



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 6810-6834 Milwaukee Street, 1 Wind Stone Drive, 45 Wind Stone Drive (3<sup>rd</sup> Aldermanic District – Ald. Lemmer)

**Application Type:** Zoning Map Amendment and Certified Survey Map

**Legistar File ID #** [56461](#), [56462](#), [56463](#)

**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted

**Reviewed By:** Kevin Firchow, Principal Planner  
Heather Stouder, Planning Division Director

**Summary**

**Applicant:** Matthew Gilhooly; KCG Development, LLC; 9333 N. Meridian Street, #230; Indianapolis, IN 46260

**Contact:** Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison, WI 53715

**Owner:** Jim Hovde; Jim Hovde Family, LLC; 1314 Manassas Trail; Madison, WI 53718

**Requested Actions:** Approval of a request to rezone 6810-6834 Milwaukee Street, 1 Wind Stone Drive, and 45 Wind Stone Drive from PD-GDP (Planned Development – General Development Plan) to amended PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan).

**Proposal Summary:** The applicant is requesting approval of amended Planned Development-General Development Plan-Specific Implementation Plan PD-GDP-SIP zoning to allow for the development of 216 multi-family housing units and seven (7) townhouse units within five buildings. The proposed structures include one (1) two-story townhouse style development, one (1) three-story building, and three (3) four-story apartment buildings.

**Applicable Regulations & Standards:** Section 28.182 M.G.O. (Madison General Ordinances) provides the process and standards for Zoning Map Amendments. Section 28.098 M.G.O. describes process and standards for Planned Development Districts.

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

**Summary Recommendation:** If the Plan Commission can find that the approval standards for zoning amendments and planned developments can be met, Planning Division staff recommends it forward the following Zoning Map Amendments to the Common Council with a recommendation of approval:

- IDs 28.022–00393 to approve an amended General Development Plan (PD-GDP) and 28.022–00394 to approve a Specific Implementation District (PD-SIP) for 6810-6834 Milwaukee Street
- IDs 28.022–00395 to approve an amended General Development Plan (PD-GDP) and 28.022–00396 to approve a Specific Implementation District (PD-SIP) for 1 Wind Stone Drive
- IDs 28.022–00397 to approve an amended General Development Plan (PD-GDP) and 28.022–00398 to approve a Specific Implementation District (PD-SIP) for 45 Wind Stone Drive

This recommendation is subject to input at the public hearing and the following conditions, which have been divided by project site.

## Background Information

**Parcel Location:** The five parcels under consideration are located north of Milwaukee Street and its intersection with Wind Stone Drive. The parcels are within Aldermanic District 3 (Ald. Lemmer) and the Madison Metropolitan School District. The three existing parcels entailing 6810-6834 Milwaukee Street are approximately 5.31 acres and located directly north of the eastern terminus of the paved and developed portion of Milwaukee Street, west of the platted extension of Wind Stone Drive. The parcel at 1 Wind Stone Drive is approximately 40,189 square feet (0.92 acres) and located north of the eastern terminus of the paved and developed portion of Milwaukee Street, west of the platted extension of Wind Stone Drive, and between platted Advantage Drive and Meadowlands Lane. The parcel at 45 Wind Stone Drive is approximately 33,550 square feet (0.77 acres) and located northeast of the eastern terminus of the paved and developed portion of Milwaukee Street, east of the platted extension of Wind Stone Drive, and south of platted Meadowlands Lane.

**Existing Conditions and Land Use:** The subject properties are all currently vacant, zoned PD-GDP (Planned Development District – General Development Plan).

**Surrounding Land Uses and Zoning:**

West: Farmed land, zoned A (Agricultural District);

South: Across Milwaukee Street, a 22-unit apartment building and 4-unit apartment building, both zoned PD (Planned Development District);

East: Vacant land, zoned PD (for multifamily residential development); and

North: Vacant land, zoned PD (for office/commercial development).

**Adopted Land Use Plans:** The [Comprehensive Plan](#) (2018) recommends Medium Density Residential for the site. The [Sprecher Neighborhood Development Plan](#) (2012) recommends Medium Density Residential for most of the site, except for the parcel at 45 Wind Stone Drive, for which it recommends low density residential.

**Zoning Summary:** The proposed lot is currently zoned PD-GDP and the applicant is requesting PD-SIP zoning.

Zoning Criteria	Required	Proposed
Lot Area (sq. ft.)	As per approved plan.	As per submitted plan.
Lot Width	As per approved plan.	As per submitted plan.
Front Yard Setback	As per approved plan.	As per submitted plan.
Side Yard Setback	As per approved plan.	As per submitted plan.
Rear Yard Setback	As per approved plan.	As per submitted plan.
Usable Open Space	As per approved plan.	As per submitted plan.
Maximum Lot Coverage	As per approved plan.	As per submitted plan.
Floor Area Ratio	As per approved plan.	As per submitted plan.
Building Height	As per approved plan.	As per submitted plan.

**6810-6834 Milwaukee Street**

Site Design	Required	Proposed
Number Parking Stalls	As per approved plan.	145 surface 177 underground (322 total)
Accessible Stalls	Yes	Yes
Loading	As per approved plan.	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (194) 1 guest space per 10 units (17)	None (3)
Landscaping and Screening	Yes	Yes (4)(6)
Lighting	Yes	Yes
Building Forms	As per approved plan.	As per submitted plan. (5)

**1 Wind Stone Drive**

Site Design	Required	Proposed
Number Parking Stalls	As per approved plan.	34 surface 44 underground (78 total)
Accessible Stalls	Yes	Yes
Loading	As per approved plan.	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (51) 1 guest space per 10 units (4)	None (2)
Landscaping	Yes	Yes (3)(5)
Lighting	Yes	Yes
Building Forms	As per approved plan.	As per submitted plan. (4)

**45 Wind Stone Drive**

Site Design	Required	Proposed
Number Parking Stalls	As per approved plan.	14 attached garage stalls
Accessible Stalls	None	None
Loading	As per approved plan.	None
Number Bike Parking Stalls	Single-family attached dwelling: 1 per dwelling (7)	Bike storage in attached garages
Landscaping	Yes	Yes (2)
Lighting	Yes	Yes
Building Forms	As per approved plan.	As per submitted plan. (3)

<b>Other Critical Zoning Items</b>	Urban Design (PD), Barrier Free (ILHR 69), Utility Easements
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*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

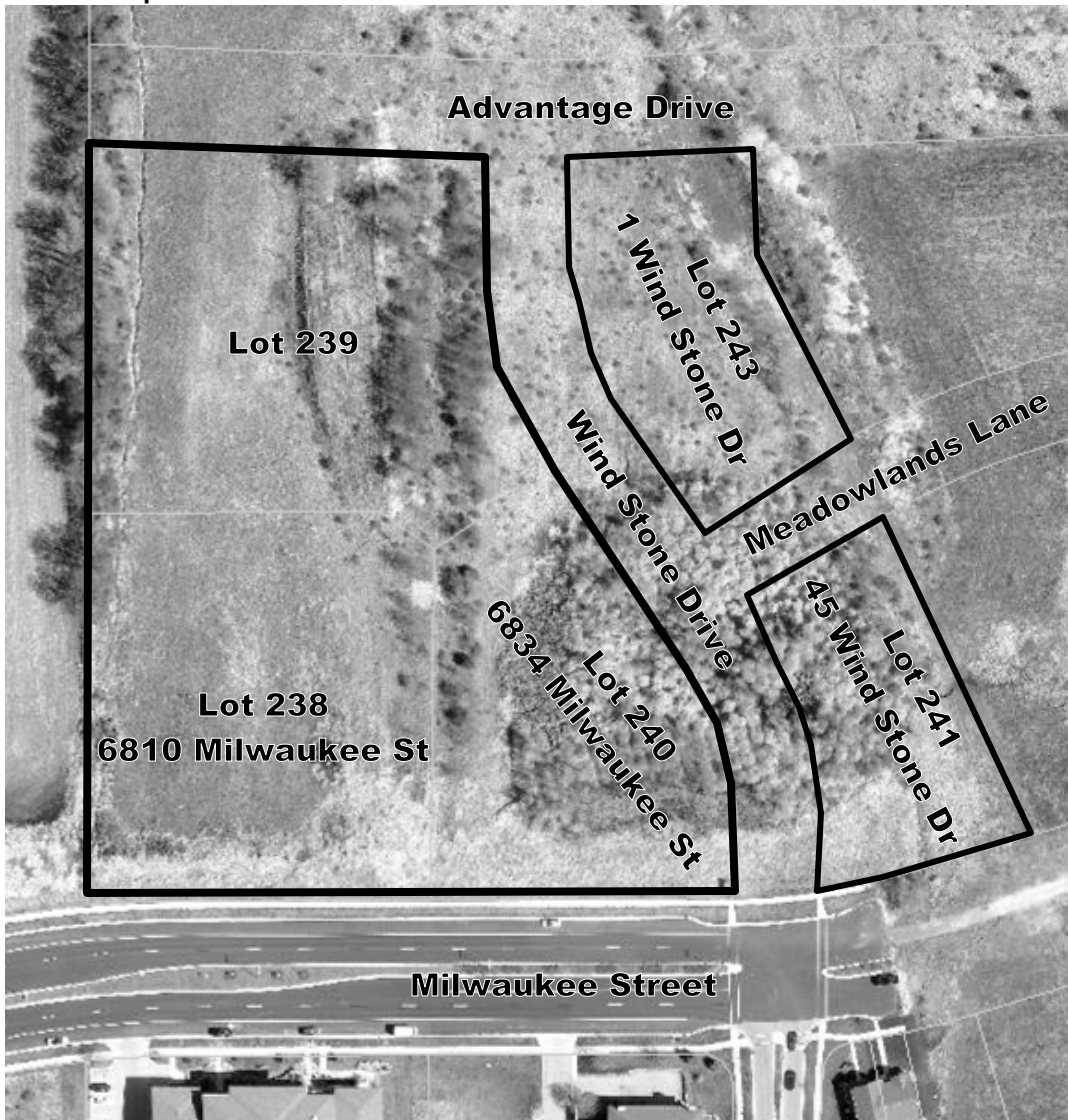
**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services. Weekday peak-hour transit service is available along Milwaukee Street at the intersection with Wyalusing Drive, approximately one-quarter-mile from the subject site.

## Previous Approvals

The subject site includes lots 238, 239, 240 (ID 56461), 241 (ID 56463), and 243 (ID 56462) of the Second Addition to the Meadowlands, approved in 2007. A Planned Unit Development (PUD) General Development Plan (GDP) for this area, known generally as “The Meadowlands” and originally addressed as the 6800 block of Reston Heights Drive was approved in 2004. The property in question, identified as “District IV,” is reserved for multifamily development in the GDP. District IV is 20.3 acres and was shown to include 305 total residential units in the GDP, for an average dwelling unit density of 15 dwelling units per acre. For the subject properties (Lots 238-241 and 243), 149 dwelling units were approved at a calculated density of approximately 21 dwelling units per acre. The district descriptions in the GDP capped height at 45 feet for the District IV multifamily area and 70 feet for the District V office/retail area. However, the table of development requirements for each individual lot indicate there are no height requirements for lots in either of these areas.

### Locator Map



## Project Description

The applicant is requesting approval of amended Planned Development-General Development Plan-Specific Implementation Plan PD-GDP-SIP zoning to allow for the development of 216 multi-family housing units and seven (7) townhouse units within five buildings. The proposed structures include one (1) two-story townhouse style development, one (1) three-story building, and three (3) four-story apartment buildings. As the site is bisected by existing platted right-of-way lines, it has been processed as three Zoning Map Amendments and includes separate approval conditions for each.

- 6810-6834 Milwaukee Street is proposed as three apartment buildings with 172 total units. The three buildings are labeled Building #1 (lot 238), Building #2 (lot 239), and Building #4 (lot 240).
- 1 Wind Stone Drive is proposed as a four-story 44-unit apartment building. The building is labeled as Building #3 on the provided site plans and is located on lot 243.
- 45 Wind Stone Drive is proposed as rowhouse complex. The rowhouses are labeled as Building #5 on the provided site plans, and located on Lot 241.

While not noted in the application materials, the applicant has indicated the proposal is intended to be an income-restricted development. In communications with staff, the applicant has indicated that 10 dwelling units will be restricted for households at or below 50% of the area median income, and the remaining 213 for households at or below 60% of the area median income.

### **6810-6834 Milwaukee Street (ID 56461)**

This site is somewhat triangular in shape, with Wind Stone Drive at an angle to the east, Milwaukee Avenue to the South, a short stretch of Advantage Drive to the north, and the property line and edge of the PD to the west. Building #1 is located in the southwest corner, Building #4 in the southeast corner, and Building #2 to the north. The site includes 145 surface parking spaces in four separate parking lots, with much of it concentrated at the middle of the block. A 75-foot right-of-way grant to the Michigan-Wisconsin Pipeline Company runs north-south through this area along the east side of Lot 239 and between lots 238 and 240. Due to limitations of this easement, it is reserved primarily for parking, vehicle drives, and open space. Landscaping will include plantings along the base of the buildings and within parking lot islands. An outdoor common space with seating and some amenities is planned for the interior of the Building #4 bend. A playground is proposed for the area east of Building #2, north of the driveway that runs between Building #2 and Building #4. The 75-foot gas pipeline easement has minimal landscaping.

Buildings #1 and #2 are more or less identical, having the same layout, parking count, unit count, and unit mix. Building #1 is located on lot 238 and Building #2 is located on lot 239. The "L"-shaped buildings are both four stories tall with 65 dwelling units and 66 structured underground parking stalls accessed via a ramp and door at one end. The entrance to Building #1's underground parking is at the eastern end of the "L," facing the parking entrance of Building #4. The entrance to the Building #2 underground parking faces south, toward the parking field at the interior of the block. The first floor of each building includes only two- and three-bedroom units, all of which have private exterior entrances. All units have private exterior decks or patios. The building facades are predominantly dark brown and tan horizontal fiber cement siding, with some portions of fiber cement panel and trim, stone veneer, and cast stone sills.

Building #4, located on lot 240, is also "L"-shaped, though of a more acute angle, with 42 dwelling units and 45 structured underground parking stalls. The majority of the building is three stories, with some two-story portions.

The entrance to Building #4's underground parking is at the southwestern end of the "L", facing the parking entrance of Building #1. The first floor of the building includes only two- and three-bedroom units, all of which have private exterior entrances. All units have private exterior decks or patios. The central portion of the building includes community spaces on both the first and second floors of the building. Similar to the other two buildings on site, the building facades are predominantly dark brown and tan horizontal fiber cement siding, with some portions of fiber cement panel and trim, stone veneer, and cast stone sills. Building #4 has larger areas of glazing than Buildings #1 and #2 for the communal areas.

Among the 172 units in the three buildings, there are 36 one-bedroom units, 92 two-bedroom units, and 44 three-bedroom units.

### **1 Wind Stone Drive (ID 56462)**

Wind Stone Drive runs primarily at a north-south angle to the east of this site, with Advantage Drive to the north, and Meadowlands Lane to the south. The proposed apartment building runs the length of the site parallel to Wind Stone Drive. The site includes 34 surface parking spaces behind the building. Underground parking for 44 vehicles is accessed via a ramp and driveway on the south end of the building connecting to Meadowlands Lane. Landscaping will include plantings along the base of the buildings and within parking lot islands, with street trees within the adjacent tree terraces. The building's first floor includes a lounge, other common areas, and three-bedroom units, all of which have private exterior entrances. All units have private exterior decks or patios. The building facades are predominantly dark brown and tan horizontal fiber cement siding, with some portions of fiber cement panel and trim, stone veneer, and cast stone sills. The building includes 15 one-bedroom units, 15 two-bedroom units, and 14 three-bedroom units.

### **45 Wind Stone Drive (ID 56463)**

Wind Stone Drive runs primarily at a north-south angle to the east of this site, with Meadowlands Lane to the north, and Milwaukee Street to the south. The proposed line of seven rowhouses runs the length of the site parallel to Wind Stone Drive. Landscaping will include plantings along the base of the buildings at the front and sides of the complex, with street trees within the adjacent tree terraces and between the units' private driveways. Each rowhouse unit includes three bedrooms, two-and-one-half bathrooms, and a two-stall attached garage. The building facades are predominantly dark gray and tan horizontal fiber cement siding, with some portions of fiber cement panel and trim, stone veneer, and cast stone sills. The conventional pitched roofs have dark gray asphalt shingles.

## **Analysis**

These requests are subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents. This section will then analyze the standards for Zoning Map Amendments and for planned developments before concluding with the Urban Design Commission's review of the proposed Planned Development district.

### **Conformance with Adopted Plans**

The [Comprehensive Plan](#) (2018) recommends Medium Residential for the site. Medium Residential areas include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings, generally two to five stories tall with densities between 20 and 90 dwelling units per acre. In addition to its land use recommendations, the [Comprehensive Plan](#) provides additional information related to

affordable housing. Neighborhoods and Housing Strategy 4 Action ‘A’ states that the City will “support the distribution of affordable housing throughout the city.” However, the same action goes on to note that “affordable housing should be distributed throughout the city and within areas that have access to transit, City services, and amenities for daily living...New lower cost and subsidized housing should be located in areas that already have a high level of resources and amenities available at a range of income levels” in the same action. Still, Strategy 4 notes that “each development proposal should be judged on its merits, without regard for the income level of prospective residents.” Page 52 of the Comprehensive Plan is attached to provide further information about this housing strategy.

The [Sprecher Neighborhood Development Plan](#) (1998, most recently amended 2012) recommends Medium Density Residential for the Milwaukee Street site and 1 Wind Stone Drive, defined as 12-16 dwelling units per acre. The NDP recommends low density residential for 45 Wind Stone Drive, defined less than eight dwelling units per acre. The NDP does not include building height recommendations.

The table below compares the three proposals to the applicable plan recommendations.

Address	Proposed Height	Proposed Density	Comprehensive Plan Height	Comprehensive Plan Density	Sprecher NDP Density
6810-6834 Milwaukee Street	3-4 stories	32 du/ac	2-5 stories	20-90 du/ac	12-16 du/ac
1 Wind Stone Drive	4 stories	48 du/ac	2-5 stories	20-90 du/ac	12-16 du/ac
45 Wind Stone Drive	2 stories	9 du/ac	2-5 stories	20-90 du/ac	<8 du/ac

**Zoning Map Amendment Standards**

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law.

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.”

As describe above, the request and its uses is generally consistent with the land use recommendations for this area in the [Comprehensive Plan](#). Staff notes, however, that the density generally exceeds what is recommended in the 1998 Sprecher NDP. Sub-area plans, such as the Sprecher NDP, can provide detail and specific implementation actions, fine tune larger concepts, and react to rapidly developing issues, and provide in-depth analysis not possible at a citywide level. The [Plan](#) states that in situations in which the Comprehensive Plan and a reasonably contemporary sub-area plan provide inconsistent recommendations, substantial consideration should be given to the sub-area plan. Additionally, the Sprecher NDP does state that “The mapped locations for housing in different density ranges are illustrative of the recommended development pattern, but some flexibility in implementing the recommendations is assumed. It is not expected that every residential development will necessarily correspond exactly to the specific density range indicated—but that the general pattern and distribution of densities and housing types be consistent with the intent of the neighborhood plan recommendations.”

The proposed buildings at 6810-6834 Milwaukee Street and 1 Wind Stone Drive are four stories, consistent with the recommendations of the Plan. The average residential density for each site is 32 and 48 dwelling units per acre, respectively, both within the description of the Comprehensive Plan land use recommendation, but somewhat higher than that of the Neighborhood Development Plan. The proposed rowhouses are two stories, consistent with the recommendations of the Comprehensive Plan, with a residential density of nine dwelling units per acre, less than the densities recommended in the Comprehensive Plan, but slightly higher than those in the Neighborhood Development Plan. Multi-family developments approved prior to the adoption of the current Comprehensive Plan are generally under 20 dwelling units per acre.

In addition to land use considerations, staff is aware of several concerns raised regarding this development at a neighborhood meeting held in August 2019. Many comments and concerns were raised related to the appropriateness of locating an affordable housing development of this size, at this location. Some concerns were specifically related to the lack of support services and commercial amenities in this area. Staff understands that the applicant proposes to restrict 10 dwelling units for households at or below 50% of the area median income, and the remaining 213 for households at or below 60% of the area median income. A 94-unit multifamily development, which staff understands to have similar income restrictions, is located slightly more than a mile west, immediately south of Milwaukee Street on Milky Way. Additionally, 1400 square feet of ground floor space is proposed to be programmed for services for the residents and other neighbors in need of services. According to the applicant, several local service providers have expressed interest in the space, but none have committed to it at time of report publication. In evaluating consistency with this requirement, the Plan Commission should consider how consistent the proposal is with both the intent of the Plan to distribute affordable housing throughout the city, and to locate it within areas that already have high levels of available amenities.

As it relates to the Comprehensive Plan and Zoning Map Amendment standards, Zoning Map Amendments shall be based on public health, safety, and welfare. Staff notes the relative distance of the proposal from services. The nearest grocery store and pharmacy are located nearly two miles driving distance and the nearest school is over two miles away. Transit is limited to peak weekday service at this location (see PD Standard (c)). Staff does not have information projecting the likely number of residents that would be transit dependent, but does note that the undeveloped lands to the west are recommended for Community Mixed Use and those to the north for Employment in the Comprehensive Plan, land use categories that could potentially include a wide range of business, goods, services, and employment opportunities in close proximity to this proposed development.

### **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. The resultant development should feature high-quality architecture and building materials. 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 Zoning Code Section 28.098(1) for further information. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards of 28.098(2) can be found met subject to the conditions from reviewing agencies found at the end of this report, and provides additional discussion on the following standards.

Standard (a) states, in part, that, the applicant shall demonstrate that *“No other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for*



*the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the PD objectives” of Section 28.098(1).* As this request is already part of a larger multi-property PD-GDP, the Planning Division believes it is appropriate to maintain PD zoning.

Standard (c) states, in part, that, “The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services to economic impact on municipal utilities serving that area.” The comments from Metro Transit state that only weekday peak-hour transit service is available along Milwaukee Street at the intersection with Wyalusing Drive. Metro Transit route 33 stops approximately one-quarter mile from the subject site, with weekday service to and from the East Transfer Point from approximately 5:15 a.m. to 8:45 a.m. and 3:30 p.m. to 6:30 p.m. The nearest all-day service is nearly 1.5 miles away on Thompson Drive. The proposal is outside Metro Transit's paratransit service area.

Standard (e) states that “*The PD District Plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.*” Much of the existing development in the immediate vicinity of this proposal is lower-density housing to the south, across Milwaukee Street. However, the areas to the east, west, and north are proposed to include mixed-use, higher-density residential, and employment-based land uses. Staff believe the proposed design is compatible with the intended character of the undeveloped surroundings.

Staff notes that a node of multi-family buildings are located approximately a quarter mile south of this site along East Hill Parkway between Littlemore and Stockbridge Drives. The table below displays the multifamily development in the node, enabling the commission to compare that development to the unrelated but similar Reston Heights East GDP that was approved with an average multifamily density of 16.7 dwelling units per acre.

Reston Heights Plat – Multifamily Approvals

Lot Number	Address(es)	PD-SIP Approval Date	Number of Buildings	Building Heights	Number of Units	Dwelling Unit Density
254	248-252 East Hill Parkway	2013	2	2 & 3 stories	61	14.0 du/ac
263	6833-6915 Littlemore	2008	5	2.5 & 3 stories	158	18.3 du/ac
262	6902 Stockbridge, 319-327 East Hill Pkwy	2011	3	2 & 3 stories	86	16.7 du/ac
198	302 East Hill Parkway	2007	4	2 stories	48	15.9 du/ac

Staff notes that two of the three Milwaukee Street-fronting buildings lots 241 and 240 are two and three stories, respectively. Other proposed buildings are four stories, approximately 52 feet in height. Which are consistent with height range recommended in the Comprehensive Plan, but taller than other residential buildings in the area. Note that north of the site, the approved and expired PD referenced building heights up to 70 feet in that yet-to-be developed area.

Further, the Urban Design Commission has reviewed the architectural style, building forms, and site design of the proposal, and has provided a recommendation of initial approval. Considering this recommendation, on balance Staff believes that this standard can be found to be met and the Planning Division has recommended a condition

that the item receive final UDC approval prior to final sign-off, and have requested further detail is provided to ensure rooftop mechanicals are adequately screened.

### **Urban Design Commission Approval**

Per 28.098(5)(c)1. M.G.O., the Urban Design Commission shall review the General Development Plan and make a recommendation to the Plan Commission. At its September 4, 2019, meeting, the Urban Design Commission granted initial approval of this development. The UDC provided several comments regarding building architecture, parking, and site design. Specifically, regarding exterior building design, UDC wished to see a simplified and more cohesive exterior design, better transitioned balconies, improved building-end elevations, and improved rooflines and roof profiles. Regarding site design and parking, UDC was concerned that there was too much surface parking, requested that the site be made electric vehicle (EV) ready with EV charging stations or conduit in place, and requested that green space adjacent to Building #1 be increased by reducing or reorienting one aisle of parking. The UDC report from September 4 is attached.

### **Public Input**

Staff and the alderperson have received much public comment, largely noting concerns. These materials are available [online](#) and a printed set will be available at the Plan Commission meeting.

## **Conclusion**

The applicant is requesting approval of an amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) to allow for the development of 216 multi-family housing units and seven (7) townhouse units within five buildings. The proposed structures include one (1) two-story townhouse style development, one (1) three-story building, and three (3) four-story apartment buildings. This request would replace an expired approval that previously allowed up to 149 units in five buildings on the subject sites. The proposed building types and development intensities can be found to generally conform to the land recommendations of the Comprehensive Plan, though they exceed the more restrictive medium density recommendations in the older Sprecher Neighborhood Development Plan.

The applicant has also indicated that the development is intended to include all income-restricted units. Staff understands this to be a mix of 50% and 60% of the area median household income. A primary concern that has been raised by area residents relates to the appropriateness of this site for affordable or income-restricted units. The Comprehensive Plan includes specific strategies and actions related to the location of affordable housing. This information is summarized and attached to this report should be carefully considered along with the applicable standards. The Plan states that the City will “support the distribution of affordable housing throughout the city” and notes that each development proposal should be judged on its merits, without regard for the income level of prospective residents. However, the Plan goes on to note that “affordable housing should be distributed throughout the city and within areas that have access to transit, City services, and amenities for daily living.” As noted, Metro Transit service is limited to weekday, peak hour service. While adjacent undeveloped areas are planned for possible mixed-use and employment uses, the surrounding developed areas are residential.

## Recommendation

### Planning Division Recommendation (Contact Colin Punt, 243-0455)

If the Plan Commission can find that the approval standards for zoning amendments and planned developments can be met, Planning Division staff recommends it forward the following Zoning Map Amendments to the Common Council with a recommendation of approval:

- IDs 28.022–00393 to approve an amended General Development Plan (PD-GDP) and 28.022–00394 to approve a Specific Implementation District (PD-SIP) for 6810-6834 Milwaukee Street
- IDs 28.022–00395 to approve an amended General Development Plan (PD-GDP) and 28.022–00396 to approve a Specific Implementation District (PD-SIP) for 1 Wind Stone Drive
- IDs 28.022–00397 to approve an amended General Development Plan (PD-GDP) and 28.022–00398 to approve a Specific Implementation District (PD-SIP) for 45 Wind Stone Drive

This recommendation is subject to input at the public hearing and the following conditions, which have been divided by project site.

### 6810-6834 Milwaukee Street (ID 56461)

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

### Planning Division (Contact Colin Punt, 243-0455)

1. The zoning text shall be revised to include “offices for human service programs” as a permitted use, to be reviewed and approved by Planning staff and the Zoning Administrator.
2. Applicant shall revise plans to screen rooftop mechanicals on all buildings from view from adjacent rights of way.

### Urban Design Commission (Contact Janine Glaeser, 243-0455)

3. Obtain final approval from Urban Design Commission prior to final staff sign-off by addressing the issues identified by the UDC when initial approval was obtained.

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

4. Work with Planning and Zoning staff to finalize the Zoning Text.
5. On the site plan, show the building setback distances measured to the property lines.
6. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 281-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 194 resident bicycle stalls are required plus a minimum of 17 short-term guest stalls. A minimum of 90% of the resident

stalls shall be designed as long-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

7. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
8. Submit detailed floor plans and elevations for all three proposed buildings (Buildings 1, 2, and 4). Include the third and fourth floors. Identify the building materials colors on the elevation keynotes and elevations.
9. Provide a roof section or profile showing the height of the proposed rooftop units in relation to the height of the parapet and demonstrating that they will not be visible from view. Per Section 28.142(9)(d), all rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.
10. 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.
11. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

12. 1.1 The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (M.G.O. 16.23(9)c)
13. 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (M.G.O. 16.23(9)(d)(4))
14. 6.5 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)
15. 4.13 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](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

16. 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
  - b) RECARGA files
  - c) TR-55/HYDROCAD/Etc
  - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and M.G.O. 37.09(2))
17. 4.21 Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com), or Daniel Olivares at [DAOlivares@cityofmadison.com](mailto:DAOlivares@cityofmadison.com) final document and fee should be submitted to City
18. 4.6a This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
19. 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 100 -year storm events,

matching post development rates to predevelopment rates.

20. 4.9d Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
21. 4.9g Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
22. 4.9zz Applicant shall provide a copy of the wetland sign off from the WDNR indicating that the wetlands on the property are not jurisdictional.
23. Applicant shall construct full street and sidewalk improvements for:
  - Wind Stone Dr. from Milwaukee to Advantage
  - Meadowlands Lane from Wind Stone to Phase Limit

Applicant shall complete street and sidewalk improvements as required by City Engineer to provide two way traffic to:

- Advantage Drive through phase limit

Applicant shall complete half street and sidewalk improvement to:

- Milwaukee Street from Wind Stone to phase limit

24. The applicant shall provide calculations sealed by a professional engineer in WI that the storm sewer system (pump or gravity) serving the underground parking access has been sized to adequately handle the 100-year storm event without flooding of the underground parking areas.

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

25. This project is proposed over 3 lots. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, private water main for fire protection, common areas, storm drainage and storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded and copies provided prior building permit issuance.
26. Per Document No. 1099553 applicant can use the gas pipeline area for uses not inconsistent with the ANR Pipeline's use. To assure that the proposed parking lot, sidewalks, water main services, sanitary sewer laterals and storm sewer improvements do not conflict with the gas pipeline, applicant shall obtain written consent from ANR Pipeline Company before making any improvement or grade change within the gas pipeline easement along the easterly side of this development. Proof of consent will be required prior to sign off of the final site plans.

27. The plans shall show and note the 6" and 10" gas mains that run through this site.

28. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko

(Izenchenko@cityofmadison.com that includes a floor plan 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 Address 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.

**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 M.G.O. standards, as set in section 10.08(6).
33. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
34. All pedestrian walkways adjacent parking stalls shall be 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.
35. The applicant shall not utilize public row to satisfy code requirement unless approved by the City Traffic Engineer
36. The applicant shall provide a clearly defined 5' 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. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering

recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

38. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
39. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut. Currently, the driveways on the plan are shown with radii, the applicant shall change these driveways to show City standard flares.
40. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
41. Covered parking is not dimensioned and as such not reviewable at this time. The applicant should be aware this may lead to major site changes once the dimensions are provided.
42. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.

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

43. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per M.G.O. 16.23(9)(d)(3).
44. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
45. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. 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.
46. 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 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. A Water Meter Application Form will subsequently be required to size & 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 (608) 266-4646.

47. The Utility/Site Plan(s) shall be revised to show all existing public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.

**Parks Division** (Contact Kathleen Kane, 261-9671)

48. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per M.G.O. Sec. 20.08(2)), and Park-Land Impact Fees, per M.G.O. 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 East Park -Infrastructure Impact Fee district. Please reference ID# 17121.2 when contacting Parks about this project.

**Forestry Division** (Contact Brad Hofmann, 267-4908)

49. 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.

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

50. Provide fire apparatus access as required by IFC 503 2015 edition, M.G.O. 34.503, as follows:

- The site plans shall clearly identify the location of all fire lanes.
- Provide a fire lane that extends to within 250-feet of all exterior portions of the structure since the building has a fire sprinkler system.
- M.G.O. 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-foot wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
- Public streets maybe used for aerial access lanes only after all other City needs have been accommodated. Removal of trees and/or on street parking is not a right of the development. Alternative means to construct the buildings above the building code minimums are an option to offset the need for aerial access lanes.

51. Provide direct roof access from one of the exitstairs.

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

52. Metro Transit only operates weekday peak-hour transit service along Milwaukee Street through the Wyalusing Drive intersection, near the project site. Daily, all-day transit service is on Thompson Drive west of the Interstate, at least 1.25 miles walking distance from the project site.

53. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is over one and one quarter miles walking distance, and the units would be greater than the ¾ mile regulatory distance from this all day service for passengers who might be eligible for door-to-door paratransit service.

## **1 Wind Stone Drive (ID 56462)**

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

#### **Planning Division** (Contact Colin Punt, 243-0455)

1. Applicant shall revise plans to screen rooftop mechanicals on all buildings from view from adjacent rights of way.

#### **Urban Design Commission** (Contact Janine Glaeser, 243-0455)

2. Obtain final approval from Urban Design Commission prior to final staff sign-off by addressing the issues identified by the UDC when initial approval was obtained.

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

3. On the site plan, show the building setback distances measured to the property lines.
4. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 51 resident bicycle stalls are required plus a minimum of 4 short-term guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
5. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
6. Submit detailed floor plans of all four floors and the parking level. Submit detailed elevations identifying the building materials colors on the elevation keynotes and elevations.
7. Provide a roof section or profile showing the height of the proposed rooftop units in relation to the height of the parapet and demonstrating that they will not be visible from view. Per Section 28.142(9)(d), all rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.
8. 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.

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

9. 1.1 The construction of this project will require that the applicant shall enter into a City / Developer

agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (M.G.O. 16.23(9)c)

10. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (M.G.O.16.23(9)(d)(4))
11. 6.5 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)
12. 4.13 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto: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. 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
  - a) SLAMM DAT files
  - b) RECARGA files
  - c) TR-55/HYDROCAD/Etc
  - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and M.G.O. 37.09(2))
14. 4.21 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](mailto:ttroester@cityofmadison.com), or Daniel Olivares at [DAOlivares@cityofmadison.com](mailto:DAOlivares@cityofmadison.com) final document and fee should be submitted to City.

15. 4.6a This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
16. 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 100 -year storm events, matching post development rates to predevelopment rates.
17. 4.9d Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
18. 4.9g Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
19. 4.9zz Applicant shall provide a copy of the wetland sign off from the WDNR indicating that the wetlands on the property are not jurisdictional.
20. Applicant shall construct full street and sidewalk improvements for:
  - Wind Stone dr from Milwaukee to Advantage
  - Meadowlands Lane from Wind Stone to Phase Limit

Applicant shall complete street and sidewalk improvements as required by City Engineer to provide two way traffic to:

  - Advantage Drive through phase limit

Applicant shall complete half street and sidewalk improvement to:

  - Milwaukee Street from Wind Stone to phase limit
21. The applicant shall provide calculations sealed by a professional engineer in WI that the storm sewer system (pump or gravity) serving the underground parking access has been sized to adequately handle the 100-year storm event without flooding of the underground parking areas.

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

22. Per Document No. 1170212 applicant can use the gas pipeline area for uses not inconsistent with the ANR Pipeline's use. To assure that the proposed parking lot, sidewalks and storm sewer improvements do not conflict with the gas pipeline, applicant shall obtain written consent from ANR Pipeline Company before making any improvement or grade change within the gas pipeline easement along the easterly side of this development. Proof of consent will be required prior to sign off of the final site plans.
23. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
24. There is a private storm sewer connection planned from the parking lot to discharge into a future storm sewer in Meadowlands Lane. A portion of the storm sewer crosses a portion of the Lot to the east. Either move the storm sewer or provide a recorded easement permitting this condition.
25. The Meadowlands Neighborhood Master Plan contemplates a possible future access connection with the Lot to the East. This SIP site plan does not show any connection. Applicant shall be aware if a future connection is made, this site will be required to be a party to a reciprocal access easement will be required.
26. The plans shall show the location of the 16" Natural Gas Main
27. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete 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 application submittal for the final Site Plan Approval 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 Address 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.

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

28. 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.
29. 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.

30. 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.
31. All parking facility design shall conform to M.G.O. standards, as set in section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. All pedestrian walkways adjacent parking stalls shall be 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.
34. The applicant shall not utilize public row to satisfy code requirement unless approved by the City Traffic Engineer
35. The applicant shall provide a clearly defined 5' 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.
36. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
37. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
38. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut. Currently, the driveways on the plan are shown with radii, the applicant shall change these driveways to show City standard flares.
39. Covered parking is not dimensioned and as such not reviewable at this time. The applicant should be aware this may lead to major site changes once the dimensions are provided.
40. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.
41. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

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

42. Provide fire apparatus access as required by IFC 503 2015 edition, M.G.O. 34.503, as follows:
- The site plans shall clearly identify the location of all fire lanes.
  - Provide a fire lane that extends to within 250-feet of all exterior portions of the structure since the building has a fire sprinkler system.
  - M.G.O. 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-foot wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
  - Public streets maybe used for aerial access lanes only after all other City needs have been accommodated. Removal of trees and/or on street parking is not a right of the development. Alternative means to construct the buildings above the building code minimums are an option to offset the need for aerial access lanes.

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

43. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per M.G.O. 16.23(9)(d)(3).
44. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
45. The Utility/Site Plan(s) shall be revised to show all existing public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.
46. 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 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. A Water Meter Application Form will subsequently be required to size & 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 (608) 266-4646.

**Parks Division** (Contact Kathleen Kane, 261-9671)

47. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per M.G.O. Sec. 20.08(2)), and Park-Land Impact Fees, per M.G.O. 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 East Park -Infrastructure Impact Fee district. Please reference ID# 17121.3 when contacting Parks about this project.

**Forestry Division** (Contact Brad Hofmann, 267-4908)

48. 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.

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

49. Metro Transit only operates weekday peak-hour transit service along Milwaukee Street through the Wyalusing Drive intersection, near the project site. Daily, all-day transit service is on Thompson Drive west of the Interstate, at least 1.25 miles walking distance from the project site.

50. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is over one and one quarter miles walking distance, and the units would be greater than the ¼ mile regulatory distance from this all day service for passengers who might be eligible for door-to-door paratransit service.

**45 Wind Stone Drive (ID 56463)**

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

**Urban Design Commission** (Contact Janine Glaeser, 243-0455)

1. Obtain final approval from Urban Design Commission prior to final staff sign-off by addressing the issues identified by the UDC when initial approval was obtained.

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

2. On the site plan, show the building setback distances measured to the property lines.
3. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
4. Submit detailed floor plans and elevations. Identify the building materials colors on the elevation keynotes and elevations.
5. 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.



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

6. 1.1 The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (M.G.O. 16.23(9)c)
7. 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (M.G.O. 16.23(9)(d)(4))
8. 6.5 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)
9. 4.13 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.
10. 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
  - a) SLAMM DAT files
  - b) RECARGA files
  - c) TR-55/HYDROCAD/Etc
  - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and M.G.O. 37.09(2))

11. 4.21 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](mailto:ttroester@cityofmadison.com), or Daniel Olivares at [DAOlivares@cityofmadison.com](mailto:DAOlivares@cityofmadison.com) final document and fee should be submitted to City
12. 4.6a This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
13. 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 100 -year storm events, matching post development rates to predevelopment rates.
14. 4.9d Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
15. 4.9g Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
16. 4.9zz Applicant shall provide a copy of the wetland sign off from the WDNR indicating that the wetlands on the property are not jurisdictional.
17. Applicant shall construct full street and sidewalk improvements for:
  - Wind Stone Dr from Milwaukee to Advantage
  - Meadowlands Lane from Wind Stone to Phase LimitApplicant shall complete street and sidewalk improvements as required by City Engineer to provide two way traffic to:
  - Advantage Drive through phase limitApplicant shall complete half street and sidewalk improvement to:
  - Milwaukee Street from Wind Stone to phase limit

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

18. Per Document No. 1170212 applicant can use the gas pipeline area for uses not inconsistent with the ANR Pipeline's use. To assure that the proposed driveway, storm sewer improvements and grade change do not conflict with the gas pipeline, applicant shall obtain written consent from ANR Pipeline Company before making any improvement or grade change within the gas pipeline easement along the easterly side of this development. Proof of consent will be required prior to sign off of the final site plans.
19. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record
20. There is a private drive that is proposed to straddle the east property line. Provide for review, a comprehensive reciprocal easement and agreement including, but not limited to, access, parking, utilities and storm sewer that are necessary to accomplish the driveway area as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
21. The plans shall show the location of the 16" Natural Gas Main.
22. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete 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 application submittal for the final Site Plan Approval 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 Address 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.

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

23. 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.
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 M.G.O. standards, as set in section 10.08(6).
27. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
28. All pedestrian walkways adjacent parking stalls shall be 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.
29. The applicant shall not utilize public row to satisfy code requirement unless approved by the City Traffic Engineer
30. The applicant shall provide a clearly defined 5' 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.
31. Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
32. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut. Currently, the driveways on the plan are shown with radii, the applicant shall change these driveways to show City standard flares.

**Fire Department** (Contact Bill Sullivan, 267-4908)

33. Provide fire apparatus access as required by IFC 503 2015 edition, M.G.O. 34.503, as follows:
  - The site plans shall clearly identify the location of all fire lanes.
  - Provide a fire lane that extends to within 250-feet of all exterior portions of the structure since the building has a fire sprinkler system

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

34. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per M.G.O. 16.23(9)(d)(3).
35. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
36. The Utility/Site Plan(s) shall be revised to show all existing public water mains, valves, hydrants and service

laterals in the project area as well as identify the diameters of the existing water mains and laterals.

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 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. A Water Meter Application Form will subsequently be required to size & 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 (608) 266-4646.

**Parks Division** (Contact Kathleen Kane, 261-9671)

38. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per M.G.O. Sec. 20.08(2)), and Park-Land Impact Fees, per M.G.O. 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 East Park -Infrastructure Impact Fee district. Please reference ID# 17121.4 when contacting Parks about this project.

**Forestry Division** (Contact Brad Hofmann, 267-4908)

39. 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.

**Metro Transit** (Contact Tim Sobota, 241-4289)

40. Metro Transit only operates weekday peak-hour transit service along Milwaukee Street through the Wyalusing Drive intersection, near the project site. Daily, all-day transit service is on Thompson Drive west of the Interstate, at least 1.25 miles walking distance from the project site.

41. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is over one and one quarter miles walking distance, and the units would be greater than the ¾ mile regulatory distance from this all day service for passengers who might be eligible for door-to-door paratransit service.