

PLANNING DIVISION STAFF REPORT

January 3, 2014

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION



Project Address: 9414 Silicon Prairie Parkway
Application Type: Conditional Use and Certified Survey Map Referral
Legistar File ID # [32129](#) and [32531](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Michael Waidelich, Principal Planner

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 Action: Approval of a conditional use for a residential building complex to allow construction of 286 apartments in 8 buildings on property generally addressed as 9414 Silicon Prairie Parkway, and approval of a revised Certified Survey Map (CSM) to create 3 lots for the apartment complex and 1 outlot for future development.

Proposal Summary: The applicant is requesting conditional use approval for a residential building complex to allow 286 apartment units to be constructed in 8 buildings on an approximately 10-acre parcel to be purchased from the current property owner, who will retain the proposed outlot for unspecified future development. Construction of the apartment complex will occur in phases beginning in spring 2014, with completion scheduled for 2017. No timeline has been indicated for the development of the proposed outlot.

Applicable Regulations & Standards: The Zoning Code defines a Residential Building Complex as a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management subject to supplemental regulations in Section 28.151. Table 28C-1 of Section 28.032(1) identifies residential building complexes as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Conditional Use: Urban Design Commission and Plan Commission
Revised Certified Survey Map: Plan Commission and Common Council.

Summary Recommendation: Following consideration of the potential design modifications discussed in this report, the Planning Division recommends that the Urban Design Commission and Plan Commission find the standards met and **approve** a conditional use for a residential building complex to allow construction of a 286-unit, 8-building apartment complex at 9414 Silicon Prairie Parkway, and recommends that the Plan Commission also forward the related four-lot Certified Survey Map to the Common Council with a recommendation of **approval**, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 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 Area 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 overall 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 across South Point Road, zoned SE (Suburban Employment District) and IL (Industrial-Limited District).

Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends that the northerly 17 acres of 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. An amendment to the neighborhood development plan approved in August 2013 changed the recommended land use for the 10 acres at the southeastern corner of the overall property on which the apartment complex is proposed to be developed with medium-density residential uses between 16-25 units per acre. The entire site is identified in the Comprehensive Plan for Employment uses.

Zoning Summary: The subject property is zoned TR-U1 (Traditional Residential–Urban 1 District):

Requirements	Required	Proposed
Lot Area	500 sq. ft. per unit plus 250 sq. ft. for 3+bdm. Units (143,000 sq. ft.)	433,422 sq. ft.
Lot Width	50'	800'+ (Silicon Prairie Pkwy)
Minimum Front Yard	15'	15', Adequate
Side Yard	10'	Adequate
Rear Yard	Lesser of 25% lot depth or 25'	61.4'
Maximum Lot Coverage (all bldgs.)	80%	See Zoning conditions
Usable Open Space	140 sq. ft./ unit (40,040 sq. ft.)	131,111 sq. ft.
Maximum Building Height	5 stories/ 65'	3 stories; Will comply
Building Form	Large multi-family building	See Analysis section of report
Automobile Parking	1 per dwelling unit (286)	423
Accessible Parking	9 total w/ 2 van-accessible	See Zoning conditions
Bicycle Parking	1 per dwelling unit (286) & 1 guest space per 10 dwelling units (29)=315	271+64=335 – See Zoning conditions

Requirements		Required	Proposed
Other Critical Zoning Items			
Yes:	Urban Design (Residential Building Complex), Utility Easements, Barrier Free		
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development		
Prepared by: Pat Anderson, Asst. Zoning Administrator			

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 & Approvals

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.

On August 6, 2013, the Common Council approved 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 and rezone the same 10 acres from A (Agricultural District) to TR-U1 (Traditional Residential–Urban 1 District) for future residential development. The Plan Commission recommended approval of the neighborhood development plan amendment, zoning map amendment and a two-lot Certified Survey Map (CSM) creating a lot for the future TR-U1 residential development and an outlot for the unspecified future development subject to the conditions in the staff report.

On October 1, 2013, the Common Council approved the two-lot CSM with revised conditions following a revised recommendation by the Plan Commission on September 16, 2013.

Project Description

The applicant is requesting approval of a conditional use for a residential building complex to allow construction of an apartment development with 286 dwelling units in 8 buildings on an approximately 10-acre site at the southeastern corner of a larger 26.9-acre property generally addressed as 9414 Silicon Prairie Parkway. The 10-acre property was recently rezoned TR-U1 (Traditional Residential–Urban 1 District) and a Certified Survey Map approved to divide the future multi-family parcel from the larger property, which remains zoned A (Agricultural District). A revised CSM has been submitted for Plan Commission approval to divide the 26.9-acre parcel into 3

lots for the multi-family development and 1 outlot for future development of the A-zoned remainder, which is primarily recommended in the Pioneer Neighborhood Development Plan for employment uses. The northwestern corner of the property adjacent to the Mineral Point Road-South Point Road intersection is recommended for neighborhood commercial uses.

The 8 buildings proposed include five 38-unit and three 32-unit buildings comprised of studio, one- and two-bedroom apartments. All of the buildings will stand 3 stories tall and will include underground parking accessed from an internal network of private drives that will parallel the public streets that frame the site on nearly all four sides. Additional parking will be provided at grade in parallel parking stalls to be located along the private drives and in 3 small lots located on the eastern portion of the complex.

Buildings 1, 4 and 5 will parallel 2 new public streets approved with the earlier CSM of the larger property, which will be built concurrent with the development of the apartment complex. A fourth building, Building 6, will parallel the future extension of a north-south collector street that will frame most of the eastern edge of the 26.9-acre parcel. Three of the other proposed apartment buildings will be located along the southern edge of the 10-acre multi-family property and are situated perpendicular to Silicon Prairie Parkway, which forms the southern edge of the subject site. The eighth apartment building, Building 3, will be located at the center of the complex adjacent to a pool and clubhouse. Three of the buildings and the pool and clubhouse will surround a stormwater management pond to serve the apartment project, which will be located along Silicon Prairie Parkway opposite its intersection with Pine Lawn Parkway in the Cardinal Glenn residential subdivision to the south. The elevations submitted show entrances to the buildings as well as some of the first floor units on the long facades the 8 apartment buildings.

Analysis and Conclusion

This application is subject to the conditional use standards of Section 28.183(6). A residential building complex is defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management.” The supplemental regulations for a residential building complex (as applicable in the SR-V2 zoning district) are:

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

The Planning Division generally believes that the conditional use standards can be met for the proposed apartment development and that the criteria for approval for the revised Certified Survey Map can also be met.

The residential building complex is also generally consistent with the medium-density residential uses recommended for the 10-acre property in the recently amended Pioneer Neighborhood Development Plan despite being slightly denser at approximately 28.7 units per acre than the 16-25 units per acre recommended in the that plan.

However, while generally consistent with the planned density recommendations and conditional use standards, staff recommends that the layout of the proposed apartment development be revisited to better integrate the project into the surrounding neighborhood and make it more consistent with the urban design recommendations of the Pioneer Neighborhood Development Plan. The neighborhood development plan encourages higher-density design concepts that create attractive, quality, urban, walkable spaces with “urban neighborhood” building arrangements and discourages “super-blocks” of nearly identical building sizes, placements, and designs. Buildings and entries are recommended to be oriented and connected to adjacent streets. Throughout much of the Pioneer neighborhood, medium-density residential uses are planned along Silicon Prairie Parkway to serve as a transition between the lower density residential areas generally to the south and the planned employment district to the north. Buildings in the employment and residential districts are recommended to orient toward adjacent streets with the exception of Silicon Prairie Parkway, which the plan recommends have buildings that orient toward the intersecting north-south streets in order to reduce the impact of the employment uses on the neighborhood “wherever practical”.

Staff believes that the recommendation to not orient residential buildings toward Silicon Prairie Parkway opposite the planned employment uses may no longer be applicable to the subject site given the recent change in recommended land use, which effectively shifted most of the future employment north of the proposed residential development and Silicon Prairie Parkway. As a result, Planning staff believes that the buildings at the southern edge of the 10-acre property should be designed to be more oriented to Silicon Prairie Parkway and the Cardinal Glenn subdivision to the south, which includes existing and planned residential buildings that front onto Silicon Prairie Parkway.

In order to achieve this recommendation, staff recommends that some or all of the buildings along the southern edge of the development be turned to parallel Silicon Prairie Parkway, which staff feels will better frame that street and allow the opportunity for the subject development and development to the south to create a more cohesive residential neighborhood that better achieves the character and design recommendations contained in the Pioneer Neighborhood Development Plan. As currently designed, the 3 southern buildings side onto Silicon Prairie Parkway with less engaging elevations that, in combination with the planned stormwater management pond for the project, create an uninviting edge for the development and bleak pedestrian environment along the north side of the street. Potential revisions to the southern edge of the complex may also create better conformance with the Zoning Code standards for large multi-family buildings, which call for the principal entry to such a building to be oriented to the primary abutting street, which staff believes to be Silicon Prairie Parkway for those 3 buildings.

Recommendation

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

Following consideration of the potential design modifications discussed above, the Planning Division recommends that the Urban Design Commission and Plan Commission find the standards met and **approve** a conditional use for a residential building complex to allow construction of a 286-unit, 8-building apartment complex at 9414 Silicon Prairie Parkway, and recommends that the Plan Commission also forward the related

four-lot Certified Survey Map to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

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

1. Revise the development plans prior to final staff approval and the issuance of building permits as follows:
 - a. Show sidewalks connections throughout the development to coincide with the building/ unit entrances shown on the building elevations;
 - b. Revise the parking along the west side of the private drive adjacent to Building 1 and Silicon Prairie Parkway from perpendicular stalls to parallel stalls to create additional yard between the drive and adjacent building(s);
 - c. Revise the plan sheets to remove references to on-street parking adjacent to the development. [The availability of on-street parking will be determined by the Traffic Engineering Division and as stipulated in MGO.]

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

For Residential Building Complex Conditional Use Approval:

2. Lots 1-3 of the proposed Certified Survey Map (CSM) are dependent on each other for overland and subsurface stormwater drainage. A private storm sewer/drainage easement/agreement for all lots within this development shall be drafted, executed and recorded prior to site plan approval.
3. Lots 1-3 of the CSM are dependent upon each other for access and parking. A private common access and parking easement/agreement between all of the lots within this development shall be drafted, executed and recorded prior to site plan approval.
4. The building located in the Northeast corner of Lot 1 of the CSM requires the extension of private water main and sanitary sewer. A private easement for private sanitary sewer and water main for the construction, maintenance and replacement of the sewer and water facilities shall be drafted, executed and recorded prior to site plan approval prior to building permit issuance.
5. The CSM for this site shall be approved, recorded and all new parcel land records information completed in appropriate City databases prior to issuance of building permits and prior to the City being able to approve the public works construction contract for the public infrastructure adjacent to the development.
6. All of the boundary information, easements and restrictions (dimensioning, easements, etc.) contained on the final recorded CSM for this site shall be shown on each civil sheet of the site plans.
7. Temporary grading and sloping easements on all lots of the proposed CSM will be required for the construction of the public street by the City. The applicant shall work with the City to determine the final grades of the street and how they relate to the proposed site improvements. The City's street and infrastructure plans shall be finalized prior to the approval of this site plan. The City will provide design grades and details for the public infrastructure work which shall be shown on the final site plans.
8. Update proposed street names when new names are approved.

9. Modify the site plans to provide for a public storm sewer and drainage easement through the site as required to drain lands to the east. Coordinate the drainage design with City Engineering. A separate Developer's Agreement will be required for the construction of the public storm sewer or ditching that will cross this development. Coordinate the easement location with the proposed CSM.
10. The applicant shall provide detailed information on how the drainage to the underground parking shall be accommodated. This drainage plan shall also demonstrate how flooding will be prevented in this area.
11. Provide an outlet/overflow structure detail for the infiltration pond. A piped connection shall be required for routine overflows.
12. The CSM approval requires a temporary turn around at the end of proposed Vintage Glen Drive. Modify the site plans to show the temporary turn around easement.
13. These properties are subject to City Sanitary Sewer Area Charges for the Westside Side Industrial Sewer interceptor, the South Point Lift Station, and South Point Gravity Sewer.
14. These properties are subject to assessments for the South Point Road Streetlight Assessment District and assessments for the Westside Industrial Park Water Main Assessment District.
15. These properties have deferred assessments for the County Highway M and S Assessment District (Mineral Point Road and Junction Road intersection reconstruction) assessment district that shall be paid in full as a condition of the subdivision approval.
16. The applicant shall comply with the conditions of approval for the rezoning application and the CSM Planning Division approval letter dated October 3, 2013.

For Approval of Revised CSM:

17. Add a 15-foot dimension for the Grading and Sloping Easement in the northeast corner of Outlot 1 to correlate to the Easement 2 label that exists at that location.
18. The street names Vintage Glen Drive and Falcon Ridge Drive are not acceptable names. The USPS considers these as double suffix names. Submit new street names suggestions to Lori Zenchenko for approval (Lzenchenko@cityofmadison.com).
19. Remove reference for Easement 4 on sheet 1. Insert the standard language per MGO Section 16.23(9)(d)2a. verbatim. When this is added, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map. Also remove the easements and associated dimensions on the map showing the non-exclusive drainage easements per the plat of Cardinal Glenn.
20. The applicant shall coordinate and provide the easements necessary to adequately serve the Lots of this CSM as required by the utility companies serving this area. The easements required shall be appropriately shown and noted on the Certified Survey Map. It being acknowledged that internal easements for Lots 1-3 will likely be coordinated during the future design and development of those lots.
21. Provide a space under the Legend between the Found $\frac{3}{4}$ " rebar and the "all other corners" note.

22. Remove the "Vow Statement" clause under the Owner's Certificate of Dedication.
23. Coordinate with City Engineering staff any temporary grading and sloping easements and temporary turnaround easements required to be placed on this CSM.
24. Provide a 25-foot return radius at the westerly side of the intersection of Falcon Ridge Drive with Mineral Point Road.
25. The City shall construct the public infrastructure on Cross Oak Drive, Vintage Glen Drive and all public utilities related to the street construction. This will be done under a public works construction contract, which shall be administered by City Engineering. If for any reason the City is unable to construct these improvements, the developer shall enter into a Development Agreement to construct the public infrastructure required to serve the CSM.
26. The developer shall sign a waiver of hearing and notice for the future street, storm sewer, sanitary sewer, water main, lighting, and other public infrastructure improvements and assessments for the north-south street to be located between Mineral Point Road and the proposed east-west street. The developer shall execute a waiver of hearing and notice for the future street, storm sewer, sanitary sewer, water main, lighting, and other public infrastructure improvements on Cross Oak Drive and Vintage Glen Drive to serve the CSM.
27. 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.
28. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this CSM. 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.
29. 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."
30. Two weeks prior to recording the final plat, 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' below proposed street grades, a restriction shall be added to the CSM, as determined necessary by the City Engineer per MGO 16.23(9)(d)(2) and 16.23(7)(a)(13).
31. The following notes shall be included on the final CSM:
 - a. All lots are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the CSM. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public

easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the CSM. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail

- 32. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 33. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 34. In accordance with 10.34 MGO – Street Numbers: Submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping (Lzenchenko@cityofmadison.com) so that an 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.
- 35. 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.
- 36. 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.

37. A City-licensed contractor shall perform all work in the public right of way.
38. All damage to the pavement on Cross Oak Drive, Vintage Glen Drive and Silicon Prairie Parkway adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
39. 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.
40. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
41. 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.
42. 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.
43. 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.
44. 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, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; 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.
45. 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.
46. 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.

47. 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.
48. 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.
49. 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).
50. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
51. 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.
52. 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).
53. 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.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

54. When the applicant shall submit plans 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 and proposed property lines, addresses, one contiguous plan (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,

semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.

55. 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.
56. 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.
57. All parking facility design shall conform to the standards in MGO Section 10.08(6).
58. "Stop" signs shall be installed at a height of 7feet at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Zoning Administrator (Contact Pat Anderson, 266-5978)

59. Pursuant to MGO 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.
60. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
61. Provide a detail of the bike rack to be installed on the final plans.
62. Pursuant to MGO Section 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
63. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
64. Provide details on calculations lot coverage as defined in Zoning Code Section 28.211.
65. Provide a phasing plan as to when the recreational facilities will be installed as well as meeting all other supplemental requirements of Zoning Code Section 28.151.

Fire Department (Contact Bill Sullivan, 261-9658)

66. Fire access lanes shall be included in the easement agreements between the parcels.
67. Additional aerial access will be required, equivalent to 25% of the building perimeter.

Water Utility (Contact Dennis Cawley, 261-9243)

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

Parks Division (Contact Kay Rutledge, 266-4714)

69. The developer shall pay approximately \$704,117.70 for park dedication and development fees for the 286-unit multi-family development. This development is within the Elver park impact fee district (SI31). Please reference ID# 13137 when contacting Parks Division staff about this project.

Park dedication fees for 2014 are \$1,799.00 per multi-family unit; park development fees in 2014 are \$662.95 per multi-family unit for a combined fee of \$2,461.95. 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.

70. Approval of plans for this 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)

71. Prior to requesting final approval 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.

72. If there are no leasehold interests on the land within the CSM boundary, please remove the leasehold language from the Owner's Certificate.

73. 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.

74. 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 due for the subject property prior to CSM recording and provide staff with proof of payment.

75. 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 (Source: City website)			
Charge	Year	Type	Amount
URD-UCD Street Lighting	2011	Preliminary	\$18,946.93
Street Improvement	2012	Final	\$21,209.46
Street Improvement - Deferred	2013	Preliminary	\$11,439.83
Total			\$51,596.22

76. 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).

77. An Environmental Site Assessment is required because of the public road dedication.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.