

PLANNING DIVISION STAFF REPORT

November 27, 2023

PREPARED FOR THE PLAN COMMISSION



Project Address: 421 South Yellowstone Drive (District 19 – Alder Slack)

Application Type: Demolition Permit, Conditional Use, Zoning Map Amendment

Legistar File ID # [80224](#), [80225](#), [80632](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Randy Christianson; Walter Wayne Development, LLC: 702 North High Point Road #200; Madison, WI 53717

Contact: Patrick Terry; JLA Architects; 800 W Broadway #200; Monona, WI 53713

Requested Action: The applicant is seeking approval of zoning map amendment from SE (Suburban Employment district) to TR-U2 (Traditional Residential – Urban 2 district), a demolition permit to raze an existing office building, and conditional uses for a multifamily building with more than 36 units per §28.051(1) MGO.

Proposal Summary: The applicant is seeking approvals to demolish a two-story office building to construct a five-story 83-unit residential building with structured parking.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(6) MGO. Standards of approval for demolition permits are found in §28.185(6) MGO. Standards for conditional use approval are found in §28.183(6) MGO.

Review Required By: Plan Commission, Common Council (Zoning Map Amendment only)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 421 South Yellowstone Drive. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for demolition permits are met to **approve** demolition of the building at 421 South Yellowstone Drive; subject to the conditions from reviewing agencies beginning on page 5;
- That the Plan Commission find that the standards for conditional uses for an 83-unit multifamily building in a TR-U2 district and **approve** the conditional use request subject to the conditions from reviewing agencies beginning on page 5;
- That the Plan Commission forward the zoning map amendment from SE to TR-U2 to Common Council with a recommendation to **approve**, subject to the conditions from reviewing agencies beginning on page 5;

Background Information

Parcel Location: The subject site is 29,185 square feet (0.67 acres) located on the east side of South Yellowstone Drive immediately opposite Grand Teton Plaza. The site is within Alder District 19 (Alder Slack) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned SE (Suburban Employment), is currently occupied by an 8,425-square foot, two-story office building with surface parking. The building was originally constructed in 2006.

Surrounding Land Uses and Zoning:

North: A single-story bank building zoned CC-T (Commercial Corridor-Transitional district);

West: Across South Yellowstone Drive, a two-story office building zoned SE and recently approved for demolition and construction of a six-story mixed-use building, and a two-story office building zoned (Regional Mixed Use district);

South: A two-story office building zoned SE; and

East: A three-story 104-unit CBRF zoned SE.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Employment (E) land uses for the site. The [Odana Area Plan](#) (2021) recommends Medium Residential (MR).

Zoning Summary: The subject property is proposed to be zoned TR-U2 (Traditional Residential – Urban 2 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	350/d.u. = 29,050	29,185
Lot Width	50 ft	186
Front Yard Setback	15 ft	15 ft
Max. Front Yard Setback	20 ft (T.O.D Overlay)	15 ft
Side Yard Setback	10 ft	10 ft
Rear Yard Setback	20 ft	20 ft
Maximum Lot Coverage	80%	63%
Maximum Building Height	6 stories/78 ft	5 stories/57 ft

Site Design	Required	Proposed
Number Parking Stalls	No minimum	87
Electric Vehicle Stalls	10% EV Ready = 9 2% EV Installed = 2	EV Ready = 9 EV Installed = 2
Accessible Stalls	2	2
Loading	No	No
Number Bike Parking Stalls	91	91 (2.)
Landscaping and Screening	Yes	Yes (3.) (4.)
Lighting	Yes	Yes
Building Form and Design	Yes	Large Multi-Family

Other Critical Zoning Items	Utility Easements, TOD Overlay
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is seeking approvals to demolish an existing two-story office building. The [demolition photos](#) submitted by the applicant show rather new building typical of the 2000s, recently used as a beauty salon. There are no major structural issues known to staff, and staff has not inspected the building.

Following demolition, the applicant intends to construct a five-story C-shaped building with 83 dwelling units. The courtyard created by the C-shaped building opens to the west toward South Yellowstone Drive, with northern and southern wings. The unit breakdown includes 41 efficiencies, 36 one-bedroom units, and six two-bedroom units. The primary entrance vestibule is located toward the south end of the street-facing courtyard and the first floor features a lobby at center of courtyard and a fitness center in the southern wing, but predominantly includes vehicle parking, which is accessed via a driveway on South Yellowstone Drive at the northwest corner of the site. The second floor includes dwelling units and a business hub. Floors three and four are all dwelling units and the fifth floor features a community room and outdoor terrace in addition to dwelling units. All units, including the efficiencies, have private balconies. Structured parking is primarily included in two underground levels and a portion of the first floor. The structured parking includes 87 vehicle parking stalls and 83 bicycle parking stalls. An additional eight short-term bicycle parking stalls are located outdoors. Primary façade materials include a dark gray masonry for the lowest elevation, and black, white, gray, and blue fiber cement panels on the upper four stories. Trim and accent materials include silver and black metal accent panels, concrete masonry units, red fiber cement panels, matte black balcony railings, and bronzed storefront frames. Submitted plans indicate that mechanical equipment is mounted on the roof. The landscaping plan show a few small understory trees and large deciduous shrubs along the east and north facades of the building, as well as smaller shrubs and perennials around the perimeter of the building. The remainder of the site is to be planted with turf grass.

According to the letter of intent, the applicant intends to start demolition in March 2024 with project completion by May 2025.

Analysis & Conclusion

This request is subject to the standards for demolition permits, conditional uses, and zoning map amendments. This section begins with a summary of adopted plan recommendations, followed by zoning map amendment standards, demolition permit standards, conditional use standards, and a conclusion.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Employment (E) land uses for the site. Employment areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. Residential uses are generally not recommended, but may be considered as conditional uses. The [Odana Area Plan](#) (2021) recommends Medium Residential (MR), which may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings, general at heights of two to five stories and residential densities of 20 to 90 dwelling units per acre. The [Odana Area Plan](#) also recommends a maximum building height of five stories.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin

Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." Staff believes TR-U2 is an appropriate zoning district for the MR land use recommendation as described above, and the request and its uses can be found to be generally consistent with the land use recommendations for this area in the Odana Area Plan, a supplement to the Comprehensive Plan.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, *"That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission."* At its October 16, 2023 meeting, the Landmarks Commission found that the existing building at 421 South Yellowstone Drive has no known historic value. Staff believes that all other applicable demolition permit standards of approval can be found met.

Conditional Use Standards

The applicant is requesting approval of a conditional use within the TR-U2 district for the number of dwelling units in a multifamily building. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff draws the attention of the Commission to a consideration of standard of approval 9, which states, "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district." Even when not counting the balcony treatments, windows, doors, and storefront treatments; the building facades, including the street-facing facade, have nine different cladding materials/colors: two metal panel types, two masonry types, and five colors of cement fiber panel. Staff recommend a simpler palette of materials and colors, which would include the removal of at least one or two materials types or colors to simplify the overall design.

Staff believe all other standards of approval can either be found met or are not applicable to this request.

Conclusion

Staff believes that the standards of approval for demolition permits and zoning map amendments can be found to be met. When considering the land use recommendations, layout of proposed redevelopment, and the recommended conditions of approval staff believe that Plan Commission can find the standards of approval met and approve the conditional use request.

At time of writing, Staff is unaware of written comment from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 421 South Yellowstone Drive. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for demolition permits are met to **approve** demolition of the building at 421 South Yellowstone Drive; subject to the conditions from reviewing agencies below;
- That the Plan Commission find that the standards for conditional uses for an 83-unit multifamily building in a TR-U2 district and **approve** the conditional use request subject to the conditions from reviewing agencies below;
- That the Plan Commission forward the zoning map amendment from SE to TR-U2 to Common Council with a recommendation to **approve**, subject to the conditions from reviewing agencies below;

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

Planning Division (Contact Colin Punt, 243-0455)

1. Simplify the color and material palette by removing at least one metal panel type, masonry type, cement fiber panel color, other design modification(s) that simplify the facade. Final details shall be approved by the Planning Division Director or designee.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. Label the EV installed parking stalls.
3. Provide dimensions for the bike parking stalls and access aisles. Submit a detail showing the model of bike rack to be installed.
4. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.
5. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per 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.

6. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

City Engineering Division (Contact Tim Troester, 267-1995)

7. The area adjacent to this proposed development has been determined by City Engineering to have a known flooding risk. Engineering has set the minimum protective lowest entrance elevation opening at an elevation of 1036.5 This standard is not intended to be protective in all cases. The Developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by City Engineering.
8. Applicant shall provide projected wastewater flows for the proposed development to Mark Moder, mmoder@cityofmadison.com. Offsite sewer improvements by the developer in a developer agreement may be required as a condition of plan approval.
9. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
10. Construct sidewalk, terrace, curb and gutter and pavement as needed to a plan as approved by City Engineer
11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) 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))
12. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
13. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
14. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
15. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line:

<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

16. Revise the site plan 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)
17. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
18. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
19. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
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 the Madison General Ordinances.
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))
Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak

discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

22. The proposed gas main proposed to be placed longitudinally within the City of Madison Drainage Easement shall be moved as far north as possible away from the City of Madison storm sewer, preferable outside of the drainage easement.
23. The current addresses will be retired with demolition of the office building. The proposed apartment address is 417 S Yellowstone Dr. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
24. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

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| <ol style="list-style-type: none">25. The applicant shall construct pedestrian curb ramps and mark crosswalks at the Yellow Stone Drive/Grand Teton Plaza intersection according to plan approved by City Engineer. |
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26. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.

27. 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.
28. 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.
29. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
30. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
31. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
32. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
33. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
34. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
35. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
36. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign 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.
37. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive

entrance, width of the flares, and width of the curb cut.

38. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
39. Parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.

Fire Department (Contact Matt Hamilton, 266-4457)

40. Provide fire apparatus access as required by IFC 503 2021 edition, MGO 34.503. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
41. Fire access lane in rear of property appears to be on adjacent property. Provide easement information.

Parks Division (Contact Ann Freiwald, 243-2848)

42. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 23039 when contacting Parks about this project.

Forestry Section (Contact Brandon Sly, 266-4892)

43. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
44. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
45. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
46. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction:

No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.

47. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
48. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
49. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
50. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.

Water Utility (Contact Jeff Belshaw, 261-9835)

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| 51. Update Utility plan to indicate connection type to existing water main, size of proposed water service and type of material. |
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52. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
 53. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal

appointment.

Metro Transit (Contact Tim Sobota, 261-4289)

54. Metro Transit operates daily all-day transit service along Mineral Point Road near this property - with trips at least every 30 minutes.
55. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 64 Weekday & 47 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 246-5806)

56. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.