
Auto Parking	1 per dwelling unit (160)	93 underground garage; 75 surface (168 total)
Accessible Stalls	Yes	2
Bike Parking	1 per unit up to 2-bedrooms, half-space per add. bedroom (163); 1 guest space per 10 units (16) (179 total)	164 structured; 16 surface (180 total) (See Conditions)
Loading	None	0
Building Forms	Large Multi-Family Building	(See Zoning Conditions)
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located in a mapped environmental corridor. The adjacent City-owned greenway is located in a mapped corridor.

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates weekday service in a one-way loop eastbound along Milwaukee Street between the Far East Side and East Transfer Point (Route 33). As part of the Metro Transit network redesign, bus service will pass the subject site on the 'D1' line; the redesigned bus network is scheduled to begin operation in summer 2023.

Project Description

The applicant is requesting approval to rezone a 5.0-acre parcel located at the southwestern corner of S Sprecher Road and Milwaukee Street to the TR-U1 district and is seeking approval of a conditional use for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 160-unit apartment building. The subject property was attached to the City of Madison from the Town of Blooming Grove on April 4, 2022 following approval of the attachment by the Common Council on March 29, 2022.

The subject site is characterized by substantial tree cover across a significant portion of the property, with the exception of near the center of the site, where a building or buildings existed prior to attachment. The site slopes from S Sprecher Road to the west and a City of Madison stormwater greenway, which parallels the western property line, with approximately 15 feet of grade change present from east to west. In addition to these natural features, the site is characterized by overhead electric transmission lines that parallel the eastern property line, with three utility poles shown along S Sprecher Road on Sheet C001.

The proposed four-story building will be an L-shaped structure located in the northeastern corner of the property. The 160 apartments proposed will be comprised of 49 studio/efficiency units, 76 one-bedroom units, 28 two-bedroom units, and 7 three-bedroom units. A common room and outdoor terrace for residents is proposed at the northeastern corner of the first floor, with the primary pedestrian entrance to the building to be located along the western façade facing a 75-stall surface parking lot. In addition to the surface parking, underground parking for 95 autos will be provided, which will be accessed along the southern façade of the western wing of the building from the parking lot. Parking for 180 bicycles will also be provided, including 167 stalls within the building.

The applicant is also requesting approval of a Certified Survey Map to create one lot for the proposed development and an outlet. The CSM will also dedicate a 60-foot wide right of way for a north-south public street that will extend south from Milwaukee Street along the western edge of the property. The proposed street will provide the primary access for the apartment development as well as serve as the eastern terminus of Driscoll Drive, an east-west local street that parallels Milwaukee Street, which currently ends at the City greenway adjacent to the site. The proposed 5,055 square-foot Outlet 1 will be located at the southwestern corner of the subject site where the proposed north-south street begins to curve to the southeast away from the western edge of the site. The proposed use of the outlet (i.e. for future development, dedicated to the public, etc.) is not identified on the CSM or in the application materials.

Analysis

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

The 2018 Comprehensive Plan recommends the subject site for Medium Residential (MR). Development in the MR district may include a variety of relatively intense housing types developed at up to 90 dwelling units per acre, including townhouses/rowhouses and multi-family buildings of varying scale and density. MR areas are generally located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. MR areas should be interconnected with surrounding development as part of a complete neighborhood, and should be transit-oriented, even if transit has not yet been extended to a developing MR area. The MR recommended for the subject site complements the land uses recommended elsewhere around the Sprecher Road-Milwaukee Street intersection, which includes MR in the southeastern quadrant and Community Mixed-Use (CMU) in the northwestern and northeastern quadrants. South and west of the subject site, the land uses transition to Low Residential (LR).

The Sprecher Neighborhood Development Plan also recommends that the subject site be developed with medium-density residential uses, albeit at a much lower density, between 12-16 units per net acre. The plan recommends that high densities be developed along the Milwaukee Street frontage and at the corner of Milwaukee Street and Sprecher Road to establish a stronger urban presence at this major intersection, and create a good design relationship with more-intensive developments planned to the north and east. Language in a 2005 amendment to the neighborhood development plan, however, suggests that building types on these frontages be limited to relatively-small, two-story structures to "maintain a smooth transition to the predominantly low-density uses to the south and west." Buildings along Milwaukee Street and the northern segment of Sprecher Road also should maintain strong design relationships with these streets, and should have entrances and direct pedestrian access to these streets, even if the properties also have access via an internal neighborhood street. To create a visually attractive and engaging pedestrian environment along the Milwaukee Street and Sprecher Road frontage, the plan notes that "it is important that developments not "turn their back" to these streets, particularly near their intersection."

The higher densities at the Sprecher-Milwaukee intersection transition to low- to medium-density residential uses (8-11 units per acre) to the west, which has been developed previously with a variety of two-family residences and four-unit apartment buildings. To the south, the Sprecher Neighborhood Development Plan recommends that properties be developed with low-density residential uses.

The Planning Division believes that the rezoning of the site to TR-U1 to facilitate the development of 160 apartments is largely consistent with the above plan recommendations. While the 160 units on the 3.26-acre Lot 1 of the CSM will result in a density (49 units per acre) that exceeds the density recommended for medium-density residential in the Sprecher Neighborhood Development Plan, the proposed density is consistent with the 20-90 unit per acre density range allowed in the MR district in the more contemporary Comprehensive Plan. The proposed density is also consistent with the development pattern in other areas of the Sprecher planning area recommended for medium-density residential development, many of which exceed the 12-16 unit per acre range.

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 proposed four-story apartment building can meet the applicable standards for conditional use approval subject to conditions. 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, and comments submitted by agencies do not suggest that the proposed mixed-use 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.

At the request of the Traffic Engineering Division, the applicant submitted a traffic impact analysis (TIA) for the development for review, which has been reviewed and accepted by Traffic Engineering. The TIA is attached to the legislative file for the conditional use request. In general, Traffic Engineering staff does not believe that the proposed 160-unit apartment project will have a negative impact on the transportation network. However, Traffic Engineering staff continues to monitor the intersection of Milwaukee Street and Sprecher Road adjacent to the development, which is currently controlled by a four-way stop. While the warrants for signalization of the intersection have not been met to date and will not be met with the addition of the 160 units proposed with this development, Traffic Engineering staff believes that those warrants will be met in the future, at which time signalization of the intersection and related improvements will likely be implemented and funded in part through the creation of a traffic signal assessment district.

Planning staff believes that the proposed apartment building generally reflects the character of development recommended for the site by the Sprecher Neighborhood Development Plan and Comprehensive Plan consistent with conditional use standard #9. While the proposed building is taller than the two-story building forms originally envisioned in the neighborhood development plan, staff feels that the placement of the four-story building closer to the Sprecher-Milwaukee intersection should create an appropriate transition to the lower-density, lower-scaled development existing or planned to the south and west consistent with the intent of the Sprecher plan. The four-story building should also relate well to the existing and future development to the north and east, including the three- and five-story buildings located across Milwaukee Street from the site.

However, in order for the Plan Commission to find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area, staff recommends that prior to final approval of the conditional use plans and issuance of building permits that the applicant work to incorporate a more prominent pedestrian entrance to the building from at least one of the abutting streets consistent with

recommendations in the Sprecher Neighborhood Development Plan that development along Milwaukee Street and S Sprecher Road have strong design relationships with these streets, including entrances and direct pedestrian access. Currently, the plans show a door leading to a resident terrace adjacent to S Sprecher Road; however, no sidewalk connection between that door and terrace and the public sidewalk is shown. Likewise, staff recommends that direct entrances to ground floor dwelling units be provided, with sidewalk connections to the Milwaukee and Sprecher sidewalks. Staff feels that the incorporation of additional and more prominent entrances along the northern and eastern elevations will create a stronger relationship between the building and streets consistent with the plan recommendations.

Lastly, Planning staff supports the proposed land division to create the development parcel and dedicate the north-south local street that will provide primary access to the apartments. The proposed street is largely consistent with the street network shown in the Sprecher Neighborhood Development Plan, which showed a north-south street parallel to but not adjacent to the City greenway like it is proposed, as well as the completion of Driscoll Drive. However, the denser and larger-scaled apartment building proposed caused the street to move closer to the greenway; to avoid a remnant between the street and greenway that would not serve the development or the City well, staff and the applicant agreed to move the street to the western edge of the site. As part of the discussions on the location of the north-south street, the applicant provided staff with information showing that the street, which will eventually extend south parallel to the greenway to intersect Sprecher and provide access to the future low-density development planned as parcels to the south develop, can be fully implemented despite the slightly modified alignment.

As a condition of approval, however, the applicant shall identify the future use or disposition of Outlot 1 of the CSM for staff approval prior to final approval and recording.

Conclusion

The Planning Division believes that the proposed zoning of the existing 5.0-acre parcel to the TR-U1 zoning district, conditional use request to construct a four-story, 160-unit apartment development, and proposed land division are all generally consistent with the adopted plan recommendations for the site and surroundings in the 2018 Comprehensive Plan and Sprecher Neighborhood Development Plan and can meet the various standards for approval. Staff believes that the project should not have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties and that the various requests can meet the standards for approval subject to the design modifications to better orient the building to and provide access from Milwaukee Street and S Sprecher Road.

Recommendation

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

The Planning Division recommends the following to the Plan Commission regarding the applications for 102 S Sprecher Road:

- That the Plan Commission forward Zoning Map Amendment ID 28.022–00568, rezoning 102 S Sprecher Road from Temp. A to TR-U1, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** a multi-family dwelling with greater than 60 units in TR-U1 zoning to allow construction of a four-story, 160-unit

apartment building subject to input at the public hearing and the conditions from reviewing agencies beginning that follow; and

- That the Plan Commission forward the Certified Survey Map to divide 102 S Sprecher Road into one lot for the proposed apartment development and one outlot to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 14**.

Land Use – Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That prior to final approval and issuance of building permits, the applicant work with staff to incorporate at least one pedestrian entrance to the building from a public sidewalk along S Sprecher Road or Milwaukee Street and to provide entrances to ground floor dwelling units from the Sprecher and Milwaukee sidewalks consistent with the design recommendations in the Sprecher Neighborhood Development Plan.

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

2. The proposed development may require offsite sewer improvements as a condition for development. The applicant shall provide projected wastewater calculations as a condition for plan approval.
3. Install property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.
4. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
6. Construct Madison standard street and sidewalk improvements for all streets within the CSM. The developer shall be responsible for construction of the full-width of the north-south street.
7. Construct sidewalk along Milwaukee Street and S Sprecher Road according to a plan approved by the City Engineer. Note that extensive coordination with American Transmission Company (ATC) is required by the developer.
8. The applicant shall make improvements to Driscoll Drive in order to facilitate ingress and egress to the development. The improvements shall include a street extension into the new north-south street.
9. Construct temporary turnaround on southern terminus of the new north-south street.
10. This development is subject to impact fees for the Door Creek North Phase 2 Sanitary Sewer and Storm Conveyance Impact Fee District. All impact fees are due and payable at the time building permits are issued.

Add the following note on the face of the plans: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
12. Provide proof of septic system abandonment from Public Health—Madison and Dane County as a condition of plan approval.
13. An Erosion Control Permit is required for this project.
14. A Storm Water Management Report and Storm Water Management Permit is required for this project.
15. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS), and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
16. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
17. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make their mitigating improvements as required by the City. Caution - The improvements indicated may require right of way outside of the CSM.
18. 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.
19. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
20. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-year design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system, provide calculations stamped by a Wisconsin P.E. that show inlet and

pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system, provide pump sizing calculations stamped by a Wisconsin PE or licensed plumber that show this requirement has been met.

21. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
22. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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.
23. 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 WDNR, MDCPH, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
24. 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 City Engineering (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
25. 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.
26. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a PE 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 2-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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.

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

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

28. The address of the proposed apartment building will be created when the new street name is approved. 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.

29. Dedicate 33 feet existing right of way as well as an additional 7 feet along Milwaukee Street. Along with the 33 feet of existing right of way and an additional 27 feet along S Sprecher Road with the pending Certified Survey Map.

30. The applicant shall dedicate 60 feet of right of way for the north-south street along the westerly side of the parcel with the pending CSM, with the final location to be approved by the City Engineering Division and Traffic Engineering Division.

31. Coordinate with the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM or by separate document. Additionally, there is an existing overhead power line along the southerly line of parcel that appears serve the parcel to the south and an underground communication line located along the northerly parcel line. Consider working with utility companies to formalize the rights for these lines, which are not shown to have easements.

32. Email street name suggestions for the street to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval. 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.

33. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.

34. Submit a complete building Floor Plan 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 a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

35. The applicant shall dedicate seven (7) feet of right of way along their Milwaukee Street frontage.
36. The parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO Section 10.08, the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.
37. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by the Traffic Engineering Division.
38. Note: The applicant shall be aware that their access to S Sprecher Road shall be reduced to right-in/right-out upon future completion of the adjacent north-south street (i.e. extended to S Sprecher Road) as shown in the neighborhood plan.
39. 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.
40. 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.
41. 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.
42. All parking facility design shall conform to MGO Section 10.08(6).
43. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
44. All pedestrian walkways adjacent parking stalls shall be 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.
45. 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.

46. The applicant shall provide a clearly defined 5-foot walkway from the front door to the public Right of Way 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.
47. 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 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 DeAndre Newson, (266-4768, dnewson2@cityofmadison.com) of the Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
48. "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.
49. 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.
50. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, pre-formed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
51. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the public right of way on Milwaukee Street and S Sprecher Road will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

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

52. Show the distance of the patio canopy from the east property line. The patio canopy may not encroach into the 10-foot east side yard setback.
53. The applicant proposes that more than 25% of required bicycle parking will be vertical bicycle stalls. Submit a Parking Adjustment application to request to provide more than 25% of bicycle stalls as structured parking, vertical parking or wall mount parking.
54. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (17 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (3 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans and add the count of electric vehicle stalls to the parking summary.
55. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum

of 163 resident bicycle stalls are required plus a minimum of 16 short-term guest stalls. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five-foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike racks including any structured or wall mount bike racks.

56. Provide details demonstrating compliance with bird-safe glass requirements in Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment that will be used.
57. 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.
58. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Section 33.24 Urban Design Commission 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)

59. Provide access to the roof from an exit stair enclosure.
60. All portions of the fire lanes shall be within 500 feet of two (2) fire hydrants following the fire lanes. All exterior portions of the building shall be within 250 feet of a fire lane in fully sprinklered buildings.
61. To promote healthy living, sustainability, and quicker access to upper floors for fire and medical emergencies, the Madison Fire Department recommends locating a stair close to the main entrance/elevator.

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

62. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 22023 when contacting Parks Division staff about this project.

Forestry Division (Contact Jeffrey Heinecke, (608) 266-4890)

This agency did not submit comments for this request.

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

63. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required

to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

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

Certified Survey Map – Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The CSM shall be revised to indicate the purpose of Outlot 1. If the outlot is to be dedicated to the public, state the purpose of the dedication on sheet 1. Dedications to the City shall be subject to City approval prior to recording. If the outlot will be privately held, the proposed use of the outlot shall be so noted.

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

2. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
3. Construct Madison standard street and sidewalk improvements for all streets within the CSM. The developer shall be responsible for construction of the full-width of the north-south street.
4. Construct sidewalk along Milwaukee Street and S Sprecher Road according to a plan approved by the City Engineer. Note that extensive coordination with American Transmission Company (ATC) is required by the developer.
5. The applicant shall make improvements to Driscoll Drive in order to facilitate ingress and egress to the development. The improvements shall include a street extension into the new north-south street.
6. Construct temporary turnaround on southern terminus of the new north-south street.
7. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
8. This development is subject to impact fees for the Door Creek North Phase 2 Sanitary Sewer and Storm Conveyance Impact Fee District. All impact fees are due and payable at the time building permits are issued. Add the following note on the face of the plans: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
9. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

10. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
11. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plan approval.
12. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

13. On Sheet 2 of 4, fully detail the portion of the transmission line easement Document No. 5676763 that remains and affects Lot 1.
14. Not all title documents were provided with the title report; the ALTA Survey performed in December 2021 seems to note some of items don't affect but all items should be supplied.
15. Label the surrounding unplatted areas as 'Lands' or 'Unplatted Lands' underlined on Sheet 1 of 4.
16. Remove the underline on the new street to be named.
17. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
18. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
19. Maintain consistent caption on all sheets. While 236.34(1m) (c) isn't precisely clear about how the following has to be done, "CERTIFIED SURVEY MAP" shall be printed on the map in prominent letters on each sheet with the location of the land by government lot, recorded private claim, quarter-quarter section, section, township, range and county noted. Using the caption directly in the parcel description is atypical.
20. State the purpose of Outlot 1 in the notes if privately held. If the outlot is to be dedicated in some manor, state on the face of sheet 1 the purpose of the dedication (subject to City approval per condition 1 above).
21. Label the section corners with their names on Sheet 1 of 4. Southeast Corner of Section 2, East Quarter Corner of Section 2, Monumented Center of Section 2.

22. Show the found monuments at the existing ROW lines at the NW and SE corners of the Parcel as shown on December 2021 ALTA.
23. List overall Parcel Area at end of the written legal on Sheet 2.
24. Email street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
25. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
26. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

27. The applicant shall dedicate seven (7) feet of right of way along their Milwaukee Street frontage.

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

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

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

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

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

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

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

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

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

28. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 22023 when contacting Parks Division staff about this project.

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

Forestry Division (Contact Jeffrey Heinecke, (608) 266-4890)

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

Office of Real Estate Services (Heidi Radlinger, (608) 266-6558)

30. A certificate of consent for all mortgages shall be included following the Owner's Certificate(s) and executed prior to CSM approval sign-off. If the CSM is signed electronically, a PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off. Prior to approval sign-off by the Office of Real Estate Services, the Owner's Certificate on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a).

31. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that may become due prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.

32. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

33. Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have additional comments. That office will send any comments separately. If you have any questions, please contact Heidi Radlinger at (608) 266-6558 for more information.