



## PLANNING DIVISION STAFF REPORT

June 7, 2021

PREPARED FOR THE PLAN COMMISSION

**Project Address:** 6321 Town Center Drive (3<sup>rd</sup> Alder District – Ald. Lemmer)  
**Application Type:** Planned Development (PD) Zoning Map Amendment  
**Legistar File ID #** [65511](#)  
**Prepared By:** Chris Wells, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

### Summary

**Applicant & Property Owner:** Michael Ellefson; Ellefson Construction, Inc.; 1018 Gammon Lane, Suite 100; Madison, WI 53710  
**Contact:** Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton, WI 53562

**Requested Action:** The applicant proposes two Planned Development zoning map amendment requests – to approve an Amended General Development Plan (PD-GDP) on property located at 6321 Town Center Drive, and to approve a Specific Implementation Plan (PD-SIP) for the same property – in order to construct three residential buildings with a total of 74 units located at 6321 Town Center Drive.

**Proposal Summary:** The applicant proposes to construct three residential buildings on an undeveloped property within the “Metrotech” Planned Development. This request includes 1) The re-approval of the Planned Development’s underlying General Development Plan (PD-GDP) with an increase to the allowed density on Lot 10 from 22 to 25 dwelling units per acre; and 2) Approval of a new Specific Implementation Plan (PD-SIP) for the three residential buildings with a total of 74 units located at 6321 Town Center Drive.

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

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

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00499, rezoning 6321 Town Center Drive from Amended PD-GDP (Planned Unit Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00500, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 6321 Town Center Drive with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

### Background Information

**Parcel Location:** The 129,850-square-foot (2.98-acre) subject property is located to the southwest of the intersection of Town Center Drive and Metro Terrace. It is located within Aldermanic District 3 (Ald. Lemmer) as well as the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The property is currently undeveloped and is zoned PD (Planned Development District).

**Surrounding Land Use and Zoning:** The adjacent properties to the north, east and west are within the Metrotech Planned Development (PD). All properties within Metrotech are subject to the underlying General Development Plan (GDP) and the developed properties also include an approved Specific Implementation Plan (SIP).

**North:** Across Town Center Drive is the Steamfitters Local 601 Training Center and City of Madison Fire Station 13, both located within Metrotech and both zoned Planned Development (PD);

**South:** A single-family residence, not part of Metrotech, zoned PD;

**East:** Across Metro Terrace is a condominium development, located within Metrotech and zoned PD; and

**West:** City of Madison Town Center Park, located within Metrotech and zoned PD.

**Adopted Land Use Plan:** The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre.

**Zoning Summary:** The property is an existing Planned Development (PD).

Requirements	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.

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	70 underground 33 surface (103 total) <i>(See Comment #36)</i>
Accessible Stalls	Yes	Yes
Loading	As per approved plans.	As per submitted plans.
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (74) 1 guest space per 10 units (7) (81 total)	74 underground 8 surface (82 total)
Landscaping and Screening	Yes	Yes <i>(See Comment #37)</i>
Lighting	Yes	Yes
Building Forms	As per approved plans.	As per submitted plans. <i>(See Comment #38)</i>

<b>Other Critical Zoning Items</b>	Urban Design (Planned Development (PD)); Utility Easements; Barrier Free (ILHR 69); Adjacent to a Park
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*Tables 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:** This property is served by a full range of urban services. Metro Transit however, only operates weekday peak-hour transit service along Milwaukee Street through the Metro Terrace intersection, near the project site. Daily, all-day transit service is on Thompson Drive west of the Interstate, approximately one mile walking distance from the project site. Staff note that, currently, there are no sidewalks over much of this distance.

## Related Approvals

On June 3, 2003, the City of Madison Common Council approved the rezoning of 6321 Town Center Drive (Lot Ten (10), Metrotech Plat) from PUD (GDP) to Amended PUD (GDP-SIP) for a three apartment buildings consisting of 27 units in Building 1, 14 units in Building 2, and 24 units in Building 3.

On April 29, 2005, the Amended-PUD (GDP-SIP) was further amended by way of a minor alteration. Building 1 was revised from 27 units to 26 units, Building 2 was revised from 14 units to 16 units, and Building 3 was revised from 24 units to 23 units, to net an addition of one one-bedroom unit and a reduction of one efficiency unit.

At its June 5, 2006 meeting, the Plan Commission approved a 24-month extension of the time limit within which building permits must be obtained for the approved PD-GDP-SIP noted above. (Legistar File [03752](#))

## Project Description

The applicant proposes to construct three residential buildings on an undeveloped property within the "Metrotech" Planned Development. This request includes:

- 1) The re-approval of the Planned Development's underlying General Development Plan (PD-GDP) with an increase to the allowed density on Lot 10 from 22 to 25 dwelling units per acre; and
- 2) Approval of a new Specific Implementation Plan (PD-SIP) for the three residential buildings with a total of 74 units located at 6321 Town Center Drive.

### Re-Approval of General Development Plan (GDP) & Density Increase

M.G.O. Sec. 28.098(5)(c)7 states that, "...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions." Since the underlying PD-GDP was approved by the Common Council in 2003, its approval has expired and therefore requires re-approval.

The applicant is proposing the following amendment to the General Development Plan (GDP): to increase the density allowed for Lot 10 from 22 to 25 units per acre. The GDP currently limits the density on Lot 10 to 22 units per acre. For the three-acre subject site, this works out to a maximum of 66 units. However, given the applicant's proposal with a total of 74 units, the permitted density will need to be increased to 25 units per acre.

### **Specific Implementation Plan (SIP) Modifications**

The applicant next proposes a revised Specific Implementation Plan (SIP) to allow for the construction of three 3-story residential buildings, containing a total of 74 dwelling units. 'Building 1' (as labelled in the submitted drawings), is located at the southwest corner of Town Center Drive and Metro Terrace. Its shape is dog-legged and contains 26 units and 24 underbuilding automobile parking stalls. 'Building 2' is located to the west of 'Building 1', along Town Center Drive. It is rectangular-shaped and contains 24 units and 23 underbuilding automobile parking stalls. Finally, 'Building 3' is located to the south of 'Building 1', along Metro Terrace. Like 'Building 2', it is also rectangular-shaped and contains 24 units and 23 underbuilding automobile parking stalls. The unit mix will be primarily one- and two-bedroom units given the breakdown of nine efficiency units, 27 one-bedroom units and 38 two-bedroom units across the three buildings. Each unit will have a private balcony.

In the center of the site, between the three buildings, 33 automobile surface parking stalls are located around a circular drive aisle. These parking stalls, as well as the underbuilding stalls located beneath Building 2, are all accessed from Town Center Drive whereas the underbuilding parking for Buildings 1 and 3 are both accessed from Metro Terrace, via a shared drive aisle. In the southwest corner of the site will be an outdoor commons amenity (i.e. outdoor seating, fire pit, shade structure, etc.) and a large stormwater detention area.

The architecture of the three buildings will be the same. All will have gabled roofs clad with asphalt shingles. The exterior siding will consist primarily of brick and an olive-colored, horizontal composite siding, with portions of the third story painted off white with olive-colored battens.

## **Analysis**

This request is 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.

### **Conformance with Adopted Plans**

The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the more contemporary Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre. Staff note that this discrepancy in recommended densities between the two plans is most likely due to the fact that while the Sprecher Plan's land use map has been amended roughly five times since the Plan was first adopted in 1998, the density recommendations associated with the various residential land use categories has not.

That said, with the proposal to increase the density on the site from 22 to 25 units per acre, while the proposed 24.6 units per acre is above the Sprecher Plan's density recommendation (note: as was the density when the project was previously approved, in 2003 (see table on the next page)), Staff believe it is well within the range proposed by the Comprehensive Plan. Staff also believe the three story building height is consistent with the Comprehensive Plan.

**Breakdown of Dwelling Units on Metrotech Lot 10 – Original 2003/2005 SIP Proposal (Now Expired) versus Current Proposed**

	<u>Bldg. 1</u>	<u>Bldg. 2</u>	<u>Bldg. 3</u>	<u>Total</u>	<u>Density</u>
<b>Original 2003 Proposal, Later Modified in 2005, Which Has Expired</b>	26	16	23	65	21.8
<b>Current Proposal</b>	26	24	24	74	24.8
<b>Difference</b>	--	+8	+1	+9	+3.0

**Zoning Map Amendment Standards**

Staff believe that the standards for Zoning Map Amendments can be met. The Zoning Map Amendment standards are 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 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 noted above, Staff believes that the project is consistent with the Comprehensive Plan.

**Planned Development Standards**

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, Staff believe the standards can be found met, with the recommended conditions. Some additional discussion follows regarding Planned Development Standards (d) regarding traffic impacts; and (e) the requirement of the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with land use.

Standard (d), states *“The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.”* Traffic Engineering is recommending a conditional of approval which requires the applicant to submit a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer before final sign off. Therefore, the Planning Division believes the Plan Commission may find this standard met.

Standard (e) states that the *“Planned Development 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.”* The Urban Design Commission (UDC) reviewed this request on an informational basis at their March 31, 2021 meeting. At their May 26, 2021 meeting, they gave the project unanimous final approval as proposed with the condition that the applicant consider the redesign of the planting bed edges and the addition of more ornamental interest. As no rooftop mechanicals or HVAC “wall-pack” penetrations/louvers have been shown

on the submitted plans, Staff have also included a condition of approval requiring any such HVAC “wall-pack” penetrations/louvers to be oriented perpendicular to the main facade, and provided within the recessed balcony spaces. Considering the advisory recommendation of final approval from the UDC and the condition regarding “wall-pack” units, the Planning Division believes the Plan Commission may find this standard met.

Finally, M.G.O. Sec. 28.098(5)(c)7 states that, “...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions.” Since the underlying PD-GDP was approved by the Common Council in 2003, its approval has expired and therefore requires re-approval.

Other than the modification to increase the density on Lot 10, Staff note that the current proposal is consistent with the Metrotech GDP which was approved in 2003. Staff believe that the proposal is still very much consistent with the GDP’s existing Zoning Text for Lot 10, which states that Lot 10 “serves as a transition from the more intensive mixed uses to the east with the proposed residential uses to the west. This area will be designed to have an urban residential feeling that faces the public street and public park. This area is to be reserved for market rate condominiums, senior-oriented living, or upper market rental units. This area is to be designed so that it addresses the public street system and public park.” Furthermore, Staff note that the current proposal is also nearly identical to the SIP which was approved back in 2003 (and later amended in 2005), save for the fact that Building 2 is currently proposed at three stories whereas, in 2003, it was a two-story building.

Staff believe the increased density is still very much in line with the densities proposed by the Comprehensive Plan for this site while still being compatible with the surrounding development, most notably the three-story, four-building condominium development located to the east, across Metro Terrace. Staff note that this condominium development also consists of 112 units on the roughly 4.35-acre parcel, which works out to a density of almost 26 units per acre. Additionally, Staff note that the Comprehensive Plan has the same medium residential recommendation for this site as the subject site. Therefore, Planning staff have no concerns related to the appropriateness of the project given surrounding development and subsequent increased density recommendations of the Comprehensive Plan since the last approval of the GDP.

### **Public Comment**

A virtual neighborhood meeting was held by Ald. Lemmer on March 23, 2021. At the time of report writing, staff have not received any public comments.

### **Conclusion**

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be met. Staff believes that the proposed three modest residential buildings are generally well-designed, generally consistent with adopted plan recommendations, and will serve as an attractive complement to other existing and planned developments in and near the Metrotech Neighborhood Development. The request is similar to a previously approved and recorded proposal which was not constructed and whose approval has since expired.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00499, rezoning 6321 Town Center Drive from Amended PD-GDP (Planned Unit Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00500, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 6321 Town Center Drive with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

#### Planning Division (Contact Chris Wells, (608) 261-9135)

1. The applicant shall provide updated pages to the PD-GDP reflecting the approved PD modifications. These changes shall be approved by the Planning Division staff and the Zoning Administrator or designee.
2. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
3. That plans for rooftop equipment screening be specified and approved by staff.

#### Urban Design Commission (Contact Janine Glaeser, (608) 267-8740)

4. The applicant consider the redesign of the planting bed edges and the addition of more ornamental interest.

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

5. Enter into a City / Developer agreement for the required infrastructure improvements and for repairs of damaged sidewalk, terrace, curb and gutter and pavement. 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)
6. This development is subject to impact fees for the Door Creek North Impact Fee District. 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.
7. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

8. 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.
9. 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>.

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. Execute a waiver of notice and hearing on the assessments for the improvement of Hoppman Dr in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))
11. Revise the site plan 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. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
13. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
14. 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.
15. 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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.

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>

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)

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.

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. 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>.

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))

Rate Control: Detain the storms between the 10 & 200 -year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

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.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

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.

17. 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.
18. 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](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West).

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

19. The site plan shall correctly show the existing public sidewalk along the south side of this site. The private walk at the south end shall be extended to the existing walk.
20. Sheet C1-1 shows 24 units, 26 units & 23 units in the building footprints. This does not match the LOI. Reconcile and update accordingly.
21. Sheet A-1.4 for Building 1 doesn't have roof line plan that matches the building shape. Reconcile and update accordingly.
22. Submit a site plan and complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed apartment complex. Each building page should include a key locator and north arrow.

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.

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)

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; 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 MGO 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. 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.
30. 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.
31. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way 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.
32. 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.
33. 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.
34. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6))

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

35. Work with Zoning and Planning staff to finalize the Zoning Text.
36. Provide electric vehicle stalls per Section 28.141(8)(e) *Electric Vehicle Charging Station Requirements*. A minimum of 10% of the residential parking stalls (10 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed.

37. 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.
38. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas will be treated, and provide a detail of the specific treatment that will be used.
39. 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.
40. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

41. Provide details that the City of Madison Ladder truck could reach 6-ft above and 6-ft beyond the eave of the main roofs of each building where the aerial access lane is located more than 30-ft from the face of the building.

**Parks Review** (Contact Kate Kane, (608) 261-9671)

42. 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 East Park -Infrastructure Impact Fee district. Please reference ID# 21010 when contacting Parks about this project.

**Forestry Review** (Contact Jeffrey Heinecke, (608) 266-4890)

43. Plat Layout: 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.

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

44. Water Meter Application Forms and fees must be submitted before connecting to the existing water laterals. 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.

45. 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/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. 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.
46. 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.

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

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