



PREPARED FOR THE PLAN COMMISSION

Project Address: 9702 Watts Road
Application Type: Conditional Use–Residential Building Complex
Legistar File ID # [56817](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Jack McKenzie, The McKenzie 300 Company, LLC; 9201 Waterside Street; Madison.
Contact Person: Greg Held, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Requested Actions: Consideration of a conditional use for a multi-family dwelling with more than eight units in SR-V2 (Suburban Residential–Varied 2 District) zoning; consideration of a major alteration to an approved conditional use-residential building complex in SR-V2 zoning, to construct 108 apartments in three buildings and 10 townhouse units in two buildings at 9702 Watts Road (Lot 2 of 1000 Oaks).

Proposal Summary: The applicant is requesting approval of a residential building complex to develop Lot 2 of the 1000 Oaks subdivision with a total of 118 multi-family dwellings in five buildings arrayed across the parcel, which has 720 feet of frontage along Watts Road. The project is envisioned as a second phase of the applicant’s Timber Valley Apartment development located adjacent to the east across Harvest Moon Lane. The applicant wishes to commence construction in spring 2020, with completion of the building and complex scheduled for a 2-3 year period.

Applicable Regulations & Standards: Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with eight (8) or more units and residential building complexes as conditional uses and outdoor recreation as a conditional accessory use in SR-V2 (Suburban Residential–Varied 2 District) zoning, 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 of the residential building complex 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 with accessory outdoor recreation at 9702 Watts Road subject to the Urban Design Commission approval of the residential building complex, input at the public hearing, and the conditions from reviewing agencies beginning on page 7 of this report.

Background Information

Parcel Location: The subject site is an approximately 6.6-acre parcel located on the north side of Watts Road, approximately 900 feet west of South Point Road; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned SR-V2 (Suburban Residential–Varied 2 District).

Surrounding Land Use and Zoning:

North: City of Madison public works facility and Fire Station 12, zoned IL (Industrial–Limited District); regional stormwater management facility, zoned CN (Conservancy District);

South: Single- and two-family residences and stormwater greenway in the 1000 Oaks subdivision, zoned TR-P (Traditional Residential–Planned District);

East: Timber Valley Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District);

West: City-owned greenway, zoned CN; Latitude 43 Apartments, zoned TR-U1.

Adopted Land Use Plans: The 2018 [Pioneer Neighborhood Development Plan](#) recommends that the subject site and nearby multi-family parcels located along the north side of Watts Road in the 1000 Oaks subdivision be developed in Residential Housing Mix 3 (HM3), which is generally recommended for development between 20-40 units per acre.

The same parcels are recommended for Medium Residential in the 2018 [Comprehensive Plan](#), with a density range between 20-90 units per acre generally recommended.

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

Public Utilities and Services: The site 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 west of Junction Road. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over 1.5 miles walking distance, and the parcels would be greater than the three-quarter-mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Zoning Summary: The following bulk requirements apply in SR-V2 (Suburban Residential–Varied 2 District):

Requirements for:	Required	Proposed
Lot Area (sq. ft.)	2,000 sq. ft. per unit (236,000 sq. ft.)	286,229 sq. ft.
Front yard setback	25' maximum	20.1' (Watts Road) (see conditions)
Side yard setback	10'	16.4' east side 22.1' west side
Rear yard	Lesser of 25% of lot depth or 30'	55.8'
Usable open space	Multi-family: 500 sq. ft./unit (54,000 sq. ft.); Single-family attached: 100 sq. ft./unit (1,000 sq. ft.) (55,000 sq. ft.)	79,451 sq. ft.
Maximum lot coverage	60%	40%
Maximum Building Height	Multi-family: 4 stories/ 52' Single-family attached: 3 stories/ 40'	Multi-family: 3 stories/ less than 52' Townhouses: 2 stories/ less than 40'
Automobile parking:	1 per unit for all units (108)	123 underground/ garage; 75 surface (198 total)
Loading	N/A	0

Bicycle parking	Multi-family dwelling: 1 per unit up to 2-bedrooms, half space per add. bedroom (109); 1 guest space per 10 units (11); single-family attached: 1 per dwelling (10) (130 total)	105 underground; 10 townhouse garage; 17 surface (132 total)
Building Form	Large Multi-Family Building Single-family attached building	Will comply
Other Critical Zoning Items		
Yes:	Urban Design (Residential Building Complex), Barrier Free, Utility Easements	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Parkland	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Previous Approvals

On December 13, 2005, the Common Council conditionally approved a request to rezone 124.7 acres from Temp. A (Agriculture District) to R2T, R2Y, R2Z (Single-Family Residence Districts), R5 (General Residence District), C (Conservancy District) and Planned Unit Development, General Development Plan (PUD-GDP) [1966 Zoning Code] and approved a preliminary plat with 274 single-family lots, nine two-family lots, one lot for townhouse development, three lots for future multi-family development and various outlots for public and private open space and stormwater management. A final plat of the same was approved by the Common Council on June 6, 2006 but was not recorded before the subdivision approval and zoning expired.

On June 3, 2008 the Common Council conditionally approved a request to rezone the subject site from Temp. A (Agriculture District) to R2T, R2Y, R2Z (Single-Family Residence Districts), R5 (General Residence District), C (Conservancy District) and Planned Unit Development, General Development Plan (PUD-GDP); approval of a preliminary plat proposing 274 single-family lots, nine two-family lots, one lot for townhouse development, three lots for future multi-family development and various outlots for public and private open space and stormwater management, and; approval of a final plat creating the three lots for future multi-family development and one outlot for stormwater management north of future Watts Road. The final plat was recorded on May 15, 2009.

The subject site is Lot 2 of the recorded final plat, which was zoned R5 prior to the new Zoning Code taking effect on January 2, 2013, when it was transitioned to its current SR-V2. At the time of platting, there were no density restrictions placed on the subject lot, although it was *estimated* that development of the three 1000 Oaks lots zoned for multi-family dwellings could yield 350 dwelling units.

On November 22, 2016, the Common Council approved a request to rezone Lot 3 of 1000 Oaks (604 South Point Road) from SR-V2 (Suburban Residential–Varied 2 District) to TR-U1 (Traditional Residential–Urban 1 District) and approval of a conditional use for a residential building complex with 274 apartment units in five buildings. As a condition of that approval, the applicant agreed to restrict development of Lot 2 to approximately 100 dwelling units to be developed on Lot 2 so that Lots 2 and 3 combined would not exceed 27 units an acre. The restrictive covenant on Lot 2 also specified that at least 15 percent of the units to be developed on that lot will include three bedrooms. A restriction was recorded to accomplish this condition on April 24, 2017.

Project Description

The applicant is requesting approval of a conditional use for a residential building complex to allow construction of a multi-family development that will include 108 units in three two- and three-story apartment buildings, and ten units in two two-story townhouse buildings. The five-building “Timber Valley II” development will occupy an undeveloped, approximately 6.6-acre parcel with approximately 720 feet of frontage along the north side of Watts Road, which was platted as Lot 2 of the 1000 Oaks residential subdivision. The site is bordered on the east by Harvest Moon Lane, and by City-owned stormwater tracts on the north and west, with multi-family developments adjacent on the west and east, on Lots 1 and 3 of 1000 Oaks, respectively, including the applicant’s Timber Valley I Apartments. The site is characterized by a modest slope from south to north, and is devoid of vegetation save for a handful of trees located along the northern property line shared with the City-owned stormwater pond.

Moving from east to west, the Timber Valley II residential building complex will be comprised of a predominantly three-story, 40-unit apartment building that will parallel Harvest Moon Lane. Building 1 of the development will step down to two stories in height at Watts Road, with first floor unit entrances proposed on both street facades as well as along the western, interior side elevation. Continuing west, the development will include a two-story, six-unit townhouse building; each of the six units will contain three bedrooms and attached, rear-loaded two-car garages. The center of the development will include a three-story, 28-unit apartment building that will sit perpendicular to Watts Road. Like Building 1, Building 3 will step down to two stories at Watts Road and include first floor unit entrances facing the streets and along most of the two side elevations. Building 4 of the residential building complex will be a two-story townhouse building facing Watts Road, which will include four (4) three-bedroom units with rear-loaded two-car garages. Finally, Building 5 will be a three-story, 40-unit apartment building that will sit perpendicular to Watts at the western edge of the subject site. Like Buildings 1 and 3, Building 5 will step down to Watts and feature first floor unit entrances on the west, east and southern facades.

In addition to the 10 three-bedroom townhouses, the 118 units in the complex will include 18 efficiencies, 51 one-bedroom apartments, 37 two-bedroom apartments, and two three-bedroom apartments. Garage parking for 123 autos and 115 bikes is proposed, with an addition 75 auto and 17 bike stalls proposed on the surface. An overall auto parking ratio of 1.67 stalls per dwelling unit is proposed for the development, which, like the rest of the 1000 Oaks subdivision and surrounding area, is not currently served by Metro Transit service.

The northern edge of the proposed complex will be developed as shared open space for residents, and will include a series of walking paths connecting to grilling patios, sand volleyball court, and dog runs. A conditional use for the outdoor recreation elements of the proposed Timber Valley II complex is also requested with this application.

Supplemental Regulations

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 SR-V2 zoning district and are subject to the following supplemental regulations in Section 28.151 of the Zoning Code (as applicable):

- (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.

Outdoor recreation is defined as “a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures...” including but not limited to swimming pools and similar such uses, which are subject to the following supplemental regulations in Section 28.151:

- (a) A minimum 25-foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.
- (b) If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.
- (c) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed 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.

Analysis and Conclusion

The subject site is located within the boundaries of the Pioneer Neighborhood Development Plan, which was first adopted in 2004 and amended in 2018 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by Pioneer Road on the west, Junction Road on the east, Valley View Road on the south, and Mineral Point Road on the north. The 2018 neighborhood development plan and Comprehensive Plan recommends that the subject site and adjacent multi-family parcels on the north side of Watts Road be developed as Residential Housing Mix 3 (HM3) and Medium Residential, respectively.

The HM3 district in the neighborhood development plan is generally recommended for the development of townhouses and apartment buildings with a net density of between 20-40 units per acre. Buildings in HM3 are recommended to be between two and four stories in height. HM3 development is generally recommended to encourage higher residential densities at locations close to mixed-use areas, transit and parks in order to increase activity and support the development of neighborhood-serving businesses. Multi-family developments should include a mix of unit sizes, including larger two and three-bedroom units suitable for families with children. In

general, an urban character of design and architecture is recommended in HM districts, with buildings oriented to and fronting on adjacent streets.

Staff believes that the proposed complex more than adequately addresses the above recommendations for new development in the HM3 district. The 118-unit development will have a net density of 17.9 acres on the 6.6-acre site. While the proposed density is below the density range recommended for the site in adopted plans, staff believes that the mix of apartment buildings and townhouse buildings and the range of unit types proposed in the five buildings are consistent with the recommendations for new development in HM3 that encourage a mix of unit sizes in two- to four-story apartment and townhouse buildings, including larger two- and three-bedroom units to support families with children. Staff also believes that the project features the character of development recommended in the Pioneer Neighborhood Development Plan, with a strong orientation to Watts Road and Harvest Moon Lane highlighted by first floor units throughout the development with direct connections to the sidewalks along the public streets or internal drives.

As noted in the 'Previous Approvals' section of this report, the applicant agreed to restrict development of the subject site to 100 dwelling units as a condition of approval of his development of adjacent Lot 3 across Harvest Mon Lane with 274 dwelling units. The condition and subsequent restriction also required that 15 percent of the units developed on the subject site contain three bedrooms. The intent of the 2016 condition of approval on Lot 3 was to limit the ultimate density of the two lots to within the 16-25 unit per acre density range recommended for the site by the 2004 Pioneer Neighborhood Development Plan.

As part of the approval of the development of Lot 2, the applicant is requesting relief from the restrictive covenant that limits density of the site to allow construction of 118 units on the property. As noted above in this section, the Pioneer plan was amended in 2018 to include new development recommendations, which included a substantial increase in the density planned for the subject site from 16-25 units per acre to 20-40 units per acre. Given the increased maximum density now planned for the area, staff supports the release of the restriction to allow the 118 units to proceed.

Staff also believes that the proposed residential building complex will satisfy the desire expressed in 2016 to incorporate three-bedroom units into the development of Lot 2. While the 12 three-bedroom units represent 10 percent of the 118 units proposed, staff feels that number of units is appropriate. There was no policy basis for the 15 percent request, such as a specific goal established in the Pioneer Neighborhood Development Plan. Rather, the number was based in a desire to include more than a "token" number of three-bedroom units on Lot 2, which staff feels has been satisfied through the 12 units proposed. The Planning Division will execute a release of the restriction containing both elements once the applicant has obtained final approval of the residential building complex and is ready to obtain building permits for the first building(s).

In closing, the Planning Division believes that the Plan Commission may find the conditional use standards and supplemental regulations met and approve the proposed residential building complex and accessory outdoor recreation requested by the applicant subject to the conditions in the following section.

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 with accessory outdoor recreation at 9702 Watts Road subject to the Urban Design Commission approval of the residential building complex, input at the public hearing, and the conditions that follow.

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

Planning Division

1. That the Dwelling Unit Restriction recorded against Lot 2 of 1000 Oaks shall be released by the Director of the Planning Division and recorded by the applicant once the applicant has obtained final plan approval of the residential building complex and is ready to obtain building permits for the first building(s).

Urban Design Commission

The following conditions were approved as part of the **initial approval** of the project on September 4, 2019. The project shall obtain final approval from the UDC prior to final staff approval of the plans and issuance of permits.

2. On Buildings 2 and 4, shorten inset depth between townhouse garages – there can still be a notch, but not as deep.
3. Add a pedestrian door to back of each townhouse.
4. Add a direct crosswalk connection path between the townhouse groups and the back outdoor green area.
5. Study larger building height proportions; the third floor looks shorter due to the raised parapet for outdoor decks.
6. Revisit the layout for the outdoor walking trail; consider making more strategic bends in path that might make the shared outdoor spaces in between a little larger.
7. Study how the heavy timber detail fits at gable ends and relates to other building details.

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

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

8. Additional detail shall be provided on the grading where this site meets the existing property on the north side of the lot. Existing drainage patterns must be allowed to continue and be accommodated safely.

9. 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 PE 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 PE or licensed Plumber that show this requirement has been met.
10. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary and Stormwater Management Impact Fee District (sanitary interceptor, lift station, and stormwater). 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."
11. 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.
12. 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 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). All other levels (contours, elevations, etc.) are not to be included with this file submittal. E-mail 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.
13. 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. The 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; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
14. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading

calculations. 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.

15. 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-inch 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 Daniel Olivares (east) at DAOlivares@cityofmadison.com final document and fee should be submitted to City.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
17. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
18. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
19. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
20. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with MGO Chapter 37; provide substantial thermal control; and 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 MGO Chapter 37.
21. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

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

22. The shade trees proposed within the public utility easement along the southern side of this site shall be removed from the easement area.
23. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

24. The proposed 20.1 feet front yard setback is less than the Zoning required front yard setback of 25 feet. Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.

25. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
26. Provide details of the resident amenity spaces including the patios, pergolas, sand volleyball court, and dog walk areas.
27. 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.
28. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes and Section 33.24 Urban Design Commission of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

29. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across

street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

30. 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.
31. 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.
32. All parking facility design shall conform to the standards in MGO Section 10.08(6).
33. All sidewalks next to buildings shall be six (6) feet in width.
34. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
35. 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.
36. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway
37. Per MGO Section 12.138(14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
38. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Fire Department (Contact Bill Sullivan, 261-9658)

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

Water Utility (Contact Adam Wiederhoeft, 266-9121)

39. A Water Service Application Form and fees must be submitted (for each lateral) 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. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Sarah Lerner, 261-4281)

40. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West-Infrastructure Impact Fee district. Please reference ID# 08115.3 when contacting Parks Division staff about this project.

City Forestry Section (Brad Hofmann, 267-4908)

41. 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.