

PLANNING DIVISION STAFF REPORT

August 17, 2016 UDC, August 29, 2016 PC, and September 9, 2016 CC



PREPARED FOR THE URBAN DESIGN COMMISSION, PLAN COMMISSION AND COMMON COUNCIL

Project Address: 7902 Watts Rd. (District 9 - Ald. Skidmore)
Application Type: Zoning Map Amendment, Conditional Use
Legistar File ID # [43823](#) and [43579](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Property Owner: Princeton Club West Real Estate LLC; c/o Mr. David Gerry; 8080 Watts Rd.; Madison, WI 53719

Applicant: Michael Morey; Oakbrook Corporation; 2 Science Court; Madison, WI 53711

Project Contact: Mark Hopkins; HKM Architects + Planners, Inc.; 43 S. Vail Ave.; Arlington Heights, IL 60005

Requested Action: The applicant requests approval of:

- A Zoning Map Amendment to rezone the project site from Agriculture (A) to Traditional Residential-Urban 1 (TR-U1); and
- A Conditional Use to construct a residential building complex with more than eight (8) residential units in the TR-U1 zoning district.

Proposal Summary: The applicant is proposing to rezone the project site from Agriculture (A) to Traditional Residential-Urban 1 (TR-U1) for the purposes of developing the project site as a residential development, consistent with its Comprehensive Plan land use recommendation, Medium Density Residential (MDR).

The applicant is also seeking approval of a Conditional Use for the phased construction of:

- Two, three-story buildings comprised of a total of 156 residential units;
- Studio, one- and two-bedroom market rate apartment units;
- Below grade and surface parking; and
- Excess bike parking.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO.

This proposal is also subject to the standards for Conditional Uses pursuant to Section 28.183(6), MGO and the applicable Supplemental Regulations pursuant to Section 28.151, MGO for residential building complexes. Pursuant to Section 28.032, MGO, residential building complex uses are all identified as Conditional Uses in the TR-U1 zoning district.

Review Required By: Urban Design Commission, Plan Commission, Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission can find that the approval standards for:

- Zoning Map Amendments are met, the Plan Commission should **forward** Zoning Map Amendment 28.022 - 00249, rezoning 7902 Watts Rd. from A to TR-U1, to the Common Council with a recommendation to approve; and
- Conditional Use are met, the Plan Commission should **approve** the request construct a residential building complex at 7902 Watts Rd., subject to Common Council approval of the Zoning Map Amendment.

This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located at the northwest corner of the intersection of Watts and High Point Roads, just south of Princeton Club West. The project site is comprised of approximately 184,693 square-feet (4.23 acres).

The site is in Aldermanic District 9 (Skidmore) and the Madison Metropolitan School District.

Existing Conditions and Land Use: Today, the project site is vacant.

Surrounding Land Use and Zoning:

North: Health clinic and Health Club (Princeton Club West); Planned Development (PD) zoning;

South: Vacant lands owned by Holy Name Catholic Center; PD zoning;

East: Multi-family residential; PD zoning; and

West: Vacant lands owned by All Saints Cottages and Condos Inc.; PD zoning.

Zoning Summary:

Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	1,000 sq. ft./ d. u. + 300 sq. ft. per bedroom > 2 (156,000 sq. ft.)	244,570 sq. ft.
Lot Width	50'	Adequate
Front Yard Setback	15' or average	17'
Max. Front Yard Setback	30' or up to 20% greater than block average	17'
Side Yard Setback	10'	27'
Reverse Corner Side Yard Setback	12'	N/A
Rear Yard Setback	The lesser of 20% of lot depth or 25'	Adequate
Usable Open Space	32 sq. ft. per d.u. (49,920 sq. ft.)	52,105 sq. ft.
Maximum Lot Coverage	75%	47.9%
Maximum Building Height	5 stories/65'	3 stories
Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: Minimum 1 per dwelling (156) Maximum 2.5 per dwelling (390)	156 underground 64 surface (220 total)
Accessible Stalls	Yes	8
Loading	None	Loading area in surface parking lot
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (156) 1 guest space per 10 units (16) (172 total)	156 underground 24 surface (180 total) (Zoning Condition #1)
Landscaping and Screening	Yes	Yes (Zoning Conditions #2, 3, 4)
Lighting	Yes	Yes
Building Forms	Yes	Yes, Large Multi-Family Building

Other Critical Zoning Items	
Yes:	Urban Design (Residential Building Complex), Barrier Free (ILHR69), Utility Easements, Wellhead Protection
No:	Historic District, Floodplain, Adjacent to Park, Wetlands,

Zoning Table prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Comprehensive Plan: The Comprehensive Plan recommends Medium Density Residential (MDR) development for the project site. The Comprehensive Plan characterizes MDR districts are recommended primarily for a range of multi-family housing types, including two and three unit buildings as well as larger apartment buildings.

The Comprehensive Plan identifies an average density of 16-40 units per acre for the MDR area as a whole. The MDR areas are really intended to be the supporting development for larger-scale activity centers, providing housing en-mass, “generally should be located around and near more-intensively development areas, such as

mixed-use, general commercial or employment district in order to provide convenient access to these activity centers..." (Page 2-82, Comprehensive Plan).

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

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

Project Description

The applicant requests approval of both a Zoning Map Amendment and Conditional Use to rezone the project site from Agriculture (A) to TR-U1 to construct a residential building complex comprised of two buildings and 156 apartment homes. The applicant's development proposal includes:

- Two, three-story buildings, one each being located on the east and west sides of the project site. The east building will be comprised of 90 units and the west 66. The applicant is proposing a phased construction plan where the east building, including common amenities and leasing office is constructed as part of Phase 1 and the west building as part of Phase 2.
- A total of 156 market rate apartment homes comprised of studio (24 units), one-bedroom (68 units) and two-bedroom (64) units. The proposed density across the project site is roughly 36 du/acre.
- A variety of common amenities and useable open space, including community room, fitness center, raised terrace overlooking the detention pond, and paver patio areas as well as at-grade lawns and private balconies.
- Onsite parking is provided in both subterranean garages associated with each building and small surface parking lots.
- Excess bike parking (172 spaces required where 180 are proposed).

Architecturally, the proposed buildings take on a more modern, clean design with simple rectangular building footprints and flat roof configurations. Architectural design elements include metal awnings and balconies with cable railings, cast stone headers and sills accenting window openings and a cast stone cornice. The proposed material palette is comprised primarily of masonry, fiber cement siding and metal paneling.

Analysis and Conclusion

Urban Design Commission Considerations:

Pursuant to Section 33.24(4)(c), MGO, the Urban Design Commission shall review the exterior design and appearance of all principal building or structures and the landscape plans of all proposed residential building complexes, and shall report its findings and recommendations to the plan Commission.

The Planning Division has identified the following design related considerations:

- **Building Design.** The project site is a highly visible site. It is a corner lot that will have building frontages along High Point Road, Watts Road and an internal access drive, that also serves the commercial development to the north. Consideration should given to providing a better relationship of the development to the surrounding public right-of-ways, including:
 - Locating buildings closer to the street;

- Providing a building corner presence at primary street intersections (Watts/Access Drive); and
 - Providing direct main building/individual unit entries oriented toward the street.
- **Internal Access Drive.** Although the project site is bifurcated by an internal access drive, consideration should be given to utilizing ‘complete streets’ design elements/treatments to connecting both sides of the project site and to activate the street, including:
 - Provide multiple clearly demarcated pedestrian crossings;
 - Providing pedestrian amenities, including trash cans, benches, etc.;
 - Locating buildings closer to the internal access drive, including utilizing pull-outs or drop-off plaza areas instead of full parking lots in front of buildings would minimize the building setback to the street.
 - **Blank Walls.** There are significant blank walls, especially along the east elevations of both of the east and west buildings. Consideration should be given to softening blank wall expanses with additional plantings.

Zoning Text Amendment: Pursuant to Section 28.182(6), MGO, “Text amendments or map 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.”

The applicant is requesting a Zoning Map Amendment to rezone the project site from A to TR-U1. The Comprehensive Plan recommends MDR development. Planning Division staff believes that the proposed TR-U1 zoning is consistent with the Comprehensive Plan MDR land use recommendation given:

- The TR-U district is a residential zoning district that was “...established to stabilize and protect and encourage the essential characteristics of high-density urban residential areas...” and to “maintain or increase the compatibility between residential and other allowed uses, and between different housing types (Section 28.049, MGO); and
- The district permits a variety of development types and uses that can be consistent and compatible with medium density residential development.

Conditional Use: Pursuant to Section 28.032, MGO, residential building complexes and multi-family developments greater than eight (8) units are identified as Conditional Uses in the TR-U1 zoning district. As such, proposed uses are subject to the standards for conditional uses pursuant to Section 28.183(6), MGO.

Generally, the intent of a Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties. In order to approve the Conditional Use request, Plan Commission must find that the Conditional Use approval standards in Section 28.183(6), MGO, including those related to normal and orderly development, mitigating nuisance impacts, and consistency and compatibility with the existing development have been met.

Planning Division staff believes that the proposed residential building complex, multi-family development in excess of eight (8) units meets the applicable approval standards, especially standard no.’s 3 (uses values and enjoyment), 4 (normal and orderly development), and 9 (compatibility with the intended character of the area and zoning), given that:

- The immediately surrounding area provides a variety of uses, services and amenities, including a variety of multi-family residential, including life-stages housing and levels of care, City of Madison parklands, office, grocery, dental clinic, athletic club, retail, lodging and restaurant uses. Such uses are identified by both the zoning district and Comprehensive Plan as being consistent and compatible with residential development. The proposed multi-family development is consistent and compatible with the surrounding uses (Standard #3).
- Given the location of the project site in proximity to services, including transit, City parklands, bike paths, and amenities, including restaurants, grocery stores and retail establishments, the proposed development will increase the residential density in an area that is already served by a mix of uses and services creating a walkable, mixed-use neighborhood. In addition, the project site is served by a variety of municipal utilizes (Standard #4).
- The mass and scale of the proposed building is consistent with that of the surrounding development, which ranges from one-five stories, and which are primarily more than two stories in height. In addition, the proposed building material palette is comprised primarily masonry, fiber cement siding and metal paneling, all of which are materials that are present in the surrounding neighborhood.
- The development proposal was found to be consistent with the Supplemental Regulations pursuant to Section 28.151, MGO and the development standards of the TR-U1 zoning district, including setbacks, lot coverage, building height, useable open space, parking, etc. (Standard #7).
- The overall building design taking on a more modern design motif is consistent and compatible with the surrounding development which is marked for its variety in architectural styles and ornamentation. That said, additional design consideration should be given to:
 - Providing a better relationship of the development to the surrounding public right-of-ways;
 - Utilizing design elements/treatments to connect both sides of the project site and to activate the street; and
 - Softening blank wall expanses with additional plantings.

Planning Division staff believes that the development proposal, as revised per the UDC recommendations and as identified below, will be consistent with the zoning district intent as it speaks to encouraging "...the essential characteristics of high-density residential areas", to "design buildings with sensitivity to their context...", and to "maintain or increase the compatibility between residential and other allowed uses, and between different housing types..." (Section 28.049, MGO) (Standard #9).

- Reducing the building setbacks along Watts Road and the internal access drive;
- Work with Urban Design and Planning Division staff to create more of a 'complete streets' design for the internal access drive, including clearly demarcated pedestrian crossings, providing pedestrian amenities, and locating buildings closer to the street; and
- Provide additional plantings along the east façade of both of the east and west buildings to soften and screen blank walls.

Public Comment: At the time of report writing, no public comment has been received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

If the Plan Commission can find that the approval standards for:

- Zoning Map Amendments are met, the Plan Commission should **forward** Zoning Map Amendment 28.022 - 00249, rezoning 7902 Watts Rd. from A to TR-U1, to the Common Council with a recommendation to approve; and
- Conditional Use are met, the Plan Commission should **approve** the request construct a residential building complex at 7902 Watts Rd., subject to Common Council approval of the Zoning Map Amendment.

This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. The Applicant shall work with Planning Division and Urban Design staff to finalize the building and site design, including:
 - a. Reduce the building setbacks along Watts Road and the internal access drive;
 - b. Design the internal access drive to be more of a 'complete street', including clearly demarcating pedestrian crossings, providing pedestrian amenities, locating buildings closer to the street
 - c. Provide additional plantings along the east façades of both of the east and west buildings to soften and screen blank walls.

City Engineering Division (Contact Timothy Troester, (608) 267-1995)

1. The Applicant shall update the previously approved stormwater management plan to meet current infiltration standards. Detention standards that were met at the time of original submittal shall be allowed to remain (10- year).
2. The Applicant shall show proposed underpass structure for the bike path under Watts Road and spot grades on plans to verify building is not in conflict. Contact Glen Yoerger at City Engineering for details (261-9177).
3. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off (Section 16.23(9)(d)(4), MGO).
4. 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).

5. The Applicant shall submit, prior to plan sign-off, but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm).

All other levels (contours, elevations, etc) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

6. 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.
- d) Sediment loading calculations.

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and Section 37.09(2), MGO).

7. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at tstroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 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. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION).
9. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO, 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 5.0 tons per acre per year.
10. Prior to approval, this project shall comply with Chapter 37, MGO, regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37, MGO.
11. 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, MGO.
12. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used (POLICY and Section 10.29, MGO).
13. 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).
14. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
15. All damage to the pavement on Watts Roa. 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).

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

1. 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; semi-trailer movement and vehicle routes; dimensions of radii; and percent of slope.

2. 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.
3. 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.
4. All parking facilities shall be designed to conform to Section 10.08(6), MGO.
5. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
6. Pursuant to Section 10.08, MGO, columns are not allowed to be within the 9-foot by 18-foot typical parking stall.
7. All parking stalls that do not meet the 9-foot by 18-foot with 24-foot back-up shall be noted as 'small' car and signed so on the plan. The site is allowed to have 25 percent of the stalls to be 'small' car by-right and up to 50 percent if the Applicant can demonstrate hardship.
8. Access drive shall not accommodate on-street parking. Signs should be included to inform drivers of this restriction.

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

1. Bicycle parking shall comply with Sections 28.141(4)(g), Table 28I-3 and 28.141.11, MGO and shall be designated as short-term or long-term bicycle parking. A minimum of 156 resident bicycle stalls are required plus a minimum of 16 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 mounted parking. Provide dimensions for the bike stalls and access aisles. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.
2. Submit the rooftop plans showing the locations of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d), MGO.
3. Submit details of the proposed green roof.
4. Provide details of the proposed patio and terrace areas, including labeling materials and colors. Provide details of the proposed site amenities such as tables, chairs, benches and planters.
5. Pursuant to Section 28.186(4)(b), MGO, 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.

6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, "*Sign Codes*," MGO and Chapter 33, "*Urban Design Commission*" ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

1. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
2. Tree canopies based on species at maturity, shall not grow over aerial access lanes and trees between the building and the aerial lane shall be coordinated so as not to prohibit aerial access to large portions of the building.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

1. Park impact fees (comprised of the Park Development Impact Fee per Section 20.08(2), MGO, and the Parkland Impact Fee in-lieu of land dedication per Sections 16.23(8)(f) and 20.08(6), MGO) will be required for all new residential development. The developer must select a method for payment of park fees before sign off on the rezoning. This development is within the Elver impact fee district (SI31). Please reference ID# 16137 when contacting Parks about this project.
2. All proposed street tree removals within the right-of-way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
3. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction-<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

1. The proposed water service connections to the existing 6-inch water laterals each have an existing collect upon connection fee of \$1,314.11. Alternative to the proposed 12-inch water main connection to serve the proposed site hydrant, a connection to the existing 8-inch service lateral at the driveway entrance may be made for \$1,794.96. New service connection fees and/or collect upon connection fees shall be paid through the Madison Water Utility Service and Water Meter application process prior to connecting.

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

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

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. The City of Madison will be acquiring an easement for a future Public Bicycle and Pedestrian path, likely in 2017.
2. Applicant shall coordinate the site plan with City Engineering to avoid conflicts within the future easement area.
3. Lot 8 of Ganser Heights is located in two different school districts (Madison and also Middleton/Cross Plains).
4. Therefore, there are 2 parcels of land involved with this project. Reconcile and re-petition the appropriate school district so that the entire lot is in one school district and the 2 parcels of land are then able to be combined. If this is not resolved, the two parcels will remain and children within the same building and perhaps within the same apartment will be going to different schools.
5. The private temporary sanitary sewer easement per Ganser Heights (Doc No. 3620109) located within the southern portion of this site shall be released by a recorded document.
6. Submit a PDF of all floor plans for each separate building to Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a preliminary building and preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.
7. 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.
The base address of the east building with 90 apartments is 7920 Watts Rd.
The base address of the west building with 66 apartments is 7944 Watts Rd.