PLANNING DIVISION STAFF REPORT

July 27, 2026

PREPARED FOR THE PLAN COMMISSION

Project Address: **108 N Leon Street – Lot 5 of *Starkweather Plat***

Application Type: Conditional Use

Legistar File ID # 93609

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

Summary

Applicant: Tyler Krupp, Threshold Development, 2020 Eastwood Drive; Madison.

Contact Person: Kevin Burow, Knothe & Bruce Architects, LLC; 8401 Greenway Boulevard, Suite 900; Middleton.

Property Owner: Starkweather, LLC; 1010 E Washington Avenue; Madison.

Requested Action: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner, and consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 60 units, all to allow construction of a four-story mixed-use building containing approximately 4,500 square feet of commercial space and 124 dwelling units on Lot 5 of the *Starkweather* subdivision at 108 N Leon Street.

Proposal Summary: The applicant is proposing to construct a four-story mixed-use building to be located on the west side of future N Leon Street between Chicago Avenue and Tapestry Way in the *Starkweather* subdivision. Plans for the proposed building call for approximately 4,500 square feet of commercial space to be located primarily along the southern façade of the building overlooking a common plaza to be located on Outlot 2 of the final plat. The southern wing will also include a 1,612 square-foot co-working space that will also overlook the common plaza. The first floor will also include resident amenities for the tenants of the 124 apartments, which will occupy the remainder of the first floor as well as most of the second through fourth floors. A landscaped courtyard is planned for the interior of the first floor above a 125-stall underground automobile parking garage that will serve the building. The proposed building will mirror a four-story mixed-use building located on the south side of the plaza on Outlot 2 on Lot 4, which was approved with commercial space opening onto the south side of the plaza.

Construction of the proposed building on Lot 5 is scheduled to commence in spring 2027, with completion anticipated in summer 2028.

Applicable Regulations & Standards: Table 28D-2 in Section 28.061(1) of the Zoning Code identifies dwelling units in a mixed-use building with greater than 60 units as a conditional use in the CC-T (Commercial Corridor–Transitional) zoning district subject to supplemental regulations in Section 28.151, which requires at least 50% of the ground-floor frontage facing the primary street to be non-residential, including all frontage at a street corner. Less non-residential frontage may be approved 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 met and **approve** conditional use(s) to construct a mixed-use building at 108 N Leon Street on Lot 5 of the *Starkweather*

subdivision subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 5** of this report.

Background Information

Parcel Location: Lot 5 of *Starkweather,* addressed as 108 N Leon Street, is an approximately 1.77-acre parcel located at the southwestern corner of N Leon Street and future Chicago Avenue; Alder District 15 (Martinez-Rutherford); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Use and Zoning:

North: Starkweather Park, zoned PR (Parks and Recreation District) and Stormwater Utility greenway, zoned CN (Conservancy District);

South: Future mixed-use building on Lot 4 of *Starkweather* and common public plaza on Outlot 2, zoned CC-T (Commercial Corridor–Transitional District);

East: Undeveloped lots in the *Starkweather* subdivision, zoned TR-V2 (Traditional Residential–Varied 2 District) TR-U2 (Traditional Residential–Urban 2 District; and

West: Starkweather Creek; along N Fair Oaks Avenue, single- and two-family residences, zoned TR-V1 (Traditional Residential–Varied 1 District) and Starkweather Place Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District).

Adopted Land Use Plans: The 2026 Southeast Area Plan recommends the subject site and adjacent mixed-use development site for Community Mixed-Use (CMU), while land located east of N Leon Street is recommended for Medium Residential (MR). Starkweather Park and various stormwater management tracts located north of Chicago Avenue and Starkweather Creek west of the subject site are recommended for Park and Open Space (P).

Zoning Summary: The site is zoned CC-T (Commercial Corridor–Transitional District):

Requirements	Required	Proposed
Minimum Front Yard	0’ or 5’	Adequate (See Zoning comments)
Maximum Front Yard	25’	Less than 25’
Side Yard	0’	Adequate (See Zoning comments)
Rear Yard	Lesser of 20% of lot depth or 20’	Adequate (See Zoning comments)
Maximum Lot Coverage	85%	72%
Maximum Building Height	5 stories/ 78’	4 stories/ 60’
Auto Parking	No minimum	125 (Garage), 10 (Surface) (135 Total)
Electric Vehicle (EV) Stalls	20% EV ready: 25	25 EV ready (See Zoning comments)
Accessible Parking	Yes	5
Bike Parking	Multi-family dwelling: 1 per unit up to 2-bedrooms, half-space per additional bedroom (124); 1 guest space per 10 units (12); General retail; service business; office: 1 per 2,000 sq. ft. floor area (2); (138 total)	127 Garage; 17 Surface = 144 total

Requirements	Required	Proposed
Loading	None	0
Building Forms	Flex Building	Will Comply
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, Landmarks; Transit-Oriented Development (TOD) Overlay	
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator		

Environmental Corridor Status: The westerly edge of the Starkweather development contain floodplains and the Starkweather Creek floodway, which are located in a mapped environmental corridor.

Public Utilities and Services: The property is located in the Central Urban Service Area (CUSA). The subject site is served by a full range of urban services, including Metro Transit, which operates daily service along Milwaukee Street south of the site on Routes D1 and L, with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

Previous Approvals

The subject site was attached to the City of Madison from the Town of Blooming Grove effective August 15, 2022. The property was assigned Temporary A (Agricultural District) zoning upon attachment.

On June 18, 2024, the Common Council approved a request to rezone 3420-3614 Milwaukee Street from Temp. A to TR-V2 (Traditional Residential–Varied 2 District), TR-U2 (Traditional Residential–Urban 2 District), CC-T (Commercial Corridor–Transitional District), PR (Parks and Recreation District), and CN (Conservancy District) and approved the preliminary plat of the *Starkweather Plat* on property addressed as 3420-3614 Milwaukee Street, to create 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses. The Plan Commission recommended approval of the rezoning request and preliminary plat at its June 10, 2024 and approved a demolition permit to demolish an industrial building and two single-family residences at 3450, 3490, and 3510 Milwaukee Street.

On October 8, 2024, the Common Council approved the final plat of *Starkweather,* creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses. The final plat was recorded on October 9, 2025.

On June 9, 2025, the Plan Commission approved conditional uses in the Commercial Corridor–Transitional (CC-T) District to allow construction of a four-story mixed-use building containing approximately 6,200 square feet of commercial space and 156 apartments and associated site improvements on land generally addressed as 3450 Milwaukee Street on Lot 4 on Outlots 2 and 3 of the *Starkweather* subdivision (now addressed as 50 N Leon Street).

Project Description, Analysis and Conclusion

The applicant, Threshold Development, is proposing to construct a four-story mixed-use building on Lot 5 of the Starkweather development, which is located on the west side of N Leon Street between Chicago Avenue and Tapestry Way. The proposed mixed-use building will be an inverted C-shape and includes sides that front onto Leon Street, the future extension of Chicago Avenue on the north, and, on the south, a privately maintained

landscaped common plaza on Outlot 2 of the plat. The proposed building will create a west-facing courtyard, which will be improved as private open space for the residents of the 124 apartments to be located in the subject building.

Plans for the building call for 4,500 square feet of commercial space and a 1,612 square-foot co-working space to be located on the first floor of the south wing facing the plaza on Outlot 2, with some of the commercial space to wrap the corner onto Leon Street. The primary resident entry into the building will be from N Leon Street adjacent to the commercial space. The first floor will also include various other resident amenity spaces, including a community room that opens on the courtyard, and 19 dwelling units. The second, third, and fourth floors will include the remaining 105 units. The 124 units proposed will include 38 studio units, 63 one-bedroom units, and 23 two-bedroom units. Parking for 125 automobiles and 127 bicycles will be provided on one level of parking to be located below the footprint of the building and courtyard. Access to the parking garage will be provided at the northwestern corner of the building from a 10-stall surface automobile parking lot, which will be accessed from a driveway from N Leon Street. Additional bike parking for guests of the commercial spaces and housing will be located along the eastern and southern sides of the building.

The proposed building will stand approximately 47 feet in height as measured at the southeastern corner of the building. The exterior will be composed of a dark-colored brick base and a combination of vertical and horizontal composite and metal siding above.

Dwelling units in a mixed-use building with greater than 60 units are a conditional use in the CC-T zoning district subject to supplemental regulations in Section 28.151, which require that at least 50% of the ground-floor frontage facing the primary street to be non-residential. N Leon Street is the primary street adjacent to the proposed building; the proposed commercial space is proposed to overlook the private plaza located on Outlot 2, therefore requiring conditional use approval.

Conditional use standards 1 – 6 and 8 are applicable to this request. The Planning Division believes that the Plan Commission may find that the standards are met to approve the proposed mixed-use building. While the location of the proposed commercial space is unique compared to many other mixed-use buildings reviewed by the Plan Commission in that it will be oriented toward a private open space perpendicular to the public street frontage, the plans for the building and commercial space are consistent with the vision for the Starkweather development when it was zoned and platted in 2024, which called for the open spaces within the development to engage with Starkweather Creek and for N Leon Street to be a gateway into the development from Milwaukee Street. The proposed building on Lot 5 will mirror the building approved last year on Lot 4 to the south, which also oriented most of its 6,200 square feet of ground floor commercial space toward the plaza on Outlot 2. The proposed residential density of the building is also generally consistent with the developer's vision for Starkweather, which included the potential for up to 1,100 dwelling units to be developed across the overall development. No agency comments have been submitted for the requested conditional uses that would suggest that the standards of approval cannot be met.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional use(s) to construct a mixed-use building at 108 N Leon Street on Lot 5 of the *Starkweather* subdivision subject to input at the public hearing and the following conditions:

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

Planning Division

1. Revise Sheet CA 101 to remove the estimated setback lines and include instead the actual setback dimensions.

City Engineering Division (Contact Gretchen Aviles-Pineiro, (608) 266-4089)

2. The applicant shall confirm utility elevations on City issued plans for plat (Project #15389, Contract 9559) will work with the proposed site improvements. Any changes needed to the City storm and sanitary sewer will need to be coordinated with the City's utility engineer, Erin Geter – EGeter@cityofmadison.com. Current City plans show a discrepancy where private storm on the north end of site will connect to the City storm sewer. With regard to sanitary, there appears to be a three-foot elevation discrepancy at the most northern sanitary manhole (EI of 853.87 on City Plan and 856.97 on site plan).

3. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20 feet, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement.

4. 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.

5. An Erosion Control Permit is required for this project.

6. A Storm Water Management Report and Storm Water Management Permit is required for this project.

7. A Storm Water Maintenance Agreement (SWMA) is required for this project.

8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

9. The applicant shall coordinate elevations of building entrances, driveways, and private sidewalks with public street and sidewalk improvements installed under City Project No. 15389 and City Contract No. 9559.

10. This property is a part of the larger former Voit Farm property, which is closed with the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) (#09-13-589956) and has known contamination in soil and groundwater. Any contaminated soil or water shall be handled and disposed of in accordance with all WDNR and DSPS regulations.

11. 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.

12. 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.

13. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development and show the connection of the private internal drainage system to the public storm sewer.

14. 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. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The developer/ owner is strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

15. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

    Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

    Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

    Treat the first half inch of runoff over the proposed parking facility.

    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.

City Engineering Division–Mapping Section (Contact Josh Sherrod, (608) 266-4831)

16. Show and label the Temporary Easement for Grading and Sloping along the northerly side of this lot on all of the site plan sheets.

17. There are foundations with frost footings extending into and balconies overhanging the public utility easement along the south side of this property. Provide confirmation from the utility companies that these encroachments are permissible.

18. The parcel is subject to a DCCR for Storm Water Drainage Easements per Document No. 6059984 and a Declaration of Storm Water Maintenance Agreement per Document No. 6058627. Both of these should be referenced and noted on the site plan.

19. There is a portion of a retaining wall shown encroaching into the adjacent Outlot 4 owned by the City of Madison. Move the proposed wall entirely within the boundary of this proposed development site.

20. Submit a site plan and 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. Also, include a unit matrix for apartment buildings indicating the number of apartments on each floor.

    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 Addressing Plan shall be included in said Site Plan Verification application materials. Per Section 34.505 MGO, 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 Addressing 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)

21. The applicant shall submit for review a Waste Removal Plan, which shall include vehicular turning movements, times, vehicle size, use of loading zones, and all related steps to remove trash from its location.

22. The applicant shall submit for review a Commercial Delivery Plan, which shall include times, vehicle size, use of loading zones and all related turning movements.

23. 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.

24. 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.

25. The City Traffic Engineer may require public signing, marking, and street lighting related to the development; the developer shall be financially responsible for such signing, marking, and street lighting.

26. All parking facility design shall conform to MGO Section 10.08(6).

27. "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.

28. The driveway slope to the underground parking exceeds 10%. Traffic Engineering staff recommends driveway slopes 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.

29. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have a 2- to 5-foot buffer from parking or pedestrian walkways.

30. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair 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.

31. 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 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 City of Madison Traffic Engineering main office with final plans for sign off.

32. 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.

33. The applicant is encouraged, but not required, to provide 120-volt electric service for resident E-bike charging.

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

34. The applicant shall submit a Transportation Demand Management (TDM) Plan for the project to tdm@cityofmadison.com. Submittal and approval of a TDM Plan is required, per MGO Section 16.03. Applicable review fees will be assessed after the TDM Plan is reviewed by staff.

35. Per MGO Section 12.138(14), residents of this development would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

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

36. Show the building setback distances measured to the front, side and rear property lines.

37. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 20% of the parking stalls (25 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans and add the count of stalls to the Site Development Data block.

38. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of three (3) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance.

39. 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 124 resident bicycle stalls is required plus a minimum of 12 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Show the dimensions of the bicycle stalls and the access aisles. The access aisle must not be obstructed by vehicles, columns or other structures. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

40. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For non-residential uses at ground floor level, windows and doors or other openings shall comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 50% of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of 15% of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 15% of the upper-story wall area.

41. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (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. All glass railings 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 product that will be used.

42. Provide details for the roof plaza pavilion structures.

43. 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.

44. 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 Matt Hamilton, (608) 266-4457)

45. Fire access does not comply with the IFC and/or MGO Chapter 34 in regard to aerial access and that fire lanes are greater than 250 feet from the perimeter of the building. Revise the plans to provide compliant fire access.

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

46. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers and 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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

47. 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(6)(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. The Park Impact Fee ID# for this project is 23026.2.

48. Park land dedication is included on Outlot 7 of the *Starkweather Plat*. The dedication credit will be applied on a first-come, first-served basis to Lots 1-13 as those lots are issued building permits.

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

49. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new development along the street segments.

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

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