



PLANNING DIVISION STAFF REPORT

January 9, 2017

PREPARED FOR THE PLAN COMMISSION

Project Address: 301 Cross Oak Dr. (District 9 – Ald. Skidmore)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [44467](#) and [45033](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Project Contact: Steve Shulfer; Shulfer Architects, LLC; 7780 Elmwood Avenue Suite 208; Middleton, WI 53562

Owner: Josh Bieber; Leaders Custom Homes; 3326 Leopold Way APT B; Fitchburg, WI 53713

Requested Action: The applicant requests approval of an amended PD-GDP (Planned Development-General Development Plan) and new PD-SIP (Planned Development Specific Implementation Plan).

Proposal Summary: The applicant requests approval of a PD-GDP amendment and a new PD-SIP for the construction of a two-story, nine-unit multi-family residential building on a vacant lot in the Cardinal Glen Planned Development. The development proposal includes:

- Nine townhome-style, two bedroom units;
- Surface (15 vehicle spaces) and tuck-under garage parking (two vehicle spaces) for each unit;
- Bike parking, 18 spaces total;
- Private porches and balconies for each unit; and
- An at-grade stormwater detention amenity.

Architecturally, the proposed building reflects its residential use with its gable roof configuration and rectangular building footprint, and in detailing with individual front porches and decks. The material palette is primarily comprised of vinyl siding with metal and stone accents.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO.

The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1), MGO and other PD requirements. Pursuant to Section 33.24(4)(c), MGO, the Urban Design Commission (UDC) shall review the design of all proposed developments that are considered planned developments, and shall report its findings and recommendations to the Plan Commission and Common Council. The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1), MGO and other PD requirements.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00258, rezoning 301 Cross Oak Dr. from PD-GDP (Planned Unit Development Plan-General Development Plan) to amended PD-GDP and PD-SIP (Planned Development – General Development Plan and Specific Implementation Plan) creating Section 28.022-00259 to Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located at the southeast corner of the intersection of Silicon Prairie Parkway and Cross Oak Drive within the Cardinal Glen Planned Development and is comprised of approximately 38,671 square feet (0.88 acres).

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

Existing Conditions and Land Use: The project site is currently undeveloped.

Surrounding Land Use and Zoning: The project site is zoned Planned Development (PD) and is part of the Cardinal Glen PD. The properties adjacent to the project site on the east, south and west are also within the Cardinal Glen PD, many of which have residential development. All properties within Cardinal Glen are subject to the underlying General Development Plan (GDP) and the developed properties also include an approved Specific Implementation Plan (SIP).

North (across Silicon Prairie Parkway): Undeveloped lands, not part of Cardinal Glen PD; Traditional Residential-Urban 1 (TR-U1) zoning;

South: Single-family residential, part of Cardinal Glen PD; PD-SIP zoning;

East: Undeveloped property within Cardinal Glen PD, zoned PD-GDP; and

West (across Cross Oak Drive): Multi-family development, part of Cardinal Glen PD, zoned PD-SIP.

Zoning Summary: The project site is located within an existing Planned Development-General Development Plan (PD-GDP) known as Cardinal Glen. The PD-GDP identifies the project site as being within District II, Townhomes, where townhome residential, detached, attached and underground parking are identified as permitted uses.

Zoning Criteria – PD-GDP		
Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans	As per submitted plans
Lot Width	As per approved plans	As per submitted plans
Front Yard Setback	As per approved plans	As per submitted plans
Side Yard Setback	As per approved plans	As per submitted plans
Rear Yard Setback	As per approved plans	As per submitted plans
Usable Open Space	As per approved plans	As per submitted plans
Maximum Lot Coverage	As per approved plans	As per submitted plans
Floor Area Ratio	As per approved plans	As per submitted plans
Maximum Building Height	As per approved plans	As per submitted plans (See Zoning Condition No. 1)
Number Parking Stalls	None	18 enclosed-garage 15 surface

		(33 total)
Accessible Stalls	Yes	2
Loading	None	None
Number Bike Parking Stalls	Single-family attached dwelling: 1 per dwelling (See Zoning Condition No. 9)	18 (See Zoning Condition No. 2)
Landscaping and Screening	Yes	Yes (See Zoning Condition No. 3)
Lighting	Yes	Yes

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

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plan: The Comprehensive Plan recommends Medium Density Residential (MDR) development and uses for the subject property. The Comprehensive Plan characterizes development within MDR districts as providing a range of multi-family housing types, including, but not limited to two and three unit buildings as well as larger apartment buildings, townhomes or row houses, duplexes and two flats as appropriate housing types with the MDR district.

The Comprehensive Plan identifies an average density of 16-40 units per acre for the MDR area as a whole. The MDR areas are 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).

Adopted Neighborhood Plan: The project site is within the Pioneer Neighborhood Development Plan (the “Plan”) planning area. The Plan, like the Comprehensive Plan, recommends Medium Density Residential development for the project site. The Plan identifies multi-family housing, including townhomes, rowhouses and apartments along with affordable owner and renter occupied options, recreational facilities, community space and services as allowed uses within the land use district and densities of 16-25 units per acre.

The Plan identifies neighborhood goals and design guidelines that are generally consistent with traditional neighborhood design principles as well as specific development parameters for site development within each land use district, including the Medium Density Residential district as outlined below:

- Avoiding large blocks and surface parking areas; incorporating pedestrian oriented design concepts to create walkable, high quality spaces;
- Buildings and entries oriented and connected to street;
- On-site recreation spaces (e.g., rooftops, porches);
- Seamless transitions to adjacent plan districts (Figure 5, Page 36, Pioneer Neighborhood Development Plan);
- Impervious surface ratio (.75);
- Parking standards (located behind building or underground);
- Building height (two-four stories);
- Setbacks (Min. 50 percent of wall within 20-35’ of street right-of-way); and

- Stormwater principles (maximize on-site water quality treatment facilities) (Page 29 and Figure 5, Page 36, Pioneer Neighborhood Development Plan).

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.

Project Description

The applicant requests approval of a PD-GDP amendment and a new PD-SIP for the construction of a two-story, nine-unit multi-family residential building on a vacant lot in the Cardinal Glen Planned Development. The development proposal includes:

- Nine townhome-style, two bedroom units;
- Surface (15 vehicle spaces) and tuck-under garage parking (two vehicle spaces) for each unit;
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Architecturally, the proposed building reflects its residential use with its gable roof configuration and rectangular building footprint, and in detailing with individual front porches and decks. The material palette is primarily comprised of vinyl siding with metal and stone accents.

Analysis and Conclusion

Zoning Map Amendment and Planned Development: This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO. The below analysis begins with a summary of adopted plan recommendations as the applicable standards cite these recommendations.

Conformance with Adopted Plans

As part of the Medium Density Residential (MDR) district, the Comprehensive Plan identifies townhome-style residential units as being within the range of housing types that would be associated with MDR development. The MDR district extends to all of the properties fronting on Silicon Prairie Parkway. As noted in the Planned Development and Comprehensive Plan, the medium density areas are intended to serve as both areas of transition between higher- and lower-intensity development and support to commercial nodes, like the employment center to the north, across Silicon Prairie Parkway.

Although the development proposal with nine units falls slightly under the recommended density for the district (16-40 units per acre) at 10 units per acre, staff concludes that the proposed multi-family development is consistent and compatible with the surrounding uses and adopted Comprehensive Plan.

Zoning Map Amendment Standards

Staff believes that the broad standards for Zoning Map Amendments can be met. Such standards state that 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. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) 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.”

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Section 28.098(1), MGO for further information.

The specific approval standards for Planned Developments are provided in Section 28.098(2), MGO. In summary, staff believes the standards can be met, with the recommended conditions. Townhome-style residential development was anticipated in the original PD-GDP zoning text. The PD-GDP described the townhome residential district forms “...as medium density attached housing featuring both alley and street accessed garages.”

Staff provides some additional discussion below on Planned Development Standards (e) which requires the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with the existing or intended character of the area, and (f) which requires that the PD Plan to include open space suitable to the type and character of the development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors.

With regard to Standard (e), Planning Division staff has identified several design considerations that will further enhance the street orientation and result in an improved building design, including:

- Grading the site and reducing the front yard setback to be more in line with the PD requirements (10-foot minimum) and to “bury” the building a little more will bring the proposed building entries closer to grade and the street, and reduce blank wall expanses;
- Incorporating additional windows on the north building façade to provide natural light, especially for the internally located units, and reduce blank wall expanses on that same elevation; and
- Currently, there are a number of materials utilized, some of which lend themselves to a more commercial feel (metal railings and pole lights). In addition, each individual unit reads as two units with the vertical articulation in the building and color scheme. Simplifying the building material palette and detailing to reflect the residential character of the surrounding development will help to unify the overall building design.

With regard to Standard (f), the at-grade open space shown on the site plan is primarily comprised of a detention pond area. In order to satisfy Standard (f), Planning Division staff believes that additional shared, passive at-grade open space needs to be provided. Decreasing the overall surface parking onsite would result in the creation of additional open space area. Consideration should be given to locating the additional open space area as it relates to either utilizing the detention pond located on the project site.

Conditions of approval have been included below in the Planning Division recommendations to address each of these concerns. The applicant is aware of the conditions of approval and has indicated that they are amenable to making changes to that end.

Urban Design Commission: The Urban Design Commission (UDC) reviewed this request at their December 14, 2016 meeting and granted initial approval. Generally, UDC comments were consistent with the design-related

issues that were identified by staff, including those related to building design and placement, the amount of surface parking and the lack quality of open space provided on site. The UDC comments and motion included improvements to the building design and placement in relationship to the street, reducing the surface parking area, and for better integration of the detention pond into the site layout as an amenity to reflect consistency with PD Standards (e) and (f).

For the Urban Design Commission's consideration, Planning Division staff identified the following design related considerations:

- Currently, the at-grade open space shown on the site plan is primarily comprised of the bioretention area located in the southwest corner of the project site. Consideration should be given to the overall integration of the pond area into the site and design in terms of providing a shared, passive at-grade open space amenity (Planned Development Standard (f) suitable open space).
- As shown on the site plan, the building front yard setbacks are in excess of 20 feet, which is more than twice the minimum requirement (ten feet). Coupled with front porches being accessed from multiple steps (at least ten), the unit entries are significantly removed from the street. Consideration should be given to bringing the building footprint closer to the street and altering the grade to provide entries that are closer to the street to maintain a building presence and active streetscape. Bringing the building entries closer to grade will also reduce the overall appearance in terms of mass and scale of the proposed building and reduce the blank wall expanses (Planned Development Standard (e) architectural styles and building forms).
- The building material palette primarily consists of vinyl siding with a stone veneer building base, wood and metal accents. Consideration should be given to utilizing more authentic material palette or introducing an accent material as well as using materials to differentiate the townhome units and better provide building articulation (Planned Development Standard (e) architectural styles and building forms).
- Consideration should be given to utilizing a window fenestration pattern that is consistent throughout to create uniformity in the building design and maximizing natural light opportunities, especially for internally located units. Of special concern, as shown on the front (north) elevation, there are large blank exterior walls over the front entries within the staircases. Consideration should be given to providing larger or additional windows on the front elevation (Planned Development Standard (e) architectural styles and building forms).

Please refer to the attached Urban Design Commission Report for a complete composition of their comments.

Public Comment: At the time of report writing, the Planning Division was not aware of neighborhood concerns on this proposal.

Conclusion: The Planning Division staff believes that the standards for Zoning Map Amendments can be met and that the proposed residential development is consistent with City adopted plan recommendations for Medium Density Residential development. The Planning Division believes that, the revised plans, addressing the design related concerns identified above and incorporating the conditions of approval provided below, the development proposal will meet the standards for Planned Developments.

Planning Division staff believes the revised plans, incorporating the proposed conditions of approval will further enhance the building's street orientation, provide an improved building design, and maintain consistency with PD Standards (e) and (f).

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00258, rezoning 301 Cross Oak Dr. from PD-GDP (Planned Unit Development Plan-General Development Plan) to amended PD-GDP and PD-SIP (Planned Development – General Development Plan and Specific Implementation Plan) creating Section 28.022-00259 to Common Council with a recommendation of **approval**. This recommendation is subject to 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 obtain final approval from the Urban Design Commission prior to submitting plans for final sign-off.
2. Prior to submitting to the Urban Design Commission, the Applicant shall continue to work with Planning and Urban Design staff to refine the building design and location to create a more positive relationship with the street and reduce blank wall expanses. Consideration should be given to:
 - Refining the site grading to bring the building entries closer to grade and reducing the front yard setback to be more in line with the PD requirements (10-foot minimum).
 - Incorporate additional windows on the north building façade.
 - Limit the overall number of materials and minimize architectural detailing to reflect a building design that is more uniform as it relates to individual units, including minimizing the vertical elements, and a material palette that reflects a more residential character, including removing metal elements.
3. Final details shall be approved by staff for consistency with the UDC final approval and incorporation of the above comments.
2. The Applicant shall continue to work with Planning and Urban Design staff, and City Engineering Staff to better integrate the detention pond into the site design as an amenity in conjunction with improving the at-grade passive open space provided on site. Consideration should be given to the overall integration of the pond area into the site and design in terms of providing a shared, passive at-grade open space amenity. Final details shall be approved by Planning Division staff.
3. The Applicant shall revise the Site Plan, Sheet A1.1 to include the property line dimensions.
4. The Applicant shall revise the Sheet A1.1 to include the property legal description in the Site Statistics Table.
5. As shown on Sheet A1.1, there are rectangular building wings shown on either end of the building that do not correspond to any other sheet in the plan set. The Applicant shall revise the plans as necessary.

6. The Applicant shall revise the letter of intent to provide the same information throughout, consistent with the Site Plan, Sheet A1.1.

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

1. There are two existing sanitary laterals stubbed into the property and only one lateral is proposed to be used. If only one lateral is to be utilized by this development, applicant shall take out a sewer plug permit for the second unused lateral.
2. Lower Badger Mill Creek Stormwater and South Point Lift Station impact fees that are due must be paid prior to issuance of a building permit for construction on 301 Cross Oak Dr.
3. 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).
4. 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 ttroester@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.

5. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and Section 37.09(2), MGO). PDF submittals shall contain the following information:
 - 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) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
6. The Applicant shall 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 ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
7. The Applicant shall demonstrate compliance with Sections 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 5.0 tons per acre per year.
8. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acre, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
9. 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.
10. 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.
11. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this site shall provide substantial thermal control.
12. The Applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (Section 37.05(7), MGO). This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

13. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer (POLICY AND Sections 10.29 and 37.05(7)(b), MGO).

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).

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 Commerce Dr & Watts Rd, 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; semitrailer 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 facility design shall conform to Section 10.08(6), MGO.

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

1. Show the height of the proposed building on the elevations. The maximum height is 45 feet per the approved and recorded Cardinal Glen Master Plan. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the

maximum height of the zoning district.

2. Provide a minimum of one (1) bicycle stall per dwelling unit. Identify the location of the bicycle stalls on the plans. Submit a detail of the model of bike rack to be installed, including wall mounted or vertical style bike racks.
3. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.
4. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 and Section 33.24, MGO, regarding sign controls and urban design guidelines. 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. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

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| <ol style="list-style-type: none">1. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner. |
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2. Note: Lot 159 of the Cardinal Glenn Plat has previously paid impact fees. There are no impact fees due for this development

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

1. Note that the existing water lateral, which is shown on the utility plan to be 6-inch diameter, is 8-inch diameter.
2. Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

1. The proposed development is outside Metro Transit's service area. The closest bus stop with scheduled bus service is about one and one half miles walking distance and the units would be greater than the ¼-mile regulatory distance from all day scheduled bus service. This disqualifies any trips at this location for passengers who might otherwise be eligible for door-to-door paratransit service.
2. The pedestrian access between this site and the scheduled bus service, located in the Junction Road and Mineral Point Road intersection includes approximately ¾ of a mile travel along the unimproved shoulder of County Highway S (Posted 45 mph).

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

1. The landscaping plan shows a substantial amount of landscaping within the public utility easement along Cross Oak Drive. The Applicant shall be aware that this landscaping is subject to the rights of the public utilities to install and maintain their facilities within that easement area. Moving as much of the landscaping outside of the easement is recommended.
2. The townhouse front doors all face Silicon Prairie Parkway, therefore all will have a Silicon Prairie Parkway address. Submit a PDF of the overall first floor plan to izenchenko@cityofmadison.com so that the townhouse addresses 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.