

## PLANNING DIVISION STAFF REPORT

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JUNE 28, 2017 URBAN DESIGN COMMISSION

JULY 10, 2017 PLAN COMMISSION



**Project Address:** 1704 Autumn Lake Parkway

**Application Type:** Conditional Use

**Legistar File ID #** [47311](#)

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

### Summary

**Applicants & Property Owner:** Grosse, Hanzel & Simons; 6650 University Avenue; Middleton.

**Agent:** Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

**Requested Actions:** Approval of a conditional use for a residential building complex on land generally addressed as 1704 Autumn Lake Parkway to allow construction of a 29-unit apartment building as the second phase of development of a property previously approved for construction of a 47-unit apartment building, pool and clubhouse.

**Proposal Summary:** The applicant is requesting approval to construct a 29-unit apartment building at 1704 Autumn Lake Parkway on Lot 564 of the Village at Autumn Lake (Replat) residential subdivision. The proposed apartment building represents the second phase of development for Lot 564, following the approval in April 2017 of a 47-unit apartment building, pool and clubhouse on the western two-thirds of the site. Parking for the 29-unit building will be provided in 30 underground parking stalls, 15 surface parking stalls and 34 bike parking stalls. Construction of the 47-unit first phase building and amenities will commence following final approval of the April 2017 plans, with the second phase, 29-unit building to follow once all regulatory approvals have been granted. Completion of the residential building complex is anticipated in August 2021.

**Applicable Regulations & Standards** Table 28D-2 in Section 28.032(1) of the Zoning Code identifies residential building complexes, multi-family dwellings, and outdoor recreation as conditional uses in the CC-T (Commercial Corridor–Transitional) zoning district subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance.

**Review Required By:** Urban Design Commission and Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use–residential building complex to allow construction of a 29-unit apartment building as the second phase of development at 1704 Autumn Lake Parkway following a recommendation by the Urban Design Commission, and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

### Background Information

**Parcel Location:** The proposed apartment building, pool and clubhouse will be developed on the eastern 0.87 acres of an overall 3.1-acre block on the southern edge of the Village at Autumn Lake development bounded on

the south by Lien Road, on the west by Willow Rock Road, on the north by Summer Shine Drive, and on the east by Autumn Lake Parkway; Aldermanic District 17 (Baldeh); Sun Prairie Area School District.

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

**Surrounding Land Uses and Zoning:**

**North:** Future single-family detached and attached residences and private pocket park north of Summer Shine Drive in the Village at Autumn Lake subdivision, zoned TR-P (Traditional Residential–Planned District);

**South:** Undeveloped land south of Lien Road in the Town of Burke;

**West:** Future multi-family residential building complex on Lot 520 of Village at Autumn Lake, zoned TR-P;

**East:** Future single-family attached residences across Autumn Lake Parkway, zoned TR-P.

**Adopted Land Use Plans:** The [Comprehensive Plan](#) recommends the subject site for Medium-Density Residential uses at a density of 16-40 units per acre. The larger Village at Autumn Lake development is also identified as a Transit-Oriented Development.

**Adopted Land Use Plan:** The 2002 [Felland Neighborhood Development Plan](#) was adopted primarily to facilitate the implementation of the Village at Autumn Lake development. The plan recommends development of the subject site with medium-density residential uses.

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

Requirements	Required	Proposed
Lot Area	750 sq. ft./unit (57,000 sq. ft.)	131,856 sq. ft.
Lot Width	60'	256', existing
Maximum Front Yard	25'	Adequate (See conditions)
Side Yard	10'	Adequate (See conditions)
Rear Yard	The lesser of 20' or 20% of lot depth	Adequate (See conditions)
Maximum Lot Coverage	85%	49% (All phases)
Usable Open Space	160 sq. ft. per one-bedroom unit; 320 sq. ft. for units with more than one-bedroom units (10,720 sq. ft.)	56,782 sq. ft.
Maximum Building Height	5 stories and 68'	3 stories, 53.9'
Building Form	Large Multi-Family Building	Complies with requirements
Number Parking Stalls	No minimum	99 (All phases)
Accessible Stalls	Yes	Yes
Number Bike Parking Stalls	1 per unit up to two-bedrooms, half space per additional bedroom (76) 1 guest space per 10 units (8) = 84	20 surface, 69 underground = 89 total (All phases)

**Other Critical Zoning Items**

Yes: Urban Design (Residential Building Complex), Barrier Free, Utility Easements

No: Wellhead Protection, Floodplain, Landmarks, Waterfront Development , Adjacent to Park

*Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The property is not located in a mapped environmental corridor.

**Public Utilities and Services:** The subject site and larger Village at Autumn Lake subdivision will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service to the site. The closest accessible bus stop with scheduled bus service is approximately three-quarters of a mile west along Lien Road at the intersection of Zeier Road/N. Thompson Drive, or approximately three-quarters of a mile north of the site on City View Drive north of the railroad corridor (at Wall Street/ City View Drive/ Crossroads Drive).

## Previous Approvals

On August 3, 2004, the Common Council approved a request to rezone approximately 285.2 acres located on both sides of Felland Road north of Lien Road from Temp. A (Agriculture District) to R2T, R2Y and R2Z (Single-Family Residence Districts), PUD-GDP, C2 (General Commercial District) and C (Conservancy District) [1966 Zoning Code] and the final plat of the "Village at Autumn Lake" subdivision to allow the development of 1,215 dwelling units, including 489 single-family residences, 12 two-family units, 714 multi-family units, 2 mixed-use town center properties, 1 general commercial property and various public and private outlots for open space, parks, an elementary school, alleys and stormwater management. The final plat was recorded on March 30, 2006.

On May 19, 2015, the Common Council approved a request to change the zoning of numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential-Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential-Planned District) and TR-C3, and approved the preliminary plat and final plat of the Village at Autumn Lake Replat, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a new mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. On May 4, the Plan Commission recommended approval of the rezonings and subdivision plat and approved a demolition permit to allow a single-family residence on a parcel addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat. The replat was recorded on December 3, 2015.

On September 1, 2015, the Common Council approved a request to rezone Lot 564 of the approved Village at Autumn Lake Replat from TR-P (Traditional Residential-Planned) to CC-T (Commercial Corridor-Transitional District) for future mixed-use development. The rezoning to CC-T was done in satisfaction of a Plan Commission condition of approval of the 2015 Village at Autumn Lake Replat that required either Lot 564 or Lot 641 be zoned to allow for future mixed-use development with a minimum of 2,000 square feet of commercial/residential flex space prior to final approval and recording of the replat.

On April 3, 2017, the Plan Commission approved conditional uses for 1704 Autumn Lake Parkway (Lot 564, Village at Autumn Lake Replat) to allow construction of a 47-unit apartment building, pool and clubhouse in CC-T (Commercial Corridor-Transitional District).

## Project Description

The applicants are requesting approval of a conditional use for a residential building complex to allow construction of a 29-unit apartment building on the eastern 0.87 acres of the larger 3.1-acre Lot 564 of the Village at Autumn Lake residential subdivision. The subject site is a block bounded on the south by Lien Road, on

the west by Willow Rock Road, on the north by Summer Shine Drive, and on the east by Autumn Lake Parkway. The entire 3.1-acre parcel is zoned CC-T pursuant to a condition of the 2015 approval of the Village at Autumn Lake subdivision, which required that one of the two lots on either side of Autumn Lake Parkway at Lien Road be zoned to support a mixed-use building or development.

The proposed 29-unit apartment building represents the second phase of development for Lot 564, which as noted earlier in this report, was approved in April 2017 to allow construction of a 47-unit apartment building and one-story, 3,430 square-foot clubhouse and pool. The pool outdoor recreation amenity and clubhouse will serve the proposed 29-unit building and approved 47-unit building on Lot 564, as well as the 170-unit residential building complex located across Willow Rock Road on Lot 520 (a conditional use for the Lot 520 project was approved by the Plan Commission at its March 20, 2017 meeting (ID [45803](#))).

The subject site is characterized by approximately 14 feet of grade change along Autumn Lake Parkway from Lien Road to the north. The proposed 29-unit building will parallel Autumn Lake Parkway along the eastern edge of the site, with a 20-foot setback proposed along Autumn Lake as well as along Summer Shine Drive on the northern edge of the block. The building will be built into the slope present from south to north across the site, with a setback of approximately 60 feet from Lien Road (a 40-foot building setback parallels Lien per a condition of the Village at Autumn Lake plat). The first finished floor of the building will be located approximately eight feet above the Summer Shine Drive sidewalk as a result of the grade change.

Parking for 30 autos and 26 bicycles is proposed beneath the building, with access to be provided at the northwestern corner of the structure from a driveway from Summer Shine Drive that also provides access to most of the parking serving the first phase buildings. A total of 99 auto parking stalls are proposed to serve the 76 units that will occupy Lot 564, for a ratio of 1.3 stalls per dwelling unit. A total of 89 bike parking stalls will be provided across the site to serve the two apartment buildings and amenities. The 29 dwelling units will include three efficiencies, eleven one-bedroom units, and fifteen two-bedroom units. Two of the two-bedroom units and a one-bedroom unit located at the southeastern corner of the first floor adjacent to Autumn Lake Parkway are shown on the floorplans as “future commercial.” The project team indicates that those units may be converted into 3,134 square feet of commercial space once a market demand for commercial space develops in this area. [See the following section for more discussion on this element of the project.]

The apartment building will stand primarily three stories in height but will step down to two stories at the northern and southern ends. Units on the first floor facing Autumn Lake Parkway will include individual entrances connected to the public sidewalk. The building will primarily be clad in horizontal composite siding accented by composite shakes above a stone veneer base. Two versions of the east elevation have been included in the plan materials to show how the initial residential build-out of the first floor could be altered to accommodate commercial uses in the future. Both versions show a front porch-like feature along those three units, which will be covered by a distinct lower roof treatment. The primary façade changes proposed when the residential units convert to commercial space(s) will involve switching a series of double-hung windows on the eastern facades of the three units for more storefront-type windows with transoms in the same openings, as well as swapping more solid residential-style doors for glass storefront doors.

## **Analysis and Conclusion**

Residential building complexes, which are defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management” are conditional uses in

the CC-T district (Commercial Corridor–Transitional) zoning district and are subject to the following supplemental regulations in Section 28.151 of the Zoning Code (as applicable in the CC-T zoning district):

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the Urban Design Commission pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

The proposed residential building complex is somewhat unique given that the two-building complex proposed for Lot 564 will be approved under two distinct conditional use applications and not as one, which is ordinarily the process when multiple multi-family buildings are proposed on one site. However, the project team did not wish to move ahead with the second phase, 29-unit building until a recent zoning text amendment had passed. Although the developer has submitted an alternative for the 29-unit building that calls for the conversion of three first floor residential units into commercial space(s), which would make the building a “mixed-use building” as defined by the Zoning Code (where no such lot area requirement applies), the Zoning Administrator has determined that the building cannot be considered a mixed-use building without the commercial spaces and is therefore a purely residential building. On June 6, 2017, the Common Council adopted Ordinance 17-00054 (ID [47022](#)) to lower the minimum lot area required for a purely residential building in CC-T zoning from 2,000 square feet per multi-family unit to 750 square feet. The ordinance also lowered the lot area requirements for purely residential buildings in the NMX (Neighborhood Mixed-Use), CC (Commercial Center), TE (Traditional Employment), and SE (Suburban Employment) zoning districts. The Plan Commission recommended approval of this text amendment at its May 22, 2017 meeting. The result of the approved text amendment allows for the 76 units proposed between the two buildings on Lot 564, whereas the previous 2,000 square-foot lot area requirement for purely residential buildings would have limited the site to 65 dwelling units.

The Planning Division believes that the conditional use standards and supplemental regulations can be met for the proposed residential building complex. As with its review of the first phase, 47-unit building, staff feels that the scale and architectural style of the building should relate well to the scale and styles of lower-density housing that will be built generally to the north and east of the site elsewhere in the Village at Autumn Lake subdivision. The 29-unit building features a strong orientation to Autumn Lake Parkway, which will be enhanced by the connection of the individual first floor unit entrances to the public sidewalk. The proposed development is also largely consistent with the approved residential master plan for the Village at Autumn Lake, which identified Lots 520 and 564 for development with a combined total of 250 multi-family units; 246 units are either approved or proposed between the two sites. Overall, the proposed development of Lot 520 should result in an environment of sustained aesthetic desirability consistent with the medium-density residential uses envisioned for the site in the Felland Neighborhood Development Plan.

Planning staff is also generally supportive of the applicant's proposal to phase the introduction of first floor commercial uses into the development. Staff feels that the ability to convert three first floor dwelling units facing Autumn Lake Parkway into 3,134 square feet of commercial space is consistent with the Plan Commission's intent when it recommended as a condition of the Village at Autumn Lake Replat in 2015 that a minimum of 2,000 square feet of commercial/ residential flex space be developed on one of the two lots located astride Autumn Lake Parkway at Lien Road. The Plan Commission's intent to maintain some modicum of mixed-use in the Village at Autumn Lake development was affirmed with its recommendation to zone the subject lot to CC-T prior to recording of the plat.

While it would be staff's preference that the three spaces be developed for commercial occupancy with the construction of the building, it acknowledges the reservations expressed in meetings by the applicant and the developers of the Village at Autumn Lake subdivision that there is little or no market demand for commercial space in the surrounding area at this time. Indeed, while the Village at Autumn Lake calls for the construction of over 950 dwelling units of various size and type, it will likely require the development of considerably more dwelling units in the surrounding area beyond the Village at Autumn Lake to create a viable market for the space proposed on the first floor of the subject building.

To that end, staff does not recommend a condition specifically triggering the conversion to commercial use, since the timing of when—or if—those units will be viable is unknown. However, staff recommends that the three first floor spaces be planned, designed and constructed to the fullest extent possible now to facilitate their eventual transition to commercial use at some time in the future. This includes clearly representing the final design of the site with the commercial spaces on the site, landscaping and floor plans, and on the eastern elevations. Staff recommends that a common walkway be extended parallel to the eastern wall of the future commercial spaces that can serve as an accessible route from the Autumn Lake Parkway sidewalk, but which may serve as a residential patio or porch feature in the interim. Staff also recommends that the final construction documents submitted for building permits demonstrate that the first floor units designated for "future commercial use" will be built initially to a standard commensurate with future conversion to commercial occupancy. Factors that staff would consider indicative of the higher level of construction that the future commercial spaces require include vertical and horizontal fire separation, fire protection, floor loading, and accessibility. In addition to strengthening the appearance of the potential first floor commercial spaces, the intent of these recommended conditions is to facilitate the conversion of the three dwelling units to commercial use to the greatest extent possible but with little or no discretionary approval required when the conversion occurs in the future.

[The UDC recommended **final approval** for the project at its June 28, 2017 meeting.]

## **Recommendation**

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use—residential building complex to allow construction of a 29-unit apartment building as the second phase of development at 1704 Autumn Lake Parkway following a recommendation by the Urban Design Commission, and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

**Planning Division**

1. The plans should be revised prior to final approval and issuance of building permits for the 29-unit building to label all of the building materials shown on both versions of the eastern façade, including the first floor roofs and commercial storefronts.
2. The eastern elevation alternatives suggest a common porch-like feature for the three “flex” residential/commercial units, which staff supports. The final plans shall show a common walkway extending along the eastern wall of the first floor that can serve as an accessible route from the Autumn Lake Parkway sidewalk when the first floor spaces convert to commercial occupancy. This porch and accessible route feature shall be shown on the final site, landscaping and floor plans, and clarified on the eastern elevations.
3. The final floorplans of the building shall show interior unit layouts, and include with those layouts the potential interior configuration of the commercial spaces.
4. The final construction documents submitted for building permits shall demonstrate that the first floor units designated for “future commercial use” will be built initially to a standard commensurate with future conversion to commercial occupancy, including but not limited to vertical and horizontal fire separation, fire protection, floor loading, and accessibility.

**The following conditions of approval have been submitted by reviewing agencies:**

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

5. The applicant proposes three connections to the storm water system. These need to be coordinated with the design of the public storm for the phase of the subdivision.
6. 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.
7. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans: “Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”
8. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
9. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department of Natural Resources (WDNR) in order to comply with TMDL limits.

10. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
11. 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 8.5 X 14" 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 Jeff Benedict at [jbenedict@cityofmadison.com](mailto:jbenedict@cityofmadison.com). The final document and fee should be submitted to City Engineering.
12. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hour, 100-year design storm. If the enclosed depression(s) is/are to be served by a gravity system, provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system, provide pump sizing calculations stamped by a Wisconsin P.E. or licensed plumber that show this requirement has been met.
13. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
14. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortved of the WDNR at 273-5612 to discuss this requirement.



15. 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 Madison General Ordinances.
16. Oil and grease control is required for the parking lot.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
18. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
19. All work in the public right of way shall be performed by a City-licensed contractor.
20. All damage to the pavement on Lien Road, Summer Shine Drive, and Willow Rock Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

21. Site plan sheets are correctly showing the building address of 5615 Summer Shine Drive.
22. Submit a PDF of all floor plans to [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) so that a 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.

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

23. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing 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.
24. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
25. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

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

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

27. The building and site are designed to allow for the possibility of converting ground floor residential units into commercial space. Review and approval through the appropriate City review processes will be required before converting residential units into commercial space.

28. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For residential uses at ground level, a minimum of 15% of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 15% of the upper-story wall area.

29. Show the building setback distances on the site plan.

30. Submit bike rack details for the ground mounted and wall mounted bike racks.

31. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For residential uses at ground level, a minimum of 15% of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 15% of the upper-story wall area.

32. 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.

33. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Code. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

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

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

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

34. The Park Development Impact Fee per MGO Sec. 20.08(2) shall be required for all new residential development. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 17109 when contacting Parks Division staff about this project.

35. 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.
36. 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 prior to the start of construction. Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*. 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, 266-9121)

37. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.