



Project Address: 9414 Silicon Prairie Parkway
Application Type: Zoning Map Amendments and Certified Survey Map Referral
Legistar File ID # [30533](#) and [30661](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Katherine Cornwell, Planning Division Director

Summary

Applicant: John McKenzie; 732 Bear Claw Way; Madison.

Property Owner: NEW WEI, LLC; 702 N. Blackhawk Avenue #109; Madison.

Contact Person: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Requested Actions: Approval of a request to amend the Pioneer Neighborhood Development Plan to change the recommended land use for approximately 10 acres of land generally addressed as 9414 Silicon Prairie Parkway from Employment to Medium-Density Residential (see Resolution ID [30872](#), attached); rezone the same 10 acres from A (Agricultural District) to TR-U1 (Traditional Residential–Urban 1 District) for future residential development, and; approval of two-lot Certified Survey Map (CSM) creating a lot for the future residential development and an outlot for unspecified future development to remain zoned A in the interim.

Proposal Summary: The applicant desires to purchase 10 acres of the 26.9-acre property and zone the property to accommodate the future development of approximately 250 multi-family residential units. Construction of the multi-family development will occur in phases beginning in spring 2014 following approval of a conditional use for a multi-family/ residential building complex to be submitted later this year. Completion of the apartment development is scheduled for 2017. No timeline has been indicated for the development of the outlot proposed on the CSM.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: If the Plan Commission recommends approval of the corresponding amendment to the Pioneer Neighborhood Development Plan (Resolution ID # [30872](#)) to the Common Council, the Planning Division recommends that the Plan Commission also forward Zoning Map Amendment ID 28.022–00060 rezoning a portion of 9414 Silicon Prairie Parkway and the related two-lot Certified Survey Map to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

Background Information

Parcel Location: The subject site is an approximately 26.9-acre parcel generally located on the east side of South Point Road between Mineral Point Road and Silicon Prairie Parkway, Aldermanic District 9 (Skidmore); Middleton-Cross Plains School District. [Note: Pursuant to an agreement between the Middleton-Cross Plains

and Madison Metropolitan school districts that calls for residential development south of Mineral Point Road to be served by the Madison Metropolitan School District, the proposed 10-acre lot may change school districts as determined by those districts.]

Existing Conditions and Land Use: The subject site is mostly undeveloped with the exception of a single-family residence and various agricultural accessory buildings located along the eastern portion of the Mineral Point Road frontage of proposed Outlot 1.

Surrounding Land Use and Zoning:

North: Undeveloped lands located across Mineral Point Road in the Town of Middleton;

South: Existing and future single-, two- and multi-family residences in the Cardinal Glenn subdivision, zoned TR-C3 (Traditional Residential – Consistent 3 District) and PD;

East: Undeveloped lands in the City of Madison, zoned A (Agricultural District);

West: Silicon Prairie Business Park, zoned SE (Suburban Employment District) and IL (Industrial-Limited District).

Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends the overall 26.9-acre site be developed with employment uses, with the exception of land at the southeastern corner of South Point and Mineral Point roads, which is recommended for neighborhood commercial development. The site is identified in the Comprehensive Plan for Employment uses.

Zoning Summary: See the body of this report for more information on the requested TR-U1 zoning district.

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map B9).

Public Utilities and Services: The site is located in the Central Urban service Area and will be served by a full range of urban services as it develops, with the exception of Metro Transit service, which currently does not provide service west of Junction Road.

Previous Requests

On January 18, 2005, the Common Council rezoned the 9414 Silicon Prairie Parkway project site from Temp. A (Agriculture District) zoning to [permanent] A zoning as part of the approval of requests to rezone and subdivide the Cardinal Glenn residential subdivision located south of Silicon Prairie Parkway. The subject property was designated as Outlot 15 with the understanding that the property would be developed with employment and neighborhood commercial uses following approval of future zoning and subdivision applications.

On May 5, 2009, the Common Council placed on file without prejudice a request to rezone the 26.9-acre parcel from A to the former RDC (Research and Development Center District) and approval of a preliminary plat and final plat creating 8 lots and 1 outlot.

On June 5, 2011, the Common Council placed on file without prejudice a request to rezone the 26.9-acre parcel from A to the former RPSM (Research Park Specialized Manufacturing District) and approval of a preliminary plat and final plat creating 8 lots and 1 outlot.

Project Description

The applicant is seeking to rezone 10 acres of the 26.9-acre subject site from A to TR-U1 and approval of a Certified Survey Map (CSM) creating a lot for the future development of approximately 250 multi-family residential units. The remainder of the subject site will remain zoned A for the time being, and will be designated as an outlot on the CSM. No future use of the outlot has been identified at this time. Because the entire property is currently recommended for future employment development by the Pioneer Neighborhood Development Plan, an amendment to the land use recommendation to allow medium-density residential uses on the 10 acres has also been submitted, which has been reviewed separately as Resolution ID# [30872](#). As noted in the 'Previous Approvals' section above, the 26.9-acre site was platted as an outlot for future development as part of the approval of the Cardinal Glenn residential subdivision, which is currently being developed south of site across Silicon Prairie Parkway.

The site is characterized by a rolling terrain and, with the exception of the land surrounding the residence and accessory buildings located adjacent to Mineral Point Road, is under tillage, with no significant mature vegetation present. In addition to the residential development to the south, the property is mostly bordered on the north, west and east by agricultural uses located in the City of Madison and the Town of Middleton.

The lot proposed to be zoned TR-U1 will be located at the southeastern corner of the 26.9-acre parcel adjacent to Silicon Prairie Parkway. The western and northern edges of proposed Lot 1 are generally formed by the prolongation of the current easterly right of way line of Cross Oak Drive, a north-south residential street serving the Cardinal Glenn residential subdivision south of Silicon Prairie Parkway. However, while the proposed boundary of Lot 1 generally follows the conceptual street layout in the Pioneer Neighborhood Development Plan, no right of way dedication for the extension of Cross Oak Drive is proposed with this CSM. In addition, the CSM does not include the dedication of right of way for a section of a north-south collector street shown in the neighborhood plan to parallel the easterly edge of the overall site at Mineral Point Road, or an east-west street shown extending between South Point Road and extended Cross Oak Drive.

The applicant for the rezoning submitted a conceptual site plan for the approximately 250-unit multi-family development that would be developed on Lot 1 if the proposed rezoning and CSM are approved. The concept plan is attached for informational purposes. It suggests that the site may be developed with 7 three-story apartment buildings containing 32 or 38 units as well as a pool and clubhouse that would generally parallel an internal private access drive and "Future Road", a public street that would be built later and follow the general alignment of extended Cross Oak Drive discussed above. A subsequent conditional use application for multi-family dwellings or a multi-family/ residential building complex will be required prior to building permits being issued for Lot 1 if the rezoning and subdivision are approved.

Analysis

Staff determined that the proposed rezoning of the 10-acre property to a residential district represented a substantial enough departure from the land use recommendations for this portion of the Pioneer Neighborhood Development Plan that a resolution to amend the recommended land use from employment to medium-density residential use is required before the proposed rezoning and land division requests can be approved. A full analysis of the neighborhood development plan amendment by other Planning Division staff is attached.

Proposed Zoning District

The TR-U1 district requested for the 10 acres requires 1,000 square feet of lot area and 320 square feet of usable open space for multi-family dwelling units, with 300 additional square feet of lot area required for each multi-family unit containing more than two bedrooms, which results in a maximum density of up to 43 units an acre. The Pioneer Neighborhood Development Plan recommends that medium-density residential uses be developed at a density of 16 to 25 units an acre, which is considerably less than the maximum density in the TR-U1 zoning district.

If the corresponding neighborhood plan amendment is approved, staff recommends that the Plan Commission approve the rezoning of the proposed 10-acre lot for multi-family uses with a maximum allowable density that better reflects the densities recommended in the neighborhood development plan. Staff believes that this could be accomplished by restricting the maximum density of proposed Lot 1 by restrictive covenant or as a note on the CSM. In no case will Planning staff support the future development of Lot 1 with a density greater than 25 units an acre.

Further, while there is no requirement in the Zoning Code that development in the Traditional Residential–Urban (TR-U) zoning districts reflect a particular character or building form, staff believes that it is reasonable to conclude that the TR-U1 zoning district suggests a more compact, urban development form consistent with where TR-U1 zoning has been mostly mapped to date, including Norris Court, the west side of Breese Terrace and a series of parcels located along University Avenue in the Regent neighborhood. Although the conceptual plan submitted with the rezoning request is intended for informational purposes only at this time, staff does not feel the garden-style apartment development it suggests represents a development pattern similar in character to these other more-traditional TR-U1-zoned areas. Staff suggests that if the proposed TR-U1 zoning is approved, the final development plans for that lot should reflect a more compact, urban development form. The future buildings should also be oriented toward adjacent public streets including Silicon Prairie Parkway, as generally recommended in the Pioneer Neighborhood Development Plan.

Lot Configuration and Street Network

As noted in the preceding section, the proposed CSM does not propose the dedication of any public streets to serve the future development of either Lot 1 or Outlot 1 despite the current adopted Pioneer Neighborhood Development Plan calling for 3 streets to either abut or bisect the subject 26.9-acre parcel. The Subdivision Regulations generally require that any streets, highways or greenways called for in adopted City plans be dedicated to the City as part of any subdivision or land division approval. Staff from the Department of Planning and Community and Economic Development, City Engineering Division and Traffic Engineering Division, recommend that the CSM be revised to dedicate and construct the public streets recommended by either the existing or amended Pioneer Neighborhood Development Plan. The public streets recommended by staff include the northerly extension of Cross Oak Drive to a proposed east-west street adjacent to the northerly line of proposed Lot 1, a 66-foot wide right of way for an east-west street from the extension of Cross Oak Drive to the easternmost property line of the CSM, the dedication of an 80-foot wide right of way extending along the easternmost edge of Outlot 1 from Mineral Point Road to the proposed east-west street, and a 66-foot wide right of way reservation for the east-west public street between extended Cross Oak Drive and South Point Road.

All 3 of these streets are shown in some form on the current adopted neighborhood plan. However, Planning staff believes that a modified street arrangement may be appropriate for the 26.9-acre overall property in light of the applicant's request to introduce medium-density residential uses north of Silicon Prairie Parkway instead

of the employment uses currently recommended. Whereas the current plan called for the northerly and easterly extension of Cross Oak Drive to serve as the primary means of internal public street access for the employment development recommended between Mineral Point Road and Silicon Prairie Parkway east of South Point Road, staff believes that extending Cross Oak Drive north one block to intersect a continuous east-west street across the parcel from South Point Road to a future north-south collector street located along a portion of the eastern property line creates a better circulation pattern to serve the mix of uses and building types now proposed on the 26.9-acre property. Staff also feels that “squaring off” the future public streets on the 26.9-acre parcel will create a better architectural setting for the future buildings to be developed on Lot 1 and possibly also for the buildings that may be developed in the future on Outlot 1.

Regardless of how the streets are extended across the site, Planning, City Engineering and Traffic Engineering staff do not believe the proposed CSM should be approved without the applicant and property owner dedicating the streets called for in the neighborhood plan, which are necessary to provide future development on the 26.9-acre site adequate access as well as corridors for the utilities needed to serve such future development.

Conclusion

If the Plan Commission recommends approval of the corresponding amendment to the Pioneer Neighborhood Development Plan to change the recommended land use for the 10 acres at the southeastern corner of the subject 26.9-acre property, than it may also recommend approval of the rezoning of those 10 acres for future multi-family development as well as the creation of a lot for that development. However, Planning staff recommends that the maximum density of that future multi-family residential development not exceed 25 units an acre. Further, Planning, City Engineering and Traffic Engineering staff do not believe the proposed CSM should be approved unless the streets shown on either the existing or amended Pioneer Neighborhood Development Plan are dedicated and constructed as required by the Subdivision Regulations.

As noted in the above sections, the concept plan submitted with the rezoning is provided for informational purposes only and is not part of the current approvals. Conditional use approval will be required for any future multi-family development on proposed Lot 1 following the approval of the rezoning and subdivision of the property. At the time that the subsequent conditional use application is submitted, Planning staff recommends that the development plans for Lot 1 should reflect a more compact, urban development form that includes buildings oriented toward the adjacent public streets, as generally recommended in the Pioneer Neighborhood Development Plan and encouraged in the Traditional residential zoning districts in the Zoning Code.

Recommendation

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

If the Plan Commission recommends approval of the corresponding amendment to the Pioneer Neighborhood Development Plan (Resolution ID # 30872) to the Common Council, the Planning Division recommends that the Plan Commission also forward Zoning Map Amendment ID 28.022-00060 rezoning a portion of 9414 Silicon Prairie Parkway and the related two-lot Certified Survey Map to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

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

1. As required by the **Department of Planning and Community and Economic Development, City Engineering Division and Traffic Engineering Division**, the applicant shall revise the Certified Survey Map to dedicate and construct as public streets across this property as shown on either the existing or amended Pioneer Neighborhood Development Plan. These public streets shall include the following:
 - a. Dedication of a 66-foot wide right of way and construction of the northerly extension of Cross Oak Drive to a proposed east-west street adjacent to the northerly line of proposed Lot 1;
 - b. Dedication of a 66-foot wide right of way and construction of an east-west street from the extension of Cross Oak Drive to the easternmost property line of the CSM;
 - c. Dedication of an 80-foot wide right of way extending along the easternmost edge of Outlot 1 from Mineral Point Road to the proposed east-west street;
 - d. Dedication of a temporary turnaround easement on Outlot 1 and construction of the temporary turnaround;
 - e. The CSM shall show a 66-foot wide right of way reservation for the east-west public street between extended Cross Oak Drive and South Point Road.
2. The developer shall enter into a City/Developer agreement for the installation of public improvements, including street, sidewalk, curb and gutter, pavement, street lighting and public utilities required to serve this CSM. The developer shall be required to provide deposits to cover City costs including design costs, testing, labor, and materials. The developer shall provide surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The Department of Planning and Community and Economic Development, City Engineering Division and Traffic Engineering Division will not sign off on this CSM without the agreement executed by the developer. The requirements to be included in the Development Agreement will be reduced if the City constructs and assesses a portion of the required improvements.

Planning Division

3. That the CSM be revised to restrict the future development of Lot 1 to no more than 25 dwelling units an acre. This restriction could also be recorded as part of a restrictive covenant on Lot 1 to be approved by the Planning Division and executed by the applicant prior to final approval of the CSM for recording.
4. That the TR-U1 zoning of Lot 1 expire within 12 months of the Common Council approval of the zoning map amendment unless the CSM has been recorded and a conditional use for multi-family residential development has been approved by the Plan Commission.

The following conditions of approval have been submitted by reviewing agencies for the two-lot Certified Survey Map and the rezoning of proposed Lot 1:

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

5. Coordinate any necessary private street names with Engineering Mapping. Lori Zenchenko can be reached at 266-5952 or lzenchenko@cityofmadison.com.
6. A directional bearing is missing on the sheet 1 map and on the topographical informational sheet and the seconds symbol looks like a minutes symbol (the east line of Outlot 16 and the Town parcel reads N0°32'48'-226.32').

7. The concurrent CSM shall be approved, recorded and all new parcel land records information completed in appropriate City databases prior to issuance of building permits.
 8. These properties will be subject to City Sanitary Sewer Area Charges for the Westside Side Industrial Sewer interceptor, the South Point Lift Station, and South Point Gravity Sewer.
 9. This property is subject to assessments for the South Point Road Streetlight Assessment District and assessments for the Westside Industrial Park Water Main Assessment District.
 10. The developer shall construct Silicon Prairie Parkway from the existing easterly end of the street to the easterly CSM limits. A temporary turnaround may be required at the end of the street based to accommodate Fire Department access needs. If a temporary turnaround is required, the applicant may be required to dedicate additional easement on Lot 1 to accommodate the construction of the turnaround.
 11. The applicant shall dedicate a 20-foot grading and sloping easements adjacent to Lot 1 and the proposed public streets to facilitate the public infrastructure construction.
 12. The applicant shall sign a waiver of hearing and notice for the future street and public infrastructure improvements and assessments for the north-south street to be located between Mineral Point Road and the proposed east-west street.
13. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
 14. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the CSM: "Lots / buildings within this subdivision / development are subject to impact fees that are due and payable at the time building permit(s) are issued."
 15. This property has deferred assessments for the County Highway M and S Assessment District (Mineral Point Road & Junction Road intersection reconstruction) assessment district that shall be paid in full as a condition of the subdivision approval.
 16. Per MGO 16.23(9)(d)(6), the approval of this development does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
 17. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced

because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

18. All work in the public right of way shall be performed by a City-licensed contractor.
19. Per MGO 16.23(9)(d)6), the developer shall construct Madison Standard street and sidewalk improvements for all streets within the CSM.
20. All damage to the pavement on Silicon Prairie Parkway adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
21. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
22. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
23. Per MGO 16.23(9)(d)(2) and 16.23(7)(a)(13), two weeks prior to recording the CSM, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
24. If the lots within this certified survey map are interdependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the Certified Survey Map and recorded at the Dane County Register of Deeds.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: provide infiltration in accordance with Chapter 37 of MGO; provide substantial thermal control; provide oil and grease control from the first 1/2" of runoff from parking areas, and; 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 Chapter 37 of MGO.
26. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
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.

28. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc.) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
29. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
30. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
31. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
32. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
33. 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.
34. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
35. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
36. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

37. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's Office. The applicant shall identify monument types on all PLS corners included on the CSM. Note: Land tie to two PLS corners is required.

Traffic Engineering Division (Contact Scott Langer, 266-5987)

38. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

39. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the 2 feet overhang on a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.

40. 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/ handholes, including labor, engineering and materials for both temporary and permanent installations.

41. 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)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

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

Water Utility (Contact Dennis Cawley, 261-9243)

42. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

43. The developer shall pay approximately \$583,643.20 for park dedication and development fees for the future 248-unit multi-family development (four 38-unit bldgs and three 32-unit buildings). This development is

within the Elver park impact fee district (SI31). Please reference ID# 13137 when contacting Parks Division staff about this project.

Fees in lieu of parkland dedication in 2013 are \$1,708.00 per multi-family unit. Park development fees in 2013 are \$645.40 per multi-family 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.

44. 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.

Office of Real Estate Services (Jenny Frese, 267-8719)

45. Prior to requesting approval sign-off of the CSM, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. Section 236.21(2)(a). All signatory parties shall provide documentation that proves said signatories have legal authority to sign the Owner's Certificate.
46. A certificate of consent by all mortgagees/vendors as shown on the report of title and update shall be included following the Owner(s) Certificate and shall be executed prior to final sign-off.
47. Although not delinquent until after July 31, 2013, the second installment of 2012 real estate taxes is owed for the subject property. Under Section 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)4, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording and provide staff with proof of payment.
48. Per MGO Section 16.23(5)(g)4, the property owner shall pay all special assessments levied against the subject property prior to CSM recording and provide staff with proof of payment. The following street-lighting and street improvement assessments are due:

SPECIAL ASSESSMENTS <i>(Source: City website)</i>			
Charge	Year	Type	Amount
URD-UCD Street Lighting	2011	Preliminary	\$18,946.93
Street Improvement	2012	Final	\$24,744.37
Street Improvement - Deferred	2013	Preliminary	\$11,439.83
Total			\$55,131.13

49. Please verify that stormwater management charges are paid in full by contacting Janet Dailey with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
50. The following CSM revisions shall be made:
- Create and record, or show as being dedicated in the proposed CSM, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
 - Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

- c. Carry forward all applicable Notes from the prior Cardinal Glenn Plat, in particular Note #3 and how it relates to Note #4 on Sheet 1 of the proposed CSM.