



PREPARED FOR THE PLAN COMMISSION

Project Address: 1902-1910 Tennyson Lane (12th Aldermanic District, Ald. Palm)
Application Type: Zoning Map Amendment, Conditional Use, and Preliminary Plat
Legistar File ID # [36101](#), [36298](#), [36328](#), and [32668](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner, Planning Division

Summary

Applicant & Contact: Thomas W. Sather, The T.W. Sather Company, Inc; 6527 Normandy Ln; Madison, WI 53719
Plat Applicant: Thomas Keller; 448 West Washington Avenue, Madison, WI 53703
Plat Contact: Gary Woolever, Vierbicher Associates; 400 Viking Drive, Reedsburg, WI 53959
Property Owner: Tennyson Terrace, LLC c/o Thomas Keller; 448 West Washington Avenue, Madison, WI 53703

Requested Actions: The applicant seeks re-approval of a zoning map amendment and a conditional use request that were conditionally approved in January 2014. The rezoning approval is set to expire on January 21, 2015. Like with the previous application, the applicant requests approval of a zoning map amendment from the SR-C1 (Suburban Residential-Consistent 1) District to the SR-V2 (Suburban Residential-Varied 2) District for a portion of the subject property. In addition, the applicant seeks conditional use approval to establish a two-building, 72-unit residential building complex. Finally, this request includes approval of a preliminary plat to create the aforementioned multi-family lot and 13 single-family lots.

Proposal Summary: The proposed multi-family development, originally approved in January 2014, did not move forward due to tax-credit financing from the Wisconsin Housing and Economic Development Authority (WHEDA) not being awarded. The applicant looks to “renew” the previous approvals and again will seek WHEDA Tax credit financing. The rezoning and conditional use requests will allow for development of a two-building, 72-unit apartment complex. Both buildings are three-story structures with underground parking. The larger “L-shaped” structure includes 48 units with the smaller building containing 24 units. Additionally, this proposal includes a preliminary plat request creating one (1) multi-family lot and 13 single-family lots. A second north-south street is also proposed along the east side of the subject property.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments [M.G.O. Section 28.182(6)]; Conditional Uses [Section 28.183]; and Preliminary Plats [Section 16.23].

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), and Common Council.

Summary Recommendation: Subject to input at the public hearing, the Planning Division recommends that the Plan Commission find the applicable standards are met and approve the proposed conditional use for a residential building complex for a portion of 1910 Tennyson Lane. Further, the Planning Division recommends that the Plan Commission forward both zoning map amendment 00154 rezoning the requested portion of 1910 Tennyson Lane from the SR-C1 to the SR-V2 District, and the preliminary plat of Tennyson Ridge to the Common Council with a recommendation of approval. This recommendation is subject to the comments and conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject site is a 3.9 acre portion of 1910 Tennyson Lane. It is currently part of a larger 19.46 area, referred to as the “Keller Property” in this report. The site is within Aldermanic District 12 (Palm) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The western portion of the subject property is currently developed as part of a former agricultural/industrial complex. A demolition permit (with no future use) was approved by the Plan Commission in April 2013. The eastern portion of the property is primarily undeveloped, though a driveway runs across the property providing access to Packers Avenue. In November 2014, the Common Council approved the Specific Implementation Plan for the first phase of a 300-unit senior housing and assisted living facility immediately east of the subject site.

Surrounding Land Use and Zoning:

North: Undeveloped lands in the Town of Burke (Referred to in this report as the “Raemisch Property;”

South: The Berkeley Oaks single-family subdivision, zoned SR-C1 (Suburban Residential Consistent -1 with multi-family residential to the southeast between Kipling Drive and Packers Avenue, zoned SR-V1 and SR-V2 (Suburban Residential Varied Districts);

East: Undeveloped properties, including the recently approved future development of a 300-unit senior housing and assisted living facility. Beyond that is the Oak Park Terrace mobile home court, zoned PD-MHP-SIP (Planned Development, Mobile Home Park, Specific Implementation Plan); and

West: Approved extension of Eliot Lane with undeveloped portions of the “Keller Property” between the street and Lake View Elementary School beyond, zoned SR-C1.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential development for the subject site. The Northport-Warner Park-Sherman Neighborhood Plan does not include detailed development recommendations for that site, stating that the future use of this site could focus on residential uses, with an opportunity for a limited neighborhood mixed-use node at the intersection of Packers Avenue and Tennyson Lane. Amendments to that Plan’s text have been adopted concurrently with recent applications to provide policy support for additional development density at this site. On November 19, 2013, an amendment was adopted recommending medium-density residential uses on the central portion of the Keller Property to accommodate the aforementioned senior housing and assisted living facility. A similar amendment was adopted by the Common Council on January 21, 2014 recommending medium-density residential uses on the subject site. That amendment was approved concurrently with last year’s request for this development.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The subject site is zoned SR-C1 (Suburban Residential – Consistent 1) and a portion of that property will be subdivided and rezoned to the SR-V2 (Suburban Residential-Varied 2) district. A summary of those standards is included on the following page.

Zoning Comparison Table – Proposed Residential Building Complex

	Required	Proposed
Lot Area	2,000 sq. ft. per D.U. 144,000 sq. ft.	156,688 sq. ft.
Lot width	60'	Adequate
Usable open space	500 sq. ft. per D.U. (36,000 sq. ft.)	Adequate
Minimum Front yard	25'	35'
Side yards	10'	18' 4 11/16" – RS 65' 5 1/8" - LS
Rear yard	Lesser of 25% lot depth or 30'	67' 3 1/8"
Maximum lot coverage	60%	Less than 60%
Maximum building height	4 stories or 52'	3 stories/33'
Number parking stalls	1 per dwelling unit (72)	39 surface 74 underground
Accessible stalls	Yes	Yes
Number bike parking stalls	Each building 1 per unit; (48) (24) 1 guest space per 10 units short term minimum for residential guests shall be within 100' of principal entrance. (5) (2) Total - 79	46 surface (short term) 81 structured (long term)
Building forms	Yes	Yes
Supplemental Regulations	Yes	Playground
Landscaping	Yes	Yes
Lighting	Yes	Yes

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Previous Approvals

On May 5, 2008, the property owner received approval to demolish the existing agricultural buildings to allow the construction of 59 commercial condominium buildings. At that time, the subject properties were zoned M1 (Limited Manufacturing District). That proposal never moved forward and the approval has expired.

In January 2013, the City’s new Zoning Code and map took effect. Consistent with adopted plan recommendations, the subject property was rezoned from the Limited Manufacturing District to the SR-C1 (Suburban Residential-Consistent 1) District. That district is primarily a single-family home district.

In April 2013, the Plan Commission approved a demolition permit and a four-lot Certified Survey Map (CSM) for the subject property. The CSM approval required the extension of Eliot Lane across the subject property, consistent with the adopted neighborhood plan. The approval also required that a note be placed on the CSM stating that “construction of additional public streets may be required at the time when lots are further divided or developments are proposed.” The CSM approval was extended in November 2013 and was recorded in May 2014.

In November 2013, the Common Council approved a rezoning request submitted by Independent Living for the adjacent nine (9) acre portion of the Keller Property, immediately east of the subject site. That property was rezoned to PD (Planned Development District) and the approved General Development plan allows for a senior housing and assisted living complex with up to 300 units. The Specific Implementation Plan for the first phase of that project was approved by the Common Council in September 2014.

In January 21, 2014, the Common Council approved the zoning map amendment for a very similar development on the subject site. The Plan Commission approved the project details for the conditional use on January 28, 2014. Those approvals included a condition stating that the SR-V2 zoning, needed to facilitate the development, shall expire and revert back to the existing single-family district should a conditional use not be approved, lawfully commenced, and building permits issued within one year of the Common Council approval. The applicant project did not move forward due to tax-credit financing from the Wisconsin Housing and Economic Development Authority (WHEDA) not being awarded. The applicant again seeks to reapply to WHEDA for 2015 and must renew this approval to have the required land use entitlements. Note that as part of the aforementioned conditional use approval, the Plan Commission added several conditions, several of which were not addressed as part of this year’s submittal. These are again noted under the recommended conditions.

Project Description

The proposal consists of two primary components. The first is the applicant’s request for approval of a residential building complex with 72 units in two buildings. That is proposed on an area of roughly four (4) acres, with a resulting density of about 17.7 dwelling units per acre. The total dwelling unit and bedroom counts remain as previously approved, however, the larger building has increased by six (6) units with a corresponding decrease in the smaller building. Both buildings are three-story structures with underground parking beneath. The larger “L-shaped” building is 81,344 square feet in area and includes 48 units. The smaller 42,984 square foot building includes 24 dwelling units.

Based on the submitted floor plans, unit counts are as follows:

	Number of Units	Number of Bedrooms
48-Unit Building		
1 Bedroom Units	15	15
2 Bedroom Units	18	36
3 Bedroom Units	15	45
Sub Total	48	96
24-Unit Building		
1 Bedroom Units	3	3
2 Bedroom Units	18	36
3 Bedroom Units	3	9
Sub Total	24	48
Project Totals	72	144

The proposed buildings would be clad in a combination of brick veneer and vinyl siding. The building is setback 35 feet from a new proposed north-south street. The resulting lot is a through-lot with frontage on both the approved extension of Eliot Lane and the proposed new street.

There are 39 exterior automobile parking stalls with 74 stalls beneath the building. In total there are approximately 1.6 parking stalls per unit.

Construction of the project is proposed to commence in Fall of 2015 with completion scheduled in the Fall of 2015. The applicant will be requesting tax credit financing from WHEDA (the Wisconsin Housing and Economic Development Authority). The applicant has indicated to staff that that they need all rezoning and conditional use approvals in place by the end of January for their tax credit application to be considered.

The second component of this request is the corresponding preliminary plat of "Tennyson Ridge." Note, that the 2013 submittal did not previously include a plat. In addition to the aforementioned multi-family lot, the preliminary plat includes 13 single-family lots. Those lots comply with the existing SR-C1 zoning and all exceed the minimum requirements for 8,000 square feet of lot area and 60 feet of width. The new lots proposed along Tennyson Lane are generally shallow, just meeting the subdivision required minimum depth of 100 feet. The proposed north-south street is proposed with a minimum width of 60 feet. The applicant has indicated that he and the property owner will be again be responsible for funding this improvement, in its entirety.

Analysis and Conclusion

This proposal is subject to the Zoning Map Amendment [Madison General Ordinance Section 28.182(6)] and the Conditional Use Standards [M.G.O Section 28.183] of the Zoning Code. The Preliminary Plat is also subject to the approval standards for Preliminary Plats [Section 16.23]. As a residential building complex, the Urban Design Commission is also required to make an advisory recommendation to the Plan Commission and Common Council.

During the review of the previous submittal, the Planning Division raised concerns on both the use and design of the proposed development. The initial staff report recommended that the development not be approved. Several changes were made to that proposal very late in that process that improved the physical design of the proposal. Among the primary modifications was the applicant's commitment to orient the building onto a public street. Enhancements to the architectural and site plans were also made.

While similar in many respects to last year's submittal, this request includes significantly more detail, including the corresponding preliminary plat to create the subject multi-family lot and 13 single-family lots.

Conformance with Adopted Plans

Land Use recommendations for the subject site and surrounding properties are included in the Comprehensive Plan and the Northport-Warner Park-Sherman Neighborhood Plan.

The Comprehensive Plan includes the Keller Property and the subject site within a much larger area recommended for Low Density Residential (LDR) development that encompasses most of the surrounding neighborhoods. This LDR area includes both developed and undeveloped properties, with the 19-acre Keller property and the 62-acre Raemisich property adjacent to the north being by far the two largest undeveloped properties.

Such Low Density Residential areas have a recommended average density of up to 16 units per acre and are recommended to have a predominance of single-family and two-unit housing types. The mix may include a variety of other housing types, including single-family, duplex, and three-flat dwellings, townhouses, and small four (4)-unit apartments. The Comprehensive Plan also provides that limited areas within an LDR district may be developed with other housing types at densities somewhat greater than 16 units per acre (such as "bungalow courts" or small-scale apartment complexes) at specific locations identified in an adopted neighborhood or special area plan.

The Comprehensive Plan also notes that the neighborhood design should be conducive to walking and the uses should share an interconnected sidewalk and street system. This includes Land Use and Transportation System Coordination Policy 4 which states, "In new neighborhoods, plan and construct a pattern of streets, sidewalks, bicycle facilities and public transit facilities that maximizes the connectivity of land uses with the neighborhood and connectivity to areas outside the neighborhood.

The Comprehensive Plan specifically acknowledges that its land use recommendations are "relatively broad, and the exact shape of many of the land use districts is necessarily somewhat conceptual. In many instances, the recommended land use pattern will need to be refined and detailed in neighborhood or special area plans." The plan states that infill or redevelopment projects should be compatible with established neighborhood character and be consistent with an adopted neighborhood or special area plan.

The Northport-Warner Park-Sherman Neighborhood Plan does not currently include a detailed recommended land use map covering the subject property. That plan includes concept illustrations, including two for the large Raemisch property located immediately north of the Keller property. Both concepts illustrate a future residential neighborhood characterized by a grid street system and primarily consisting of houses on individual lots, with limited multi-family and commercial mixed-use developments indicated on the easternmost portion of the property adjacent to Packers Avenue.

Amendments to the neighborhood plan's text have been adopted concurrently with recent applications providing policy support for additional development density at this site. On November 19, 2013, an amendment was adopted recommending medium-density residential uses on the central portion of the Keller Property to accommodate the approved senior housing and assisted living facility. A similar amendment was adopted by the Common Council on January 21, 2014 recommending medium-density residential uses on the subject site. That amendment was approved concurrently with last year's request for this development.

Zoning Map Amendment Standards

The conditional rezoning approved by the Common Council allowing this development will expire on January 21, 2014. The site would revert back to the SR-C1 (Suburban Residential-Consistent 1). Multi-family building complexes are not permitted under that zoning.

The broad approval standards for zoning map amendments state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Staff notes that concerns on the previous submittal were provided by the Police Department when the original application was reviewed last year. Since the completion of the original staff report, Captain Lengfeld of the North District provided a follow up email re-stating concerns raised during last year's review including increased traffic and parking and concerns on the concentration of affordable housing on the North side. That email is attached.

Chapter 66.1001(3) of Wisconsin Statutes also requires that zoning ordinances (including zoning map amendments) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, with the adoption of the proposed amendment to the Northport-Warner Park-Sherman Neighborhood Plan, staff believes a finding of plan consistency could be made, noting the relationship between the broad nature of the Comprehensive Plan's mapped land use recommendations, other Comprehensive Plan objectives, and the more specific recommendations for the subject site in the neighborhood plan.

Conditional Use Standards

The conditional use standards are more specific than the broad zoning map amendment standards. To approve a conditional use request, the Plan Commission must find that all of the conditional use standards are met. During the Planning Division's initial review of last year's submittal, concerns were raised on Standards 4 (related to "normal and orderly development") and 5 (related to the "adequacy of roads, utilities, parking, etc"). The Division's concerns related primarily to the applicant's earlier proposal that created a highly unusual "flag-shaped" multi-family lot lacking public street frontage. Just prior to Commission review of that project, the applicant made significant changes including a commitment to construct a new north-south street. That street is shown with additional detail in this application and the applicant has again committed to funding the cost of this improvement.

Staff has additional comments related to the transition of this development to the adjacent single-family sites. This relates to the "Normal and Orderly" standard and the Land Division Standards (discussed below). While an onsite transition consisting of a screening fence and some landscaping is proposed, staff believes an important part of this transition is making the adjacent single-family lots deeper. Staff believes the adjacent lots should be increased by at least 20 feet in depth, requiring corresponding changes to the southern end of the 4-acre multi-family site.

The Planning Division also has several comments related to Conditional Use Standard 9, revised by the Common Council in February 2014. That standard relates to design and states:

When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

As noted below, the Planning Division believes several design changes are necessary to meet the above Condition. These are summarized below.

Site and Building Design Considerations

At their December 17, 2014 meeting, the Urban Design Commission recommended initial approval of the proposal with several design changes. Please see the attached report for further information. As noted above, the Planning Division believes several alterations would better align the project with existing standards. Other changes are necessary to meet specific requirements of the Zoning Code. Staff notes that some of these issues were also raised in the review of the previous submittal, approved in January 2014. These considerations are noted with an asterisk *.

- **Street Oriented Entrances*** (Zoning Code Requirement) Both buildings include street-facing entrances to the individual units, which staff views as an improvement to earlier versions of this proposal. However, as stated in the comments from the Assistant Zoning Administrator, buildings are required to have a primary entrance to the building from the public street. The Zoning Administrator indicates that entrances to individual units are not considered primary entrances. New street facing entrances will be required for each building.
- **HVAC and Wall-Packs*** No information on HVAC systems has been provided. No through-the wall vents ("wall packs") should be visible from a public street.

- **Front Yard Setback** - The buildings are setback 35 feet from the proposed street. This is a relatively deep setback, especially if trying to create a stronger street presence with the building. The code currently requires a minimum setback of 25 feet and allows the Plan Commission to approve reduced setbacks as part of the conditional use approval. The Planning Division would recommend front setbacks are reduced to approximately 15-25 feet, provided this can work with the site's topography. Staff discourages changes that would result in excessive amounts of exposed lower level due to site grades.
- **Improved Relationship to Eliot Lane** - The proposed landscape plan does not show the full extent of the subject site, with portions of the site closest to the Eliot Lane extension not included. That plan appears to be a remnant of last year's submittal that previously had single family lots backing onto the site from Eliot Lane. With the back of the site now "open", staff believes improvements to the site and the landscape plan should be included to provide better physical and visual connections to Eliot Lane. This should include a direct on-site pedestrian connection and other changes that can create a stronger pedestrian-focused entrance to Eliot Lane. Plans should also better address screening of the parking lot area.
- **Transition to Tennyson Lane-Fronting Properties.** As noted above, staff believes the adjacent single-family lots should be increased by at least 20 feet in depth, requiring corresponding changes to south side of the subject site.

Subdivision Standards

With some modifications, the Planning Division believes that the subdivision standards can be met. One proposed modification is the aforementioned change to the depth of the single-family lots on Tennyson Lane. The standards for "Lots" [16.23(8)(d) state, in part:

The size, shape and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots shall be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated...Lots shall be oriented to maximize opportunities for pedestrian travel and neighborly interaction.

As noted above, staff believes that deeper lots would provide a better transition between the single-family and multi-family lots and would better match the surrounding development pattern. Specifically, staff believes that these lots should be increased by at least 20 feet in depth, requiring a corresponding reduction in adjacent multi-family site. As proposed, the lots are 105 feet deep. While that slightly exceeds the absolute minimum requirement in the subdivision regulations, that is much shallower than the nearby lots. For example, lots on the south side of Tennyson Lane across from the subject plat have a typical depth of about 137 feet. Nearby existing lots on Eliot Lane are a bit shallower with a depth of 125 feet.

A second modification is the widening of the "Tennyson Ridge" right-of-way to 66 feet. Section 16.23 (8)(a)8.a.v requires that anticipated on-street parking generators including large multi-family dwellings, the minimum right-of-way width shall be sixty-six (66) feet and the minimum pavement width shall be thirty-six feet.

Finally, staff notes that the approved Certified Survey Map includes a requirement the applicant for the future subdivision or development of Lots 7-14 must submit a tree preservation/management plan for approval by the Planning Division or Plan Commission for the line of oak trees present along those properties. Such information will be required as part of a final plat application.

Public Input

At the time of report writing, staff had not received any written public comments related to the re-approval of this proposal. Based on discussions at a January 7, 2015 neighborhood meeting, staff understands a petition signed by several nearby residents opposing this project will be provided, though it was not available at the time of finalizing this report. Two neighborhood meetings were held prior to the January 12, 2014 Plan Commission meeting. Staff was invited to attend the aforementioned second meeting and notes that several significant concerns were raised regarding impacts on schools, traffic impacts, property values, setting precedents for more multi-family development in the area, and concerns regarding recently approved housing from the City's Affordable Housing Fund for this project. (Note that the funding approval is subject to receiving necessary land use approvals.) During last year's submittal, letters of support were also provided, however, at the time of report writing, none have been provided to staff.

Conclusion

The applicant seeks re-approval of a zoning map amendment and a conditional use request that were conditionally approved in January 2014. Specifically, the applicant again seeks approval to rezone a four (4)-acre portion of the subject site to the SR-V2 (Suburban Residential-Varied 2 District). In addition, the applicant seeks conditional use approval to establish a two-building, 72-unit residential building complex. This request also includes approval of a preliminary plat to create the aforementioned multi-family lot and 13 single-family lots. The plat also includes the dedication of a new north-south street providing a secondary connection from Tennyson Lane to the undeveloped Raemisch property to the north.

The applicant did not move forward with the previous approvals due to tax-credit financing from the Wisconsin Housing and Economic Development Authority (WHEDA) not being awarded. The City's previous rezoning approval is set to expire on January 21, 2015. The applicant again seeks to reapply to WHEDA for 2015 and looks to renew their land use approvals prior to making the WHEDA application.

During the review of the 2013 submittal, the Planning Division raised significant concerns on both the use and design of the proposed development. Several changes were made to that proposal very late in that process to improve its physical design. Among the primary modifications was the applicant's commitment to fund and orient the complex onto a new public street. Enhancements to the architectural and site plans were also made. A corresponding amendment was also approved to the Northport-Warner Park-Sherman Neighborhood Plan recommending medium-density residential uses on the subject site. Note, as with last year, the North District Police Captain raises concerns regarding parking, traffic, and the concentration of affordable housing on the North Side.

While similar in many respects to last year's submittal, this request includes more detail, including the corresponding preliminary plat. One change is that the site is no longer surrounded by single-family lots on the west side. The total dwelling unit and bedroom counts remain as previously approved, however, the larger building has increased by six (6) units with a corresponding decrease in the smaller building.

Noting that a very similar proposal had been approved last year, the Planning Division believes that the Plan Commission may again be able to find that the standards for zoning map amendments, conditional uses, and subdivisions can be met. Though their physical design is somewhat improved with the removal of single family lots immediately west of this site, several conditions of approval, including several previously approved items, are recommended to address specific requirements or to better align the project with applicable standards. Staff is aware of strong neighborhood opposition to this proposal and this input should be carefully considered, along with the application materials, in evaluating the applicable approval standards.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

Subject to input at the public hearing, the Planning Division recommends that the Plan Commission find the applicable standards are met and approve the proposed conditional use for a residential building complex for a portion of 1910 Tennyson Lane. Further, the Planning Division recommends that the Plan Commission forward zoning map amendment 00154 rezoning the requested portion of 1910 Tennyson Lane from the SR-C1 to the SR-V2 District, and the preliminary plat of Tennyson Ridge to the Common Council with a recommendation of approval. These recommendations are subject to the comments and conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division

Comments on the Zoning Map Amendment / Conditional Use

1. That the conditional use for a multi-family building complex shall be limited to the two-building, 72-unit complex as approved. Future alterations or expansions shall require approval of an alteration to this conditional use.
2. No HVAC “wall-pack” penetrations/louvers are shown. The addition of wall packs on outward-facing walls is not included in this approval and will require approval of a major alteration to this conditional should they be proposed at a later time.
3. That the finished grade elevations are labeled on the elevation drawings and that the elevation drawings show an accurate relationship to the proposed grade. This information shall be provided for staff approval.
4. That plans be revised to include primary entrances to each building, as required in 28.172(7)(b). Final Design shall be approved by the Planning Division.
5. That the landscape plan be revised to include the entire multi-family development site.
6. That the landscape and site plan be revised to provide a direct pedestrian connection from the multi-family site to Eliot Lane. The landscape plan shall further be revised to provide screening of the parking area from Eliot Lane.
7. That the front yard setbacks are reduced to approximately 15-25 feet, depending on site grades. Final details shall be approved by staff.
8. That all plans be revised to reduce the area of the multi-family property along its southern edge by approximately 20 feet, corresponding to the condition on the Preliminary Plat to increase the depth of the adjacent single-family lots.
9. That as allowed by the Zoning Code, Section 28.182(5)(a)4, the Plan Commission recommends that the proposed zoning map amendment take effect only for the area depicted as the multi-family complex.

Based on condition 8, the size of the rezoning area shall be reduced and match that of the reconfigured lot. Further legal descriptions, to be approved by staff will be required.

10. That plans submitted for sign-off shall include a narrative and graphical summary of any changes that were not included in the Plans approved by the Plan Commission and Common Council. Should changes be made, staff will advise on the process upon reviewing the submitted plans and this information.
11. As required on the approved Certified Survey Map, the applicant for the future subdivision or development of Lots 7-14 must submit a tree preservation/management plan for approval by the Planning Division or Plan Commission for the line of oak trees present along those properties. This information shall be provided with the application for a final plat and may result in modifications to those lots.
12. That the SR-V2 zoning shall expire and revert back to the SR-C1 district should a conditional use not be approved, lawfully commenced, and building permits issued within one year of the Common Council rezoning approval.
13. That a management plan be filed with the City that includes staffing details, contact information, and office hours for onsite-management.
14. That the Urban Design Commission grants final approval prior to final sign-off of the conditional use. The Plan Commission specifies that this conditional use approval includes the following design modifications:
 - a. Provide an additional private sidewalk connection on the north side of the driveway (parallel to the sidewalk on the south side)
 - b. Provide larger, more prominent front porches.
 - c. Continue to consider ways to reduce some pavement/parking to enhance open space.
 - d. The rain garden / bioswale shown in the previous plans has been replaced with a more standard stormwater pond. This feature shall be revised to include the rain garden/bioswale feature, subject to the approval of reviewing agencies.
15. To provide clear direction to the Urban Design Commission, the applicant shall meet with the Planning Division prior to making the application the UDC to discuss unresolved design issues, including those noted in this report.

Comments on the Preliminary Plat

16. That single-family lots 2-6 be revised to have a minimum depth of 125 feet. The depth of these lots shall be consistent.
17. That the proposed Tennyson Ridge Lane be revised to have a minimum width of 66 feet as required in Section 16.23 (8)(a)8.a.v.
18. That a tree preservation plan and grading plan shall be provided with the final plat for proposed lots 7-14. The final plan will be reviewed to identify areas where existing trees may be preserved as part of the implementation of the subdivision. The tree preservation plan shall contain an inventory noting the general size and species of existing trees so that opportunities for tree preservation, tree replanting and any protective measures related thereto (including tree preservation easements, building lines/ envelopes, and alternative utility locations) may be noted on the final plat. Modifications to lot lines or reduction of lots may be required.

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

Comments on the Zoning Map Amendment / Conditional Use

19. The private storm sewer that conveys storm water from this site south to connect to the future storm sewer along Tennyson Lane shall be moved west off of the right of way of the proposed street. A recorded private storm sewer easement over proposed Lot 2 for this storm sewer shall be provided prior to final sign off.
20. A Temporary Limited Easement to the City of Madison for the temporary turn around shall be provided at the end of the proposed street.
21. A proposed preliminary plat application has been made for the land division associated with this development. A final plat application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
22. Submit naming suggestions for the proposed street to Lori Zenchenko (Lzenchenko@cityofmadison.com). The proposed platted street name Tennyson Ridge Ln is not acceptable. The USPS considers Ridge and Lane to be suffixes and double suffixes are not allowed per USPS and City Ordinance. Moreover, Tennyson is already used as a base name for the adjacent street.
23. The base addresses of the two new buildings will be off of the proposed street. Addresses and interior addresses will be determined with the addressing plan.
24. The Applicant has shown the storm sewer draining the entrance to an underground parking ramp. A plan should be submitted to City Engineering demonstrating that this system will not flood during the 100-year event.
25. The Applicant shall work with the developer of CSM 13716 to modify the existing stormwater calculations that were provided for CSM 13716 as that system was designed based on a 4 lot CSM and didn't account for the proposed additional street and single family lots as proposed with this development approval and concurrent preliminary plat application.
26. The Developer shall enter into a Development Agreement for the construction of the public works improvements for the anticipated final plat including the new street and corresponding public infrastructure. This site plan shall not be signed off by Engineering until the agreement for the improvements is in place. The Developer for CSM 13716 has obtained approval for the Development Agreement for the construction of the public storm sewer and construction of Eliot Lane, as required by CSM. That agreement and approval may be modified to include the new street and related infrastructure improvements. If that occurs, the project will require re-approval by the Board of Public Works.
27. It is anticipated that the site plans will need to be modified to match the street grades for the proposed new street. Coordinate all site grading with City Engineering.

28. The Developer shall coordinate and/or acquire any necessary temporary grading easements from the property at 1936 Tennyson Lane as necessary for the public street improvements. This may be coordinated with the final plat approval and related Developer's Agreement.
29. 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. (MGO 16.23(9)c)
30. 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.
31. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
32. The approval of this Conditional Use or PUD does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester. (MGO 16.23(9)(d)(6))
33. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)
34. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
35. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
36. All damage to the pavement on Tennyson Lane, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
37. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common

Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

38. 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.
39. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the 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 NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.
40. As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
41. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. (POLICY)
42. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) Reduce TSS off of the proposed development by 80% when compared with the existing site; b) Provide oil & grease control from the first 1/2" of runoff from parking areas; and c) 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.
43. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
44. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc... and d) Sediment loading calculations.
45. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
46. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of

January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

47. 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. (POLICY)
48. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA will be required of the applicant for the project site. The applicant shall provide one (1) digital and one (1) hard copy of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for further review.(MGO 16.23(5)(g)(2))

Comments on the Preliminary Plat

49. A private storm sewer that conveys storm water from Lot 1 over the eastern side of Lot 2 to connect to the future storm sewer along Tennyson Lane has been proposed for a site plan submitted for approval of Zoning and Conditional Use. A private storm sewer easement over proposed Lot 2 benefitting Lot 1 for this storm sewer shall be provided on the plat.
50. A Temporary Limited Easement to the City of Madison for a temporary turn around shall be provided at the end of Tennyson Ridge Lane. Coordinate the size and dimensions of the temporary easement with City of Madison Engineering Staff. Use the following language: "Temporary Limited Easement benefitting the City of Madison for temporary turnaround improvement purposes. Said Easement shall expire upon the extension of Tennyson ridge Lane Street to the North of this plat and the removal of the public temporary turnaround improvements within the easement area."
51. If Temporary Limited Easements for Grading and sloping are required from the adjacent property owner at the ends of Eliot Lane and Tennyson Ridge Lane and the Developer is unable to secure the easements, the City may allow grading easements within the plat to allow for the construction of the street. These easements shall not be encumbered by utilities or other impediments and shall be reserved for grading and sloping and drainage as necessary.
52. The Developer shall be required to obtain a 20ft Permanent Limited Easement for sloping and grading required over the lands adjacent to 1936 Tennyson Lane (lands to the east) to permit the construction of the street and utility improvements of Tennyson Ridge Lane.
53. The plat shall note that Lots 7 – 14 of this plat are subject to the requirement of a tree preservation plan per Certified Survey Map Number 13716. Coordinate the location of the drainage easements with Engineering staff so the tree preservation plan or easement and the drainage easements do not coincide. Release of the original 12ft wide drainage easement from Lot 4 of existing CSM 13716 may be required.
54. Applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

55. The developer shall coordinate with the owner of Lot 2, CSM No. 13716 to dedicate the necessary area providing the required 15 foot radius return at the northeast quadrant of the intersection of Tennyson Ridge Lane and Tennyson Lane.
56. All buildings and improvements shall be labeled "To be Demolished".
57. Modify the plat to show the Drainage Arrows, per Certified Survey Map No. 13716.
58. Show the Temporary Limited Easement for the temporary cul de sac at the north end of Eliot Lane per Certified Survey Map No. 13716.
59. A note shall be added to the plat that lands within the plat are subject to Declaration of Conditions, Covenants, and Restrictions per Document No. 5069640.
60. Submit naming suggestions for the proposed street to Lori Zenchenko (Lzenchenko@cityofmadison.com). The proposed platted street name Tennyson Ridge Ln is not acceptable. The USPS considers Ridge and Lane to be suffixes and double suffixes are not allowed per USPS and City Ordinance. Moreover, Tennyson is already used as a base name for the adjacent street.
61. The Applicant and their respective consulting engineer(s) shall be required to meet with Engineering staff to discuss the storm water management requirements for this plat and for the existing CSM No. 13716. No development can occur on the lands of the original CSM until the stormwater management issues are resolved with regards to the proposed plat and multifamily development site.
62. The Developer shall enter into a Development Agreement for the construction of the public works improvements for the anticipated final plat including the new street (Tennyson Ridge Lane) and corresponding public infrastructure. The Developer for CSM 13716 has obtained approval for the Development Agreement for the construction of the public storm sewer and construction of Eliot Lane, as required by CSM. That agreement and approval may be modified to include Tennyson Ridge Lane and related infrastructure improvements. If that occurs, the project will require re-approval by the Board of Public Works and Common Council.
63. The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer. (MGO 16.23(9)c)
64. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7)(a)(13))
65. The Developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
66. Extensive grading may be required due to steep roadway grades. (INFORMATIONAL)

67. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. 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.

68. The following notes shall be included on the final plat (MGO: 16.23(9)(d)2. (a. & b.)

- a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

69. Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. (MGO 16.23(9)(D))

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. NOTE: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

70. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: a) Detain the 2 & 10-year storm events; b) Reduce TSS off of the proposed development by 80% when compared with the existing site; c) Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; and d) 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.
71. Effective January 1, 2010 The Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Department of Natural Resources. As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR. (NOTIFICATION)
72. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Schmidt (608-261-9688) 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)
73. The Developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
74. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
75. 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 for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office to be attached to the monument condition report. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.

76. In accordance with Section s.236.34(1m) (c) which states a CSM shall be prepared in accordance with the plat requirements stated per s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on the Plat or CSM. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the Plat or CSM
77. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA will be required of the applicant. The applicant shall provide one (1) digital and one (1) hard copy of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for further review.(MGO 16.23(5)(g)(2))

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

Comments on the Zoning Map Amendment / Conditional Use

78. 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; 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.
79. 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.
80. 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.
81. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
82. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

Comments on the Preliminary Plat

83. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off.
84. Utility easements shall be provided as follows between lots: 7-8, 10-11, and 13-14.

85. 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)

Comments on the Zoning Map Amendment / Conditional Use

86. The proposed playground will require detailed review and approval by planning and zoning and Parks staff in regard to its design, installation, and long-term maintenance of recreational equipment.

87. Per Sec. 28.172(7)(b), a primary entrance to the buildings shall be oriented to the adjacent street. Both buildings have individual unit entrances oriented to the street. The plans must be revised to include a primary entrance to the buildings from the street.

88. Provide a minimum bicycle parking spaces for each building distributed as both Short Term and Long Term bicycle parking, as required per sec. 28.141(4) and 28.141(11). Provide a detail of the bike rack design including any wall mounts. NOTE: current code requires a maximum of 25% of the bicycle parking spaces may be structured bicycle parking (wall-mount or stacked). Call out and dimension required stalls as well as access aisle on the final plan. NOTE: A bicycle-parking stall is two feet by six feet with a five-foot access area. Provide details of bike rack.

89. Provide lot coverage calculation with final site plans. NOTE: lot coverage shall not exceed 60%.

90. Pursuant to Sec. 28.142 (3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Fire Department (Contact Bill Sullivan, 261-9658)

Comments on the Zoning Map Amendment / Conditional Use

91. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

92. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503.

Comments on the Preliminary Plat

93. Provide the following information to the buyer of each individual lot: Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

94. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

95. A temporary turn around such as a circle or tee shall be provided until through streets are constructed.

Parks Division (Contact Kay Rutledge, 266-4714)

Comments on the Zoning Map Amendment / Conditional Use

96. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this subdivision. The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Warner park impact fee district (SI21). Please reference ID# 13120 when contacting Parks about this project.
97. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a ROW site plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>

Comments on the Preliminary Plat

98. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this subdivision. The developer must select a method for payment of park fees before signoff on the preliminary plat. This development is within the Warner park impact fee district (SI21). Please reference ID# 13120.2 when contacting Parks about this project.
99. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Water Utility (Contact Dennis Cawley, 261-9243)

Comments on the Zoning Map Amendment / Conditional Use

100. The proposed public water main shall be installed by Standard City of Madison Subdivision Contract.nnThis property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency provided a report with no conditions of approval.