



## Report to the Plan Commission

September 12, 2012

**Legistar ID #27248**  
**1108 Moorland Road**  
**Conditional Use Alteration**

Report Prepared By:  
Kevin Firchow, AICP  
and other  
Department Staff

---

**Requested Action:** Approval of an alteration to an existing conditional use to amend (an existing planned residential development) to renovate an existing apartment complex, to change the unit mix, increase the number of bedrooms, and construct a new clubhouse and garages.

**Applicable Regulations & Standards:** Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

**Summary Recommendation:** The Department of Planning and Community and Economic Development does not support this development in its current form. The Department has serious concerns with this proposed development and its ability to meet all of the conditional use standards. Based on the information submitted, staff cannot conclude that all of the standards are met. The Plan Commission should carefully consider the submitted applicant materials, staff comments, and the testimony provided at the public hearing in order to determine whether the approval standards are met. Should the Commission not find those standards met, the Plan Commission should place the application on file and shall specify those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met. Should the Commission find the standards are met, the applicant's request for a conditional use alteration for 1108 Moorland Road should be approved subject to the recommended conditions.

### Background Information

---

**Applicant:** Kevin Newell, Nob Hill Apartments, LLC; 710 North Plankinton Ave; Milwaukee, WI 53203

**Contact:** Jason Daye, Excel Engineering, Inc; 100 Camelot Drive; Fond du Lac, WI 54935

**Owner:** Nob Hill Partnership; 1108 Moorland Road; Madison, WI 53713

**Proposal:** The applicant is planning to acquire this property and make several alterations to this existing planned residential development. This includes changes to the unit and bedroom count, interior and exterior renovations, construction of a new clubhouse, and construction of new garages. Further information on the alterations is included in the application materials and summarized in the body of this report.

**Parcel Location:** The parcel is an approximately 21 acre site located on the north side of Moorland Road, roughly one-quarter mile west of the Madison Metropolitan District Sewage Treatment Plant. This parcel is located within Aldermanic District 14 and the Madison Metropolitan School District.

**Existing Conditions:** The site includes an existing 7-building complex, constructed in 1973. The complex includes 272 units, comprised of 56 efficiency units, 76 one-bedrooms, and 140 two-bedroom units. Further information is included in the body of this report.

**Surrounding Land Use and Zoning:** Immediately west of the subject apartments are three two-family buildings, that are part of this planned residential site. Beyond that is a single-family subdivision zoned R1 (Single-Family Residence District). To the south on the opposite side of Moorland Road are additional single-family homes, zoned PUD-SIP (Planned Unit Development-Specific Implementation

Plan) and R2 (Single-Family Residence District). A large 17-building apartment complex is located, beyond, along Sunnyvale Lane. The Madison Metropolitan Sewage District Treatment Plan is located east of this site, zoned M1 (Limited Manufacturing District).

**Adopted Land Use Plan:** The Comprehensive Plan recommends low density residential uses for the subject property.

**Environmental Corridor Status:** The property is not within an environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services. Services include Metro Bus Transit that provides half-hour service during weekdays and hour service on weekends and holidays.

**Zoning Summary:** The property is zoned R3 (Single and Two Family District)

Requirements	Required	Proposed
Lot Area per D.U.	1,016,000 sq. ft.**	928,273 sq. ft. existing
Lot width	50'	adequate
Usable open space	190,500 sq. ft.	Appears adequate
Front yard	52.67' (pursuant to section 28.08 (1)(f) 3.)	90.71'
Side yards	6' min.	44.05'
Rear yard	35'	adequate
Building height	2 stories	2 stories, less than 35'
Number parking stalls	429	356 surface 127 garage 483 total
Accessible stalls	8 surface	15 surface (See Comment #14)
Loading	2- 10'x35'	None shown
Number bike parking stalls	254	None shown (See Comment #15)
Landscaping	Yes	Yes (See Comment #17)
Lighting	Yes	Yes (See Comment #16)
<b>Other Critical Zoning Items</b>	Urban Design, Utility easements	

\*\* R3 zoning does not require an increase to lot area relative to the number of bedrooms in a dwelling unit. Property currently is nonconforming in regard to lot area per dwelling unit; this project does not increase this nonconformity.

*Table Prepared by Patrick Anderson, Assistant Zoning Administrator*

## Summary of the Proposal

The applicant requests approval of an alteration to an approved planned residential development to make several modifications to an existing apartment complex. This request is subject to the conditional use approval standards of the Zoning Code.

The subject development, the Nob Hill Apartments, was constructed in 1973. As noted above, the site is a seven-building complex with 272 units. Today, these include a combination of efficiency, one and two-bedroom units. As noted in the application, the complex is in need of significant renovations. The applicant sites lack of ground maintenance, adequate site lighting, and dwelling unit deficiencies among the primary concerns. Units are reportedly in need of new flooring, appliances, and HVAC systems. The siding needs maintenance and balconies need to be repaired or replaced.

The applicant, Nob Hill Apartments LLC, has a contractual option to purchase the property. The purchasing entity is a partnership between two Milwaukee companies, Royal Capital Group (Kevin, Newell, Principal) and Zilber Ltd. Further corporate information has been included in the application. Staff note the former entity was relatively recently established in September 2010 and to date has developed four projects with close to 419 units. The latter entity has a considerably longer resume. Their portfolio includes 232 projects developed since 1975 with over 24,000 units. Of that listed total, 13 projects with approximately 1,200 units (roughly 6%) were classified as affordable units. The provided information does not indicate whether these projects continue to be owned by Zilber or other details regarding the specific mix of income levels for these developments.

The project has conditionally received Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority (WHEDA). According to the applicant this particular proposal received an extremely high score among that cycle's applications. Points were taken for serving large families through the addition of 26 three-bedroom units and for the high percentage of units reserved for households with incomes at 50% or less of area median income within the development, which is listed as 72% of the total units.

Information from the applicant's WHEDA tax credit application indicates the following:

- A total of 209 dwelling units are proposed as tax credit units.
- 180 of these tax credit units will be reserved for households earning less than 50% of the area median income AMI.<sup>1</sup>
- 29 of these dwelling units will be reserved for households earning less than 60% of the AMI.<sup>2</sup>
- 45 dwelling units are market rate / non-tax credit units.

Staff understands that due to WHEDA funding rules, the above-mentioned income restrictions will remain in effect for 30 years. As a clarification, staff notes that the number of units in the WHEDA application differ from that in this application. That application includes a total of 249 units compared to 254 in this application.

### Existing and Proposed Unit Count

Below is a table summarizing the changes to the dwelling and bedroom unit count:

	Existing	Proposed	Change
Studio Units	56	28	- 28
One Bedroom Units	76	60	- 16
Two Bedroom Units	140	140	No Change
Three Bedroom Units	0	26	+ 26
# of Total Units	272	254	- 18
# of Total Bedrooms	412	446	+ 34
Density (Dwelling Units/Acre)	13 du/ac	12.1 du/ac	
(Bedrooms / Acre)	19.6 bedrooms/ac	21.2 bedrooms/ac	

1 The 2012 Area Median Income (AMI) for the Madison Metro area (assumes a family of 4) is \$82,900. That means a family of four that qualifies for a tax credit unit at 50% of the AMI is earning less than \$41,450 per year.

2 That means a family of four that qualifies for a tax credit unit at 60% of the AMI is earning less than \$49,740 per year.

The applicant's letter of intent notes the development's density will decrease. While the number of units is reduced, the number of bedrooms is increasing. This is primarily the result of the introduction of 26 three bedroom units. Bedrooms are often a more reliable indicator on actual building occupancy and staff note that based on the 34 additional bedrooms proposed; the project density as measured by population or bedrooms is actually proposed to increase.

## **Site and Building Improvements**

The following is a summary of the site improvements proposed in this application:

- The existing pool and deck area will be replaced by a brick and fiber cement sided community club house (also referred to as the "Educational Center" in some of the later-submitted materials). This structure is a 3,600 square foot building which includes a community room, exercise room, kitchen, and business center as well as the apartment offices.
- The exterior of all buildings will be re-sided with fiber cement siding, replacing the existing T1-11 exterior cladding.
- There will be 12 new multi-stall garages provided, mainly at the center of the development, providing an additional 127 garage parking stalls.
- A new "tot-lot" and half-basket ball court will be provided at the center of the site.
- A soccer field will replace the existing tennis courts on the northern edge of the site.
- There will be Improvements to the individual dwelling units including new appliances, new flooring, cabinets, paint, and in-unit washer and dryer (some units).

Staff note that as a Planned Residential Development, the physical changes were reviewed by the Urban Design Commission. That body granted initial approval at its August 8, 2012 meeting. Those minutes are attached.

## **Analysis and Conclusion**

---

As with all conditional use requests, the Plan Commission will need to make a finding that all of the conditional use standards are met or can be met with conditions. While the existing complex is certainly in need of investment and improvement, there are concerns related to this proposal. Among staff's concerns with increasing the site's density are its 1) relatively isolated location, 2) the demand for services, and 3) security and safety.

## **Conditional Use Standards**

The seven core conditional use standards are listed below. All of the standards are provided to the Commission are provided for each meeting. Careful consideration must be given to all applicable standards. Staff have particular questions as to whether standards 1 and 2 can be met with this proposal.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.
6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association, have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.

### **Context and Location Considerations**

The subject site is located near the urban edge of the City, physically separated from many services and commercial uses. The site is primarily bordered to the west and south by single-family development. There are a small number of two-unit buildings in close proximity. A large 17-building apartment complex (located within the Town of Madison) is located just south of Moorland Road. The Madison Metropolitan District Sewage Treatment Plant is east of the site. A mobile home development is located on the south side of Moorland Road, across from the treatment plant. Baxter Park, the nearest City park, is located roughly a half-mile to the southwest. The nearest commercial services are located within the South Towne Mall area, located along the Beltline Highway. There is not a consistent sidewalk connection to this area which lies between 1.25 and 1.5 miles to the northeast. As noted above, there is bus service to this area.

### **Service Considerations**

In order to better understand the level of services provided for similar developments, the Planning Division staff has discussed anticipated service demands with the Executive Director of the City's Community Development Authority (CDA).

The Community Development Authority of the City of Madison (CDA) owns or manages more than 1,000 units of affordable housing for very low income residents. The Executive Director notes two concerns with the proposed development. The first concern is the concentration of very low income families within a single site. She notes that the subject property has 100 apartments more than any single CDA housing development serving families. The closest comparable CDA development, while smaller, has the benefit of a well established and funded community center (East Madison Community Center) with expansive services on site for the families in the development. The services offered by the community center are critical to maintaining a safe and secure environment. Second, the cost of

operating and maintaining a property that serves large families is high and her review of the applicants operating budget raises a question of the adequacy of operating funds for a property that serves larger families.

The City of Madison has devoted extensive resources to support and address issues and coordinate the delivery of City services in neighborhoods in the City. The City established Neighborhood Resource Teams comprised of staff from many City agencies and assigned these teams to nine specific neighborhoods to coordinate the delivery of services and address issues within these areas. The Nob Hill Apartments is not currently in one of these areas. However, given the proposal that is before the Commission, staff believe that a high level of support services will be needed by many of the residents. There is a real potential for the demand for these services and the cost to prove them to fall to the City. This concern is heightened by the lack of a strong service delivery plan and long term commitment to it.

While not included in the original application, a follow-up service delivery plan was prepared to respond to staff concerns. This plan includes information related to both building management and on-site service provisions. This plan indicates an outside management company will be responsible for day-to-day management of the facility and that there will be weekly contacts with the property owners. There will be three full-time office staff, one half-time office staff, and three maintenance specialists. The management company does not operate other properties in Madison, but does manage a 39-unit tax credit project in Sun Prairie. They also manage an 81-unit project in Fitchburg that includes 68 tax credit units. The company's portfolio includes other tax credit projects throughout the state, and according to their corporate information, specializes in managing affordable housing, although staff are unaware of any projects that are of a similar size to this development. The Planning Division is surprised and concerned that a well thought out management and service delivery plan was not a critical part of the original proposal for this project, having been generated late in the review process in response to staff concerns.

Also since making the original application and in response to staff concerns, the proposed use of the clubhouse building has been expanded to serve as an "educational center" open to residents and neighborhood associations. The draft management plan indicates that the owners have entered into a consulting agreement with the Zilber Family Foundation, to assist in developing various educational and community-oriented programs. Staff understands that this foundation has a strong track record of funding and organizing neighborhood improvements, especially within the City of Milwaukee. Specific programming and funding commitments are not provided in the attached plan, though several potential activities are summarized and include after school mentoring, tax and financial counseling, computer and business training, and other health and wellness initiatives. The draft management plans indicates that if approved, specific programming would be confirmed with input from the City.

### **Safety and Security Considerations**

In regards to safety and security, the applicant has also met with the South District Captain of Police to discuss this proposal. Significant concerns have been raised regarding the very high number of police calls that are already generated by this development. While approving the new proposal would result in new ownership and management, concerns have been raised regarding increasing the density on site. Police have noted that this is the reverse of other neighborhood-stabilizing initiatives, in which the density of housing was actually lowered and the lower income units dispersed. An example cited was the 1990s redevelopment of the former Monona Shores Housing Development a 17-building complex that had close to 300 apartment units in what was then called the Broadway Simpson Neighborhood. Since redevelopment, police service calls are reported to be substantially lower and the neighborhood is now viewed as much healthier.

Police have also raised additional concerns related to the development's existing physical design, which has little visibility from the street and limited cross-site visibility due to building layout. The Planning Division shares these concerns. The proposed of new accessory buildings, including the new garages and the clubhouse will further reduce visibility into and across the site. Several small narrow spaces will be created between the garage buildings and important shared spaces like the tot lot and the clubhouse/educational center building will be largely walled-off with the rears of the new garages. The Captain has recommended the applicant provide improvements including adding more secure entry systems and added video surveillance. Planning Division staff understand that the applicant was not opposed to such changes. However, these changes do not eliminate the underlying design problems.

### **Comprehensive Plan Recommendations**

The Comprehensive Plan recommends this area for low density residential development. Low density is defined as up to 15 units per acre. From a density standpoint, this complex, with a proposed density of roughly 12 du/ac (dwelling units per acre), is within the recommended range. However, that section of the plan states that "smaller two, three and four unit apartment buildings may be compatible with the Low Density Residential designation at locations specified in an adopted neighborhood or special area plan, but large apartment buildings or apartment complexes are not." As such, large-scale apartment buildings and complexes are considered more consistent with areas planned for medium and higher-density residential development. Considering the proposed alterations are intended to improve an existing condition, Staff doesn't conclude the proposal to be inconsistent with plan recommendations. However, a more comprehensive redevelopment of the property would be expected to take a considerably different form to be consistent with these recommendations.

### **Conclusion**

Staff appreciates the desire of the applicant to invest in this apartment complex and improve the development for the benefit of the existing and future residents. Staff also acknowledges the willingness of the applicant to work with staff regarding various issues throughout the review process. In response to staff comments, the applicant has provided higher quality exterior materials, provided the aforementioned draft management plan and commitments to provide expanded programming options for its residents. In considering potential benefits, the project will certainly provide for much needed improvements to the exterior of the buildings and allow for upgrades to the individual units. The applicant cites strong resident support for the many improvements planned for this site. Staff also recognizes the demand for affordable housing, and specifically the demand for affordable three-bedroom unit dwellings in the Madison area. To illustrate, the City's CDA has a long waiting list of approximately 500 families desiring affordable three-bedroom units. Such market demands have also been cited by the applicant.

Considering the issues raised, staff has concerns with supporting the application in its current form. The Planning Division does not believe that locating high concentrations of lower income housing in relatively isolated areas on the urban edge of the City and without ensured access to needed services, is a sound land use policy regardless of the level of on-site physical improvements. Staff do not believe that there is a well developed service delivery plan for residents, nor is there a long term specific commitment to the level of services that will be provided. (A draft has been prepared and submitted) Without this in place, staff believe that there is a high likelihood that the demand for services and cost will fall to the City as it has in other neighborhoods with concentrations of lower income households. While recognizing that improvements to the site are desired by current residents, staff question whether

increasing density at this location, coupled with a 30-year commitment to provide a high percentage of lower income housing is the most appropriate means to accomplish this.

The Department of Planning and Community and Economic Development does not support the proposal in its current form and cannot conclude the standards are met at this time, in particular standards one and two. Staff believes a proposal that didn't increase the density and had a more substantial ratio of higher income households to lower income households coupled with a well thought out management, safety and security, and service delivery plan would arguably require fewer services and therefore, be more appropriate at this location.

## **Recommendation and Proposed Conditions of Approval**

---

Major/Non-Standard Conditions are Shaded

### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

The Department of Planning and Community and Economic Development does not support this development in its current form. The Department has serious concerns with this proposed development and its ability to meet all of the conditional use standards. Based on the information submitted, staff cannot conclude that all of the standards are met. The Plan Commission should carefully consider the submitted applicant materials, staff comments, and the testimony provided at the public hearing in order to determine whether the approval standards are met. Should the Commission not find those standards met, the Plan Commission should place the application on file and shall specify those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met. Should the Commission find the standards are met, the applicant's request for a conditional use alteration for 1108 Moorland Road should be approved subject to the recommended conditions.

1. The applicant shall work with staff and submit a revised management, service delivery, and operating plan that more clearly identifies specific programming and funding commitments, for approval by staff.
2. That the applicant receives final approval from the Urban Design Commission prior to final staff approval and sign-off of these plans.

***The following conditions have been submitted by reviewing agencies:***

### **City Engineering Division** (Contact Janet Dailey, 261-9688)

3. This development site has pre-existing apartment units that are using incorrect addresses. Also the proposed clubhouse and multi-space garages require new addresses be assigned. The leasing office must contain the appropriate suite #'s as well. Submit a separate PDF of complete floor plans as well as PDF of the Landscaping Plan Sheet C1.5 to Lori Zenchenko so that a final address plan for the entire site can be developed and implemented. Transmittals of PDF files are preferred via email ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)). Lori can also be reached directly at 266-5952 to answer any questions.



4. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
5. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10-year storm events. (If additional hard surfaces exceed 20,000 SF)).
6. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, and i) street names. All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:
  - a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) street names, f) stormwater management facilities, and g) detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
8. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files, b) RECARGA files, c) TR-55/HYDROCAD/Etc. and d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and MGO 37.09(2))
9. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

**Traffic Engineering Division** (Contact Dan McCormick, 267-1969)

10. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

11. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
12. The Applicant shall execute a declaration for streets lights in a form prescribed by the City.
13. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

14. The submitted survey identifies a parking lot and accessory structures that projects across a property line, onto the neighboring property to the west (1010 Moorland Rd., also a PRD, approved as a Conditional Use in 1993). The City does not appear to have record of this encroachment, as the approved plan for 1010 Moorland Rd. also does not show the encroachment. This encroachment must be resolved to the satisfaction of the City reviewing agencies prior to approval of any permits for additional construction or alteration to the site.
15. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
    - a. Provide a minimum of eight accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
    - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
    - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
  16. Provide 254 bike parking stalls, these stalls shall be in safe, convenient, and dispersed locations across the site, on a dust-free surface, to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. The bicycle rack to be installed must also be provided for approval with the final site plan. To discuss a waiver or deferral of a portion of the required bicycle parking, contact Patrick Anderson at 608/266-4551.
  17. Lighting is required for this project. Lighting shall be upgraded to comply with City of Madison lighting ordinance requirements.
  18. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12). Landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass.
  19. On the final site plan, striping for parking shall be removed from in front of any garage stalls.
  20. Provide floor plans for all buildings with the final site plans submitted for sign-off.

21. Please note, the family definition in the zoning code will limit the occupancy for all units to a “family” or a maximum of two unrelated individuals. If any dwelling units include additional kitchens above the first, no roomers are allowed, only a family of related individuals may occupy such a dwelling unit. Please refer to the definition of “family” for further specific regulations, as defined in Sec. 28.03(2).

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

22. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:

a. The site plans shall clearly identify the location of all fire lanes.

23. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency submitted a report with no conditions of approval.

**Water Utility** (Contact Dennis Cawley, 261-9243)

Lands in this project limits are included in City of Madison Wellhead Protection District WP-30. This proposed use is allowed in this district. All proposed changes in land use shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

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

This agency did not submit a response to this request.