

PLANNING DIVISION STAFF REPORT

January 11, 2021



PREPARED FOR THE PLAN COMMISSION

Project Address: 4205 Portage Road

Application Type: Zoning Map Amendment

Legistar File ID # [63216](#)

Prepared By: Timothy M. Parks, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow and Brian Grady, Planning Division

Summary

Applicant: Nick Patterson, Interstate Overlook, LLC; 641 W Main Street; Sun Prairie.

Property Owner: Betty's Real Estate, LLC; 15 Sage Brush Street; Golden, Colorado.

Requested Action: Approval of a request to rezone 4205 Portage Road from Temp. A (Agricultural District) to TR-U2 (Traditional Residential–Urban 2 District) for future multi-family development.

Note: The application states “5422 Portage Road” for the site address, which was the parcel address in the Town of Burke prior to attachment of the property to the City of Madison on July 21, 2020 by Ordinance 20-00068 (ID [61294](#)).

Proposal Summary: The applicant is requesting approval of TR-U2 zoning for an undeveloped parcel of land, which would be developed in the future with approximately 577 apartments in six buildings with a combination of surface and structured parking. The applicant indicates that the project would commence construction in fall 2021, with completion anticipated in spring 2023. The application submitted requests consideration of the conditional uses needed for the future multi-family development. However, the applicant has not submitted the detailed plans (site, landscaping, utility, architectural, etc.) required to consider the conditional uses for the six-building complex, and the letter of intent accompanying the application only references a zoning map amendment. Therefore, the applicant will need to submit a separate application for the conditional uses needed for the project once the detailed plans are available.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table 28C-1 in Section 28.032(1) of the Zoning Code identifies multi-family dwellings with eight (8) or more units and residential building complexes as conditional uses in the TR-U2 (Traditional Residential–Urban 2 District) zoning, subject to supplemental regulations in Section 28.151. Review of the future residential building complex by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance prior to Plan Commission consideration of the conditional use for the same.

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00482 rezoning 4205 Portage Road from Temp. A to TR-U2, to the Common Council with a recommendation to **place on file without prejudice** due to the proposed zoning being inconsistent with adopted plans. For reference, conditions for the zoning map amendment from reviewing agencies begin on page 6 of this report.

Background Information

Parcel Location: An 11.35-acre parcel located at the northeastern corner of Portage Road and DiLoreto Avenue; Aldermanic District 17 (Baldeh); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned Temp. A (Agricultural District).

Surrounding Land Use and Zoning:

North: Single-family residences and agricultural buildings in the Town of Burke;

South: Hidden Creek Residences apartments across DiLoreto Avenue, zoned SR-V2 (Suburban Residential–Varied 2 District);

East: Interstate 39/90/94, with the American Center further to the east; and

West: Single-family residences in the Churchill Heights subdivision and Churchill Heights Park across Portage Road, zoned SR-C2 (Suburban Residential–Consistent 2 District).

Adopted Land Use Plan: The 2018 [Comprehensive Plan](#) recommends that the subject site and other properties on the east side of Portage Road north of DiLoreto Avenue be developed with Low Residential land uses up to 15 units per acre.

The site is located within the boundaries of the 2000 [Hanson Neighborhood Development Plan](#), which recommends that the properties north of Starkweather Creek on the east side of Portage Road be developed with low-density residential uses up to eight (8) units per acre.

Zoning Summary: The project will be developed in the TR-U2 (Traditional Residential–Urban 2 District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	500 sq. ft. per unit (288,500 sq. ft.)	494,348 sq. ft.
Lot Width	50'	395'
Minimum Front Yard Setback	15'	To be determined at the time of subsequent approvals and permitting.
Maximum Front Yard	30'	
Side Yard Setbacks	10'	
Rear Yard	20'	
Maximum Lot Coverage	80%	
Useable Open Space	140 sq. ft. per unit (80,780 sq. ft.)	
Minimum Building Height	6 stories/ 78 feet	
Auto Parking	1 per dwelling unit (577 per concept)	611
Accessible Stalls	2% of total (approx.. 12)	14
Bike Parking	Approximately 635	To be determined
Loading	None	0
Building Forms	Large Multi-Family Building	To be determined

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Urban Design, Barrier Free, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>	

Environmental Corridor Status: The property 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 currently operates daily transit service south of the site at the Portage Road-Hayes Road intersection, approximately a third-mile from the site.

Project Description

The applicant is requesting approval of a request to rezone 11.3 acres of land recently attached to the City from the Town of Burke to the TR-U2 (Traditional Residential–Urban 2) zoning district. The site is currently undeveloped agricultural land in Temporary A (Agricultural District) zoning.

The applicant is not requesting approval of specific plans to develop the property at this time. However, an illustrative concept plan submitted in support of the rezoning request shows that the L-shaped parcel would be developed in the future with approximately 577 apartments in six buildings with a combination of surface and structured parking. The applicant indicates that the project would commence construction in fall 2021, with completion anticipated in spring 2023. Multi-family dwellings with greater than eight (8) units and residential building complexes are conditional uses in the proposed TR-U2 zoning district. In the event that the proposed rezoning request is approved, the applicant would be required to submit an application for conditional use approval to the Plan Commission prior to building permits being issued for the complex depicted on the concept plans. As is customary, those conditional use plans would include detailed information on the siting of the proposed buildings, project data, and architectural, civil engineering, and landscaping plans for the residential building complex. The plans for the complex would be reviewed by the Urban Design Commission prior to the Plan Commission’s review as required by the Zoning Code. Additional approvals, including a potential subdivision of the land and dedication of public right of way for Portage Road and DiLoreto Avenue, payment of impact fees, and entering into a developer’s agreement for any required public improvements to support the development, would also be required prior to issuance of permits.

Analysis

The requested TR-U2 zoning district allows a wide range of residential uses, as outlined in Section 28.051 of the Zoning Code. The statement of purpose for the Traditional Residential–Urban zoning districts states, in part: “The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of *high-density* [emphasis added] residential areas and to accommodate a full range of life-cycle housing.” Indeed, the TR-U2 is the densest residential zoning district outside the downtown area, with a maximum density of up to 87.12 units per acre allowed for multi-family dwellings with greater than eight units such as those envisioned for the subject site by the concept plan accompanying the rezoning request.

In order to approve the requested zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City’s Comprehensive Plan as required by Section 66.1001(3) of Wisconsin

Statutes. “Consistent with” is defined as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.”

The 2018 Comprehensive Plan recommends that the subject site and other properties on the east side of Portage Road north of DiLoreto Avenue be developed with Low Residential (LR) land uses up to 15 units per acre. South of the site and DiLoreto Avenue, the Generalized Future Land Use Maps call for Medium Residential (MR) uses (20-90 units per acre) consistent with the established multi-family development pattern that exists along both sides of Hayes Road near Portage Road south of Starkweather Creek as well as across DiLoreto Avenue in the Hidden Creek Residences development, which was approved in June 2015 to include 284 apartments in three buildings in SR-V2 zoning. The boundary between the LR recommended for the site and the higher density housing recommended to the south is DiLoreto Avenue.

The Comprehensive Plan generally recognizes LR areas as being predominantly made up of single-family and two-family residences, but which may include “house-like” structures that were built as or have been converted to multi-family dwellings in older neighborhoods. Smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation. While more intense forms of multi-family development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plans. By comparison, the type of building and approximately 51 unit-per-acre density suggested for the subject site by the concept plan accompanying the rezoning request and maximum density of 87 units per acre in the requested TR-U2 zoning would be more consistent with the MR designation, which in addition to allowing higher densities than the LR district, also allows large multi-family buildings up to five stories in height.

In the case of the subject site, the relevant sub-area plan is the Hanson Road Neighborhood Development Plan, which was adopted in 2000 to provide detailed land use, utility, and transportation recommendations for the portions of the existing and future City generally bounded by Anderson Road on the north, Cherokee Marsh and CTH CV on the west, Dane County Airport and Hayes Road on the south, and Interstate 39/90/94 on the east.

Most of the developable land included in the Hanson Road planning area is recommended for industrial uses along and north of Hanson Road. However, approximately 58 acres in the southeastern corner of the approximately 1,839-acre planning area are recommended for residential uses as an extension of the established residential land uses located to the south along Portage and Hayes Roads. The Hanson Road Neighborhood Development Plan recommends that the subject site and properties generally north of Starkweather Creek be developed with low-density residential uses up to eight units per acre, consisting mostly of small-lot single-family development, duplexes, townhouses, and small apartment buildings. Multi-family housing like the six large buildings and 577 units proposed shown on the applicant’s concept plan is more consistent with the medium-density residential area in the neighborhood development plan, which generally recommends the development of townhouses, apartments, and other forms of “clustered housing” between 12-16 units per acre. Text on page 19 of the neighborhood development plan, however, discourages large apartment complexes like the one conceptually shown. The boundary between the low-density and medium-density areas in the adopted plan is Starkweather Creek; however, that boundary effectively shifted north to DiLoreto Avenue with the 2015 approval of the Hidden Creek Residences development.

Even with the boundary between the areas recommended for low-density and medium-density shifted north to DiLoreto Avenue through the 2015 approvals for the Hidden Creek Residences development and affirmed through the 2018 Comprehensive Plan update, staff does not believe that a further increase in density like the one proposed for the subject site can be considered without an amendment to at least the Hanson Road Neighborhood

Development Plan. During the development of the adopted neighborhood development plan, it was estimated that a total of approximately 332 new dwelling units could be constructed within the planning area at full build-out (177 units of low-density housing, 21 units of low- to medium-density housing, and 134 units of medium-density housing). While some flexibility in implementing the recommendations of an adopted plan is assumed, including some residential developments that do not correspond exactly to the specific density recommended for an area, it is generally expected that the general pattern and distribution of densities and housing types will be consistent with the plan recommendations. Even without any development of the 11.3-acre site, the number of units planned for the 58 acres of residential development has been exceeded through the developments previously approved, including the Hidden Creek Residences complex and Vang Homesites (single- and two-family housing) and Churchill Heights (single-family) subdivisions. However, each of those developments were found to be at least generally consistent with the recommendations of the Hanson Road Neighborhood Development Plan. In the case of the subject rezoning, however, the applicant is seeking a more significant change to the recommended land use and density, which staff feels cannot be found consistent with existing adopted plans. Any such plan amendment would allow for the impact of the additional proposed housing to be considered by the Plan Commission and Common Council before zoning entitlements were considered. No such plan amendment is pending at this time.

In addition to concerns about the consistency of the proposed building form and density, the proposed development also may not comport to the street network recommended for the portion of the planning area located north of DiLoreto Avenue. The concept plan submitted with the rezoning requests shows a north-south street or drive extending from DiLoreto to a cul-de-sac near the northern property line of the site. There is no information in the application materials indicating whether this street or drive is public or private, and if public, whether the street is intended to end in a permanent cul-de-sac or a temporary one that would be removed pending an extension when the adjacent parcels to the north develop in the future. Additionally, the street is not located in the same location as recommended in the Hanson Road Neighborhood Development Plan, which calls for a series of streets to extend east-west from Portage Road to support the low-density development pattern recommended in the plan. The proposed east-west streets would end at a north-south street paralleling Interstate 39/90/94, which would be developed with low-density residential lots backing up to the interstate. While the importance of the street layout will be the subject of greater focus when future land use and/or subdivision proposals are submitted for the site should the proposed rezoning be approved, staff recommends that the Plan Commission consider how the parcels north of the subject site and future implementation of the neighborhood development plan could be impacted, as streets that may suit the development of larger multi-family complexes like the one envisioned may be less suitable for the implementation of a low-density development pattern.

Finally, residential development on lands adjacent to Interstate 39/90/94 will be required to comply with Federal, State, and local regulations regarding mitigation of traffic noise from these roadways. In summary, these regulations provide that, before any new residential development adjacent to the interstate can be approved, the developer shall demonstrate that highway-generated sound levels at the site are within permissible levels (generally 52 decibels interior and 67 decibels exterior), or that adequate sound attenuation measures will be incorporated to reduce sound levels to permissible levels. While this requirement would typically apply to a residential subdivision adjacent to a limited access State or Federal highway, staff advises that such provision may be necessary as part of subsequent land use or subdivision approvals.

Conclusion

The applicant is requesting approval of a zoning map amendment to establish TR-U2 zoning on an undeveloped 11.3-acre parcel located at the northeastern corner of Portage Road and DiLoreto Avenue. While specific plans have not been submitted for development of the subject parcel, the applicant has provided a concept plan for the site that proposes development of 577 apartments in six buildings located across the property, which results in a density of 51 units per acre. The requested TR-U2 district allows up to approximately 87 units per acre.

The Planning Division believes that the zoning district requested for the site and the conceptual multi-family development plan are inconsistent with the land uses and density recommended for the site by the Comprehensive Plan and the Hanson Road Neighborhood Development Plan, which both call for low-density residential uses north of DiLoreto Avenue up to 15 and 8 units per acre, respectively. Staff does not believe that a zoning map amendment of the magnitude requested by the applicant can be supported without an amendment to one or both plans to call for greater densities than those currently planned. Such an amendment would consider the impacts that increasing the density planned for this area could have on the City's ability to provide services to the proposed development, including the utilities and parkland necessary to support the proposed units, as well as consider the change the proposed building form and density could have on the street network and ability to develop other properties. No such plan amendment is pending at this time.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00482 rezoning 4205 Portage Road from Temp. A to TR-U2, to the Common Council with a recommendation to **place on file without prejudice** due to the proposed zoning being inconsistent with adopted plans. If the Plan Commission finds that the zoning map amendment meets the standards for approval, staff recommends that any approval be subject to input at the public hearing and the following conditions:

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

Planning Division

1. The applicant is hereby notified that is in the public interest for any future residential development of the subject site adjacent to Interstate 39/90/94 to comply with highway noise mitigation measures including but not limited to the Highway Noise Land Use Provisions in MGO Section 16.23(3)(d) and State of Wisconsin Administrative Codes TRANS 233 and TRANS 405. Compliance with this condition shall be enforced through any subsequent land use or subdivision approvals for the site prior to issuance of building permits and may include, but not be limited to, the construction by the developer of landscape berms or sound-mitigating walls to mitigate exterior highway noise levels to 67 decibels or fewer and the use of building construction methods that limit interior highway-generated noise levels to 52 decibels or fewer. The cost of the highway noise mitigation, including the studies to determine the impacts on the project, shall be borne entirely by the developer.
2. The developer shall acknowledge the presence of existing and future high levels of noise and vibration resulting from the adjacent interstate and nearby Dane County Regional Airport. The developer is strongly

encouraged to include an acknowledgement regarding the presence of these transportation facilities in the leases for all proposed units.

3. Note: Approval of the zoning map amendment by the Plan Commission and Common Council does not constitute approval of the development conceptually shown for the property. Following approval of the rezoning, the applicant or successor will be required to submit applications for conditional use approval to the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Future development is required to comply with the applicable bulk and design requirements of the Zoning Code, including the general provisions for residential districts in Section 28.031 and the building form standards in Section 28.172.

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

4. The developer shall provide projected wastewater flows for the proposed development as a condition for development. Off-site sanitary sewer improvements (upsizing sewer on Portage Road) may be required to serve the proposed development. If off-site sewer improvements are determined to be needed, developer will be required to build these improvements as a condition of development.
5. This site sits at the bottom of approximately a 20-acre watershed. The development shall work with City Engineering to design and dedicate a drainage easement to pass water safely through the site. Additionally, there is insufficient drainage capacity at on DiLoreto Avenue and Portage Road to accept full discharge from this site. The developer shall either construct additional public improvements off-site to allow this to proceed or shall limit discharge to the capacity of the storm sewer system.
6. Future development of these lands will require construction of Madison standard street, multi-use path, and sidewalk improvements roughly following the approved Hanson Road Neighborhood Development Plan and as required by City Engineer.
7. Enter into a City / Developer agreement for the required infrastructure improvements for the future development. Agreement to be executed prior to sign off of final plans and issuance of building permits for new development. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
8. Construct sidewalk/terrace improvements/pavement patching on Schlimgen Avenue and Packers Avenue to a plan and profile as approved by City Engineer
9. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
10. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Portage Avenue Interceptor District \$13.30/1,000 sq. ft. (2021 rate) and Portage Avenue Interceptor Section 22 \$79.36/1,000 sq. ft. (2021 rate).
11. An Erosion Control Permit is required for this project.

12. A Storm Water Management Report and Storm Water Management Permit is required for this project.
13. A Storm Water Maintenance Agreement (SWMA) is required for this project.
14. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
15. Construct pavement, curb and gutter, terrace, and sidewalk along Portage Road as required by City Engineer with future development of land. The conceptual drawings show the proposed sidewalk located a ways off the property line. Note that the sidewalk along Portage Road shall be constructed one foot off the property line.
16. Future plans show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
17. Future plans shall 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.
18. The future plan set shall show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
19. 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. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service to which they are comfortable.
20. 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-year 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.
21. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year, 24-hour design storm when the storm sewer is at capacity.

22. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone and therefore will be regulated to meet a higher standard.
23. This project will disturb 20,000 square feet 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 mberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
24. 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.
25. 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 Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
26. 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.
27. 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.
28. Prior to final approval of future development plans, 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 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.
 - Detain the 2-, 10-, 100- and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.

Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

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.

29. 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.
30. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

31. West Creekwood Drive is not valid for a private named drive. Submit naming suggestions to Lori Zenchenko for review and approval LZenchenko@cityofmadison.com. 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.
32. All building and interior apartment addresses will need to be preapproved. Submit a site plan and complete set of building Floor Plans (for each individual building) 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 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.
33. Any future development of these lands will be required to accommodate and dedicate land or grant public easements for public bike and pedestrian paths to be extended through this area.
34. Any future development will require the full and final dedication of lands necessary for the full and final construction of Di Loreto Avenue and associated public utilities. The portion of the road currently within these lands currently is only a public road easement.
35. Street name is two words Di Loreto. 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.
36. The land has been attached to the City of Madison. Future submittals shall reference the City address of the parcel (4205 Portage Road) along with the City parcel id 251/0810-222-0301-2. Future plans shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

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

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

37. Note: This review is for the proposed rezoning only. Zoning comments for the proposed residential building complex will be finalized as part of the conditional use process for setbacks, open space, lot coverage, etc. The Plan Commission can reduce this requirement as part of the conditional use process.

Fire Department (Contact Bill Sullivan, 261-9658)

The Madison Fire Department does not object to this rezoning. All future development shall comply with all applicable fire codes and ordinances.

Parks Division (Contact Ann Freiwald, 243-2848)

38. 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 North Park-Infrastructure Impact Fee district. Please reference ID# 20045 when contacting Parks Division staff about this project.

Forestry Division (Contact Jeff Heinecke, 266-4890)

39. Note: Per MGO Section 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, 261-9835)

40. All future public water mains and water service laterals shall be installed by a standard City subdivision contract/City-Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

41. 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 and Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

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