

PLANNING DIVISION STAFF REPORT

July 13, 2020



PREPARED FOR THE PLAN COMMISSION

Project Address: 603 South Point Road (9th Aldermanic District – Ald. Skidmore)
Application Type: Zoning Map Amendment & Conditional Use
Legistar File ID # [60486](#) & [60904](#)
Prepared By: Kevin Firchow, AICP, Principal Planner
Report includes comments from other City agencies, as noted.

Summary

Applicant | Owner: Dan Schmidt; The Edison, LLC; 826 North Star Drive; Madison, WI 53718
Contact: Ulian Kissiov; 476 Presidential Lane; Madison, WI 53711

Requested Action: The applicant requests approval of a zoning map amendment, rezoning the subject property from Temporary Agriculture (Temp-A) to Traditional Residential-Planned (TR-P). This includes an amendment to the underlying TR-P Master Plan to reflect the changes in the submitted plans. The request also includes conditional use approval for a residential building complex and for a building exceeding four stories, 52 feet in height.

Proposal Summary: The applicant proposes to construct a residential building complex as part of an expansion to an existing residential building complex. The proposed development includes a four-story, 63-foot tall building, with 92 dwelling units and two (2) two-family twin homes.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments §28.182(6) Madison General Ordinances (MGO) and Conditional Uses §28.183(6) MGO. TR-P Zoning Districts are also subject to the requirements of §28.053 MGO.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Substitute Zoning Map Amendment 28.022-00443 to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the approval standards are met and approve the conditional use request to construct a four-story (63-foot tall) 92-unit apartment building and two (2) two-family twin homes. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is just over two (2) acres in area, located at the intersection of South Point Road and Harvest Moon Lane. It is within Aldermanic District 9 (Ald. Skidmore) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The site was attached to the City earlier this year and is currently undeveloped.

Surrounding Land Uses and Zoning:

North: Single-family residence zoned TR-C3 (Traditional Residential–Consistent 3 District);

South: Residential Building Complex zoned TR-C3 and CC-T with a City of Madison stormwater management outlot and future single-family residences in the Acacia Ridge subdivision, zoned TR-C3, beyond;

East: Future single-family residences and private open space in the Acacia Ridge subdivision, zoned TR-P;

West: Timber Valley Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District); City stormwater management outlot in the 1000 Oaks subdivision.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends “Medium Residential” development for the subject site. Such areas are recommended for larger multifamily buildings or complexes, sometimes interspersed with other smaller housing types. The general density range is between 20-90 dwelling units per acre (du/ac). The recommended height is between 2 and 5 stories. The site is also within the more specific [Pioneer Neighborhood Development Plan](#), which recommends “Housing Mix 3” for the subject site. This housing mix is recommended to include townhouses and apartment buildings with a net density of between 20-40 units per acre with buildings between two and four stories in height.

Zoning Summary: The subject property is proposed to be zoned to the TR-P (Traditional Residential-Planned District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	Multi-family dwelling: 600/d.u. + 300 per bedroom >2 (56,400 sq. ft.) Two-family twin: 2,500 sq. ft./d.u. (10,000 sq. ft.) (66,400 sq. ft. total)	95,523 sq. ft.
Lot Width	50'	311.46'
Front Yard Setback	15'	15.0'
Max. Front Yard Setback	30 ft. or up to 20% greater than block average	25.6'
Side Yard Setback	10'	15.0' east 17.0' west
Reverse Corner Side Yard Setback	12' (10' for garage)	N/A
Rear Yard Setback	Street-accessed: 20 Alley-accessed: 2	Adequate
Usable Open Space	Multi-family dwelling: 140 sq. ft./d.u. (12,880 sq. ft.) Two-family twin: 500 sq. ft./d.u. (2,000 sq. ft.) (14,880 sq. ft. total)	Adequate
Maximum Lot Coverage	75%	66.47%
Maximum Building Height	4 stories/ 52'	4 stories/ 63'
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (92) Two-family twin dwelling: 1/d.u. (location only) (4) (96 total)	68 surface stalls 68 structured stalls (136 stalls)
Accessible Stalls	Yes	Yes
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (94)	26 surface stalls 85 underground stalls (111 stalls)

	1 guest space per 10 units (9) Two-family twin dwelling: None (103 total)	
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Large multi-family building Two-family twin building
Other Critical Zoning Items	Urban Design Review, Barrier Free (ILHR 69), Utility Easements	

Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject 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.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant proposes to construct a three-building, 96-dwelling unit residential building complex. The site is adjacent to and described as a second phase of “The Edison” residential building complex, located immediately to the south. That development includes 189 dwelling units. (Further Information for those approvals can be found on Legislative files [56866](#), [56548](#), and [56577](#).)

The first proposed building is a four-story structure with 92 dwelling units. It is similar in design and character to the buildings immediately to the south. The façade includes a combination of limestone veneer, metal panels, and composite panels. The building measures 63 feet in height, to the top of the gabled roof. The building includes under-building parking.

The second and third buildings are two-unit twin homes, oriented towards Harvest Moon Lane. The buildings are both two stories in height, with attached garages located to the rear. All four of the units are two-story units, with both three and four-bedroom units proposed. The twin homes also include a similar material pallet, consisting of limestone veneer and composite lap siding.

The bedroom and unit count for the proposed development is as follows:

	Total Units	Total Bedrooms
Apartment Building		
Studios	17	17
One Bedroom Units	43	43
Two Bedroom Units	28	56
Three Bedroom Units	4	12
Sub Total	92	128
Twin-Homes		
Three Bedroom Units	2	6
Four Bedroom Units	2	8
Sub Total	4	14
TOTAL	96	142

In regards to parking, 136 automobile stalls are provided. This includes 64 stalls beneath the larger building, four (4) garage stalls within the twin homes, and 68 surface stalls. There are a total of 111 bicycle parking stalls proposed.

In regards to open space, all units within the larger apartment building appear to have individual balconies, of varying sizes. Ground level porches are located along the front of the twin homes. The site and landscape plans also show outdoor spaces adjacent to the larger building and to the west of the twin homes.

Analysis & Conclusion

This section begins with a summary of adopted plan recommendations. This proposal is subject to the standards for Zoning Map Amendments §28.182(6) Madison General Ordinances (MGO), Conditional Uses §28.183(6) MGO, and TR-P Zoning Requirements of §28.053 MGO.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends “Medium Residential” development for the subject site. Such areas are recommended for larger multifamily buildings or complexes, sometimes interspersed with other smaller housing types. The general density range is between 20-90 dwelling units per acre (du/ac). The recommended height is between 2 and 5 stories. The site is also within the more specific [Pioneer Neighborhood Development Plan](#), which recommends “Housing Mix 3” for the subject site. This housing mix is recommended to include townhouses and apartment buildings with a net density range between 20-40 units per acre with buildings between two and four stories in height. Multi-family developments are recommended to include a mix of unit sizes, including larger two and three-bedroom units suitable for families with children.

Zoning Map Amendment Standards

The Planning Division believes that the Zoning Map Amendment Standards can be found met. These standards are relatively broad and 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 also 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.”

Conditional Use Standards

This proposal requires consideration of two conditional uses. The first is for a residential building complex and the second is to exceed the base height in the TR-P Zoning District. While the building is four stories, as allowed by-right, the height measured to the top of the gabled roof is 63 feet, which exceeds the base height of 52 feet. This height is allowable with conditional use approval.

In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent

changes to state law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.

Staff believes that the proposal is consistent with adopted plans and that the conditional use standards can be found met, with the recommended approval conditions. This includes Standard 12 that specifically relates to the consideration of additional height. Staff believes that the proposed development is consistent in scale, character, and design to the previously approved phase of the complex, immediately to the south. The density and scale are within the “Medium Residential” recommendations in the Comprehensive Plan. While the 48 du/ac in this phase slightly exceeds the 40 du/ac recommended in the Pioneer Neighborhood Plan, this site, when combined with the first phase of the development, the approximately eight-acre site has a calculated density of 35 du/ac.

Traditional Residential Planned District (TR-P) Standards

Larger-scale TR-P developments are intended to be designed through a master planning process. The proposed changes depicted in the submitted application are considered an alteration to the existing TR-P for the Acacia Ridge Subdivision. The approval standards and regulations for TR-P Districts are found in §28.053 MGO. The specific approval standards for such master plans state:

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

Staff believes that the TR-P standards can be found met, with the recommended approval conditions.

Urban Design Commission

M.G.O 28.151 requires that residential building complexes be reviewed by the Urban Design Commission (UDC) pursuant to the provisions in M.G.O. 33.24(4)(c). At their April 29, 2020 meeting, the UDC recommended final approval on their consent agenda. There were no recommended conditions of approval.

Conclusion

Staff believes that the Plan Commission could find the approval standards for Zoning Map Amendments and Conditional Uses can be met. At the time of report writing, staff has not received any public comments related to this proposal.

Recommendation

Planning Division Recommendations (Contact Kevin Firchow, 608-267-1150)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Substitute Zoning Map Amendment 28.022-00443 to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the approval standards are met and approve the conditional use request to construct a four-story (63-foot tall) 92-unit apartment building and two (2) two-family twin homes. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

City Engineering Division (Contact Brenda Stanley, 608-261-9127)

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
2. Construct sidewalk on South Point Rd and Harvest Moon Ln to a plan and profile as approved by City Engineer
3. Developer shall install median, pavement, curb & gutter, terrace, lighting to South Point Dr & Harvest Moon as required by City Engineer
4. This development is subject to impact fees for the Lower Badger Mill Creek Impact Fee District Sewer Interceptor and Storm). All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note 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.
5. 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. (MGO 16.23(9)(d)(4))
6. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
7. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>

9. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
10. Applicant shall revise plans (Sheet C-103) to show limits of private sanitary sewer easement(DOC. 5543224) to confirm that private sewer main is located within the limits of the easement
11. 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 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
12. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
13. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
14. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
15. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)
16. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
17. 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.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management

Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

19. The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window. Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

20. 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.

21. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

22. 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 ttrvester@cityofmadison.com (West).

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

23. Provide for review and amendment to the access agreement per 5472670 and Cross Reciprocal easements per Doc No 5543223. The amendments shall be recorded prior to final site plan sign off.

24. The address of 603 South Point Rd will be retired with the demolition of the existing building.

25. The address for the 92 unit apartment building is 605 South Point Rd. The duplex addresses are 9401, 9403, 9405 & 9407 Harvest Moon Ln.

26. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

27. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

28. Submit a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan.
29. 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 final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application.
30. 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, 608-266-5987)

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| <p>31. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off to facilitate sidewalk installation and curb relocation on Harvest Moon Lane and South Point Road.</p> |
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32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale 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.
 33. 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.
 34. 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.
 35. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 36. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
 37. 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.
 38. Per Section MGO 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.

39. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
40. 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.
41. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
42. No alterations to the CSM shall negatively impact the approved site plan and/or cause the approved site plan to be in non-compliance.
43. "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.
44. 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.
45. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
46. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turnaround area ten (10) to twelve (12) feet in width and signed with a "No Parking Anytime."

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

47. Provide fire sprinkler protection in the twin homes in accordance with NFPA 13D Sprinkler Systems for One- and Two-Family Homes. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

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

48. Submit updated exhibits for the Amendment adding the property at 603 South Point Road to the Acacia Ridge TR-P Master Plan.

49. The proposed residential building complex is the second phase to the Edison, a residential building complex under construction at 9502-9510 Watts Road and 604 Feather Sound Drive. Submit an overall site plan exhibit including the cross connected property to the south at 9502-9510 Watts Road and the property to the east at 604 Feather Sound Drive.
50. A Conditional Use has been approved for a residential development at 9502-9510 Watts Road and 604 Feather Sound Drive. Submit a minor alteration to the approved Conditional Use to document the site and landscape changes that will result from connecting the proposed residential building complex to the approved residential development.
51. Identify qualifying usable open space areas in the plans. Usable open space shall be at ground level in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet and pervious pavement designed for outdoor recreation only maybe included as usable open space.
52. Install a landscape island within the north row of parking stalls abutting the two-family twin dwellings. A planting island shall be located at least every twelve (12) contiguous stalls with no break.
53. Include the basement level floor plan for the two-family twin dwellings in the final plan set.
54. 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.
55. 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.

Parks Division (Contact Sarah Lerner, 608-261-4281)

56. 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 Park-Infrastructure Impact Fee district. Please reference ID# 20019 when contacting Parks about this project.

Forestry Division (Contact Brad Hoffman, 608-267-4908)

57. As defined by Madison General Ordinance 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

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

58. The proposed conditional use development is outside Metro Transit's service area. The closest bus stop with scheduled bus service is no less than 1.5 miles walking distance - and the units would be greater than the $\frac{3}{4}$ mile regulatory distance from all day scheduled bus service, that disqualifies any trips in this subdivision for passengers who might otherwise be eligible for door-to-door paratransit service.

59. The pedestrian access between this site and the scheduled bus service, located on Junction Road at Mineral Point Road, includes approximately three-quarters of a mile travel along the unimproved shoulder of County Highway S (Posted 45 mph).

Water Utility (Contact Jeff Belshaw, 608-261-9835)

60. 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/plumbers-contractors>), 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.

61. Dwellings shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters