



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2016-00091**

**Address:** 9301 Silicon Prairie PKWY

**Current Revision #: 0**

**Submitted by:** Vandewalle & Associates

**Contact:** Brian Munson  
(608) 255-3988  
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**Project Type:** Permitted Use Site Plan Review

**Description:** Amended PD(GDP) and SIP approval to construct alley-loaded two-family twin residences

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	May 25 2016
Engineering Review Main Office	Approved	<a href="#">Timothy Troester</a>	Jul 27 2016
Fire Review	Approved	<a href="#">William Sullivan</a>	May 17 2016
Parks/Forestry Review	Approved	<a href="#">Janet Schmidt</a>	Jul 25 2016
Planning Review	Approved	<a href="#">Timothy Parks</a>	Jul 11 2016
Traffic Engineering Review	Approved	<a href="#">Eric Halvorson</a>	Jun 3 2016
Urban Design Commission Review	Approved	<a href="#">Alan Martin</a>	May 18 2016
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Jun 23 2016

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The pending final plat must be completed, recorded, and the new APO data created prior to final Engineering approval.

**Supplement Accepted****Comment Date:** 05/25/2016

Impact fees are due on many of the newly created lots that will need to be paid prior to issuance of a building permit. As part of the subdivision process the developer will need to complete a Declaration of Conditions, Covenant and Restrictions that details the impact fees due for each lot. This document will be drafted by City Engineering and must be completed prior to final plat approval and final plan verification approval. Contact Tim Troester (ttroester@cityofmadison.com 608-267-1995) with questions and/or to obtain the draft document.

**Supplement Accepted****Comment Date:** 05/25/2016

Any outstanding MMSD fees must be paid prior to final plan verification approval. Current invoice from MMSD indicates \$6,572.15 is due. Make check payable to Madison Metropolitan Sewerage District and submit to City Engineering for processing.

**ENGINEERING MAPPING****Note****Comment Date:** 05/23/2016

The pending Final Plat application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded Plat image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.

**PARKS FORESTRY****Supplement Accepted****Comment Date:** 07/25/2016

The current zoning for existing Lot 120 provides for 12 MF units. The modified zoning and associated replat calls for 12 SF units. Park Development Impact fees for 12 SF units will be due. The replat of existing Lots 119 and 158 will not change the unit count for those lots. Park impact fees were paid for Lots 119 and 158 with City Engineering Contract 2153 (Cardinal Glenn Phase 3).

Park impact fees for this project (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2)) will be required for all new residential development. The developer must select a method for payment of park impact fees prior to signoff of the final plat. This development is within the Elver impact fee district. Please reference ID# 07106.1 when contacting Parks about this project.

**Supplement Accepted****Comment Date:** 05/25/2016

The following note should be included on the plat: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

**Supplement Accepted****Comment Date:** 07/25/2016

Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds.

**PLANNING****Note****Comment Date:** 07/05/2016

The final plans are consistent with the plans approved by the Plan Commission and Common Council.

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A revised zoning text shall be approved by the Planning Division prior to recording of the PD(SIP) that includes a section requiring that the final architectural and landscaping details for the individual two-family twin residences be approved by staff of the Secretary of the Urban Design Commission prior to issuance of permits. Submittal for approval of individual buildings shall include a detailed site plan, building materials palette, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.

NOTE: This revision was made. 11 JUL 2016

**Note****Comment Date:** 07/05/2016

Prior to final approval of the plat for recording, the applicant shall submit a joint cross access and maintenance agreement to the Zoning Administrator and Planning Division staff for review. It is recommended that the same agreement be applied to all 8 buildings and 16 lots.

**ZONING****Supplement Accepted****Comment Date:** 06/23/2016

Show that proposed lots 164 through 171 meet the minimum lot width of 30 feet for a zero lot line lot at the minimum front yard setback line. Lot width is the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required structure setback line.