



Project Address: 310-402 Cottage Grove Road, 904 Dempsey Road, Generally
Lot 6 on Revised Plat (Legistar ID #32131), Specifically

Application Type: Conditional Use

Legistar File ID # [32436](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Rich Arneson; Stonehouse Development; 625 North Segoe Road, Ste. 107; Madison, WI 53705

Project Contact: J. Randy Bruce; Knothe and Bruce Architects, LLC; 7601 University Ave. Ste 201; Middleton, WI 53562

Requested Action: The applicant requests approval of a conditional use for construction of a 71-unit multi-family residential building with office space for a non-profit human service program in the TR-U2 (Traditional Residential – Urban 2) District.

Proposal Summary: The applicant proposes to construct a 3-story building with a total of 71 residential units and a 2,560 square foot ground floor office space for use by “Movin’ Out, Inc.”, a non-profit organization. The proposal includes 88 underground parking stalls and 15 surface stalls.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: Planning Division staff recommends that the Plan Commission find that the conditional use standards can be met and **approve** the proposed multi-family building with an office for a human services organization. This recommendation is subject to input at the public hearing and recommended conditions of approval from city agencies.

Background Information

Parcel Location: The subject property is located on the southwest corner of the future Royster Oaks Drive (a northward extension of Maher Road, located roughly 600 feet west of Dempsey Road) and the future Pinney Street (located approximately 450 feet north of Cottage Grove Road); Traditional Residential – Urban 2 District; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use: The 1.7-acre site is currently undeveloped.

Surrounding Land Use and Zoning:

North: Across the future Pinney Street, undeveloped land in the TR-C3 (Traditional Residential – Consistent 3) Zoning District planned for future development with single-family homes.

East: Across the future Royster Oaks Drive, undeveloped land in the TR-U2 (Traditional Residential – Urban 2) Zoning District, proposed for an 80-unit multifamily building (see Legistar ID #[32434](#)).

South: Undeveloped land in the TR-U2 (Traditional Residential – Urban 2) Zoning District.

West: Madison Gas and Electric Substation, in the TE (Traditional Employment) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) and Royster-Clark Special Area Plan (2009) recommend medium-density residential uses for this property.

Zoning Summary: TR-U2 (Traditional Residential – Urban 2) District.

Dimensional Requirements	Required	Proposed
Lot Area	500 sq. ft. per du + 250 sq. ft. per bedroom > 2 (39,500 sq. ft.)	73,715 sq. ft.
Lot Width	50'	Adequate
Front Yard Setback	15'	15'
Side Yard Setback	10'	12' + RS / 40' + LS
Rear Yard	Lesser of 20% lot depth or 20'	25'
Maximum Lot Coverage	80%	TBD
Usable Open Space	140 sq. ft./unit= 9,940 sq. ft.	14,827 sq. ft.
Maximum Height	5 stories/68'	3 stories

Site Design		
Number parking stalls	1 per dwelling	81 below grade, 18 surface (99)
Bike parking	1 per unit (71) / 1 guest stall per 10 units or (8) = 79	74 interior, 16 surface (90)
Landscaping	Yes	Yes
Lighting	Yes	Yes
Accessible stalls	4 lower level w/ one van accessible.	2 w/ no van accessible
Loading	No	No
Building forms	Yes	Meets building forms
Other Critical Zoning Items: Utility easements, Barrier free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

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

Public Utilities and Services: This property is not currently served with urban utilities, although they are planned to be extended to the site in 2014 during the construction of Pinney Street and Royster Oaks Drive, prior to any construction on this site. Metro Routes 38 and 39 serve the property, with a stop on Cottage Grove Road just west of this site, and a stop on Dempsey Road.

Related Approvals

On October 1, 2013, following recommendations by the Community Development Block Grant Committee and the Board of Estimates, the Common Council conditionally approved up to \$660,000 in Housing Development Reserve and Affordable Housing Trust Funds for the project, specifically for the development of 21 affordable rental units accessible for persons with disabilities (see Legistar Item [31263](#)).

On December 3, 2013 following a recommendation by the Board of Estimates, the Common Council approved \$400,000 in tax increment financing to support the 70 affordable housing units included in the proposal (see Legistar Item [32158](#)). Both approvals are contingent on its receipt of WHEDA tax credits in April 2014, and of its receipt of approximately \$420,000 in Federal Home Loan Bank assistance.

Project Description

On a 1.69-acre vacant site, the applicant proposes to construct a three-story mixed-use building with just over 92,000 square feet of floor area. Assuming the financing is secured for the project in early 2014, construction is scheduled to begin in the summer of 2014 for fall 2015 completion.

Land Use – The applicant proposes a three-story mixed-use building, which is predominantly a multi-family residential building, but includes 2,560 square feet of office space on the ground floor for Movin' Out, Inc., a non-profit organization providing services to a portion of the tenants. With 71 total residential units on three floors, the unit mix includes one guest suite, 25 one-bedroom units, 29 two-bedroom units, and 16 three-bedroom townhome units. Units range in size from 737 to 1,440 square feet. Each of the two-bedroom units will have two bathrooms, and three bedroom units will have either two or two and one half bathrooms. All units will have laundry facilities and a usable 5 ½ foot by 8 ½ foot balcony and/or ground floor patio (the three-bedroom townhomes have both a ground floor patio and second floor balcony). 88 underground parking stalls are provided for residents and "Movin' Out" employees, and 15 surface stalls for visitors are provided.

As proposed, all 70 dwelling units in the building will be affordable to households making 60%-80% of the area median income. Specifically, 59 units would be reserved for households with incomes below 60% of the Dane County AMI, and the remaining 11 units would be reserved for households with incomes below 80% of the AMI. 25% (18) of the units would be specifically marketed by "Movin' Out Inc." to households which include a person with a disability.

Building Placement and Massing –Joined by an underground parking area and a hallway on the upper two levels, the most recent site plan submitted¹ shows a building comprised of two main elements, situated in an upside down "U" shape surrounding a large courtyard open space in the center of the property. The eastern side of the building is set back 15-25 feet from Royster Oaks Drive, which has a slight bend in this area, and the northern side of the building is set back 15-20 feet from Pinney Street. The western side of the building is set back over 20 feet from the adjacent MG&E property, and the southern edge of the building is approximately 58 feet from the southern property line. The three-story building is approximately 44 feet tall from the ground to the highest parapet, and the ground floor is 3 to 4 ½ feet above grade at various locations along Royster Oaks Drive and Pinney Street.

The building is 205 feet long along Royster Oaks Drive, with ground floor entrances to the four residential units along this side of the building. Along Pinney Street, the total building length is 224 feet, but it is divided by a 25-foot wide ground floor opening into two separate components, and has five additional ground floor entrances. The area between the two building components is right across Pinney Street from the alleyway which will run behind two rows of single-family homes to the north. This arrangement is ideal, as none of the front entrances or windows from the apartment units will face the end of the alley, where automobile lights might shine directly into them.

Access and Parking – The applicant proposes a single automobile access point from Royster Oaks Drive near the southeastern portion of the site, which leads to a small drop-off area, a small surface parking area, and the ramp

¹ It is important to note that reviewing agency staff have not yet had an opportunity to revise comments based on the most recent site plan revisions before the Plan Commission. These revisions did not impact the overall program, but did involve a reorientation of the buildings and adjustments to the access and parking area. While staff does not believe the revisions would lead to changes to agency comments, final site plans submitted may be subject to further revisions based on staff review.

down to the underground parking area on the southwest corner of the building. Two stairwells and two elevators lead up from the underground parking area. 64 bicycle parking stalls are distributed throughout the underground parking area, including 14 wall-hung stalls. 14 additional bicycle-parking stalls are located outside in the southern portion of the courtyard area.

The main office entrance and the main residential lobby entrance are both on the southeast corner of the building, with a second common residential entrance located in the southwest portion of the building facing the interior courtyard. Residents with ground floor units can enter their directly from Royster Oaks Drive or Pinney Street.

Building Exterior and Landscaping – Exterior building materials include a smooth stone base, which reaches to the top of the first level for just the office portion of the building facing to the south and east toward Royster Oaks Drive. Corrugated metal panels and both horizontal and vertical fiber cement siding are the primary materials on the rest of the building. The applicant has indicated that each unit will have a wall-pack HVAC unit, but that these will be placed on walls perpendicular to the street within the recessed balcony areas, so they are not visible on the submitted elevation drawings.

The landscape plan includes three oak trees in the surface parking area, a honey locust and two hawthorns in the courtyard, and a coffee tree and six hop hornbeams running along the western edge of the property. Ornamental trees, shrubs, and foundation plantings are proposed along the northern and eastern sides of the building, and additional shrubs and foundation plantings are proposed in the courtyard and along the southern edges of the building. As a small part of the over 10,000 square feet of at-grade usable open space on the site, the proposal includes 11 raised community garden plots located in the southern portion of the courtyard, for use by residents.

Project Analysis and Conclusion

Land Use and Consistency with Adopted Plans - The proposed 71-unit building with a small office space for a non-profit organization is consistent with the Comprehensive Plan (2006) and with the Royster-Clark Special Area Plan (2009), both of which recommend medium-density residential uses for this portion of the property. For this area, the Royster-Clark Special Area Plan recommends residential densities of approximately 16-40 units per acre in townhouse buildings or multi-family buildings. The proposed development has a residential density of 42 units per acre (including the guest unit), so is at the upper end of this range. Staff believes that the proposed density meets the intent of the Plan for this area. Further, the proposed density meets the limitations approved by the Plan Commission and Common Council when this property was rezoned to the TR-U2 district earlier this year. At that time, the stipulation for rezoning the site to TR-U2 was that the development would adhere to the maximum density allowed in the TR-U1 district.

The Plan also recommends that throughout the Royster Corners site, housing opportunities should be provided for a variety of households with different sizes, ages, incomes, and lifestyles, including housing to meet the needs of seniors. The Plan suggests that some units in multi-family buildings should have at least three bedrooms. The proposal does an excellent job of meeting these recommendations by providing a wide range of unit types that are affordable to working households, and a significant number of units tailored to meet the needs of those with disabilities, along with on-site supportive services for these individuals. It is important to note that the applicant, "Stonehouse Development" has an excellent local track record with regard to the management of high-quality affordable housing.

Finally, while the Plan does not directly address building height and massing for this area, a picture of a three-story multi-family building is included in the Plan as an example of multifamily building design appropriate for this part of the site. In this case, staff believes that the flat roof will help this three-story building better relate to future single-

family homes across Pinney Street to the north, and that the ground floor entrances to individual units will effectively break up the mass of the building along both Pinney Street and Royster Oaks Drive.

Design Details – Staff greatly appreciates the work on the part of the applicant early in the design process to rearrange the building placement so as to locate the automobile access point at the southeast corner of the property. This driveway placement should minimize the likelihood that residents and visitors will use Olbrich Avenue as a cut-through between Atwood Avenue and the site, which has been a concern expressed by area residents. Placement of the driveway in this location also lends itself well to use as a shared access point with the undeveloped property located immediately to the south. Finally, the location of the break in the two building masses opposite the public alley across Pinney Street is ideal, as no residential units will face the alley directly.

While the site is generally very well-designed for access, there is currently no bicycle or pedestrian access into the courtyard area from Pinney Street, although it appears that there would be a good opportunity for this, with only a slight and gradual grade change between the sidewalk and the courtyard. Staff recommends that the applicant include this connection in final plans, so as to provide better pedestrian and bicycle access to and from the building to areas north, including the single-family homes, the larger open space on the site northeast of this building, and access points to the Capital City Trail northwest and northeast of the site.

The landscape plan for the site is very strong, with a good mix of usable lawn areas, low plantings, and trees. Staff recommends that the landscaping for this site be coordinated with the other two sites proposed for development, prior to final plan submittal. Staff appreciates the inclusion of oak trees in the surface parking area, particularly since the adjacent street has been named “Royster Oaks Drive” in honor of large oaks saved in the far northwestern portion of the Royster Corners site.

Conditional Use Standards

Multifamily buildings with greater than eight units require conditional use approval in the TR-U2 District. In this case, staff believes that the standards for approval of conditional uses can be met, as noted below:

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

Staff believes that this standard can be met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard can be met, so long as the associated revised Royster Corners Plat is recorded and implemented.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff believes that this standard is met.

4. *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.*

Staff believes that this standard can be met. The site design as a whole takes into account surrounding properties. The placement of the access driveway is optimal to be utilized in the future as a shared access point with the property to the south.

5. *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.*

Staff believes that this standard can be met do long as conditions of approval are addressed. Specifically, staff recommends an additional bicycle and pedestrian access point on the north side of the site into the courtyard area. Further, Engineering staff will need to review more information to ensure that the underground parking area can be properly drained.

6. *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.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission:*

- a. Shall bear in mind the statement of purpose for the zoning district, and*
- b. May require the applicant to submit plans to the Urban Design Commission for comment and recommendation*

Staff believes that “a” above can be met, and has not recommended review by the Urban Design Commission. The Statement of Purpose for the Traditional Residential -Urban Districts reads as follows:

MGO 28.049(1)

The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing. The districts are also intended to:

- a) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.*
- b) Promote the preservation of historic buildings and districts within or close to concentrations of high-density housing.*
- c) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.*
- d) Encourage restoration of single-family dwellings previously converted to multi-family units back to single- or two-family dwellings.*
- e) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening*
- f) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.*

[Standards 8 and 10-15 do not apply to this request]

Conclusion- Staff finds that the proposed three-story building is consistent with the Royster-Clark Special Area Plan (2009), which recommends medium-density residential uses for this portion of the Royster Corners site. Further, staff finds that the proposal can meet the conditional use standards for a building with over 8 units and office space for a human services organization in the TR-U2 District. The proposed building and on-site amenities are well designed as part of the centerpiece of the Royster Corners development. The new residential units will provide an important affordable housing opportunity for a variety of household types within walking distance of commercial and civic uses. The new residential units will also help to support commercial development elsewhere on the site and catalyze further investment in the surrounding area.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

Planning Division staff recommends that the Plan Commission find that the conditional use standards can be met and **approve** the proposed multi-family building with an office for a human services organization. This recommendation is subject to input at the public hearing and recommended conditions of approval from city agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include a management plan for the property to include operational details such as trash and snow removal, management of the community garden area, hours of operation for the office space, and the availability of staff to assist residents.
2. Final plans submitted for staff review and approval shall include a bicycle and pedestrian access point from Pinney Street to the courtyard area.
3. Prior to the final submittal for staff review and approval, the applicant shall coordinate any revisions to this landscape plan with the landscape plans on the other two sites proposed for development at this time. The final submittal shall include a coordinated landscape plan including all three sites, for review by staff.
4. Any HVAC systems visible on the exterior of the building shall not face the public streets.

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. Pursuant to Section 28.137(2)(a), a planned multi-use site, shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
3. Provide a minimum of 79 bike parking stalls for the residential component of the project. Bike parking shall be located in a safe and convenient location on an impervious surface subject to Section 28.141(11) to be shown on the final plan. Provide a detail of the proposed bike rack.
4. Pursuant to 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.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development

6. Comply with supplemental regulations in Section 28.151 "Offices for Human Service Programs."
7. Parking requirements for persons with disabilities must comply with Sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
8. Provide details on calculations lot coverage as defined in Section 28.211.
9. Provide detail on the usable open space as defined in Section 28.211 that complies with Section 28.140 on the final plan sets.

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

10. Modify the site plans to reflect the current proposed street names and lot numbers for the Royster Corners Plat.
 11. Unit mix table statistics do not match floor plan counts (71 apts, shown on floor plans as 28 one bedroom, 27 two bedroom, 16 three bedroom + 1 guest suite -- 23 apts in south building, 48 in north building + 1 guest suite).
 12. This Lot (Lot 6 of proposed Royster Corners) provides primary access (as per the revised site plans) for Lot 7 adjacent to the south. A Common Access Easement/Agreement between Lots 6 and 7 of the proposed plat of Royster Corners shall be drafted, executed and recorded prior to plan sign off.
 13. The final plat of Royster Corners shall be recorded prior to issuance of any building permit(s).
 14. Applicant shall confirm elevations of sanitary sewer on City issued plans prior to setting final building foundation elevations. Sanitary sewer elevations on lot plan will be required to match the elevations of the utilities on the City issued plans.
 15. More detail is required on how the entrance to the underground parking is going to be drained, to prevent flooding of this area.
 16. The interior streets and infrastructure for the Royster Corners Plat is proposed to be constructed by a public works contract administered by the City in 2014. The Applicant and his/her contractor shall coordinate and agree to work cooperatively with the City during the construction of the public infrastructure. Furthermore, the Applicant understands that the City shall have easement rights for grading and construction over all the lots within the proposed plat until such time as the public works construction is completed.
 17. Any damage to the public infrastructure including sidewalk, curb and gutter, street, pavement, and public utilities resulting from the construction of this development shall be the Applicant's responsibility to repair.
 18. The Engineering Division will coordinate the design of the streets and public infrastructure for the public right of way adjacent to this project. The site plans will not be signed off until the final design plans for street, sidewalk and public utilities are completed. The site plans shall be modified to reflect the design grades and layout as provided by City Engineering.
19. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
 20. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
 21. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the

addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

22. The site plan shall include a full and complete legal description of the site or property being subjected to this application
23. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
24. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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.
25. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
26. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

27. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. 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 (POLICY).
28. 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
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred izenchenko@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)).

29. 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
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

30. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).

31. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

32. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan (POLICY).

33. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

34. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).

35. 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 (Contact Eric Halvorson, 266-6527)

36. The applicant shall submit one contiguous plan for approval. The plan drawing 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.

37. 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.
38. 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.
39. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Parks Division (Contact Kay Rutledge, 266-4714)

40. The developer shall pay approximately \$167,091.40 for park dedication and development fees for the new 71 MF units proposed on Lot 6 (formerly Lot 5 of the revised Royster Corners Plat). The park dedication requirement for a multi-family unit equals 700 square feet per dwelling unit. The fee in lieu of parkland dedication for multi-family units is \$1,708.00 per unit in 2013. The park development fee for a multi-family unit in 2013 is \$645.40 per dwelling unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.
41. The developer must select a method for payment of park fees before signoff on this conditional use. This development is within the Olbrich park impact fee district (SI25). Please reference ID# 13123.3 when contacting Parks Division staff about this project.
42. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Water Utility (Contact Dennis Cawley, 266-4651)

43. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 261-9658)

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