



**Project Addresses:** 1970-1978 University Bay Drive

**Application Type:** Zoning Map Amendment, Conditional Uses, and Vacation/  
Discontinuance and Official Map Amendment

**Legistar File ID #** [87841](#), [87657](#), and [88477](#)

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Summary

**Applicants:** Cindy Torstveit and Janine Glaeser, University of Wisconsin-Madison; 21 N Park Street; Madison.

**Property Owner:** The Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison.

### Requested Actions:

- ID [87841](#) – Consideration of a request to rezone property located at 1970-1978 University Bay Drive from CN (Conservancy District) to PR (Parks and Recreation District);
- ID [87657](#) – Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center; consideration of a conditional use in the PR District for a public safety and service facility; consideration of a conditional use in the PR District for a building exceeding 35 feet in height; and consideration of a conditional use pursuant to MGO Section 28.138 for construction within 300 feet of the Ordinary High Water Mark of Lake Mendota, all to allow construction of an 11,500 square-foot visitor center for the Lakeshore Nature Preserve on the University of Wisconsin-Madison campus; and
- ID [88477](#) – Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.

**Proposal Summary:** The University of Wisconsin-Madison is requesting approvals to allow construction of an approximately 11,500 square-foot visitor center (to be known as the “Frautschi Center”) at its 300-acre Lakeshore Nature Preserve. The facility will include a building with offices, classrooms, and restrooms and a second floor viewing platform and a one-story maintenance garage with adjacent work yard. To accommodate the visitor center and accessory 95-stall automobile parking lot, the University proposes to relocate the section of University Bay Drive east of Lake Mendota Drive and north of Walnut Street, which requires vacating and discontinuing the affected section of the public road, acceptance of a public street easement for the relocated roadway, and approval of a corresponding amendment to the City’s Official Map.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table G-1 in Section 28.091(1) identifies community centers and public safety and service facilities as conditional uses in the [proposed] PR district. Section 28.095 establishes the maximum permitted height of a building in the PR district as two stories and 35 feet, with additional height allowed by conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.138 requires conditional use approval for construction of any principal or accessory building on a parcel located within

300 feet of the Ordinary High Water Mark of Lake Mendota. Section 28.183 provides the process and standards for the approval of conditional use permits. The vacation and discontinuance process is governed by Sections 66.1003 and 66.1005 of Wisconsin Statutes. The Official Map of the City of Madison is regulated by Section 16.25 of MGO.

**Review Required By:** The Plan Commission is tasked with reviewing or approving all three requests. The Common Council shall approve the rezoning request and vacation/discontinuance resolution. Vacations are also reviewed by the Transportation Commission and Board of Public Works. Consistent with the provisions in MGO Section 33.32, the rezoning and new construction were reviewed by the Joint Campus Area Committee.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the applicable standards are met as follows:

- That the Plan Commission forward Zoning Map Amendment ID 28.022–00712, rezoning 1970-1978 University Bay Drive from CN to PR, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** to construction of a visitor center for the UW Lakeshore Nature Preserve on land addressed 1970-1978 University Bay Drive, subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7**; and
- That the Plan Commission **recommend approval** to the Board of Public Works and Common Council of the vacation and discontinuance of a portion of public street right-of-way of University Bay Drive, the realigning and accepting of a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map to allow relocation of University Bay Drive for construction of the visitor center.

## Background Information

**Parcel Location:** The University's Lakeshore Nature Preserve includes approximately 300 acres of land located along the shore of Lake Mendota. The area of the preserve to be rezoned for the visitor center is approximately 5.6 acres in area and is located on both sides of University Bay Drive approximately halfway between its intersections with Lake Mendota Drive and Walnut Street; Alder District 5 (Vidaver); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is currently developed with the University's Lot 130, zoned CN (Conservancy District) zoning. The Howard Temin Lakeshore Path parallels the northerly edge of University Bay Drive.

**Surrounding Land Uses and Zoning:** The Lakeshore Nature Preserve surrounds the project site. The proposed visitor center will be approximately 900 feet east of the nearest residential buildings in the Eagle Heights university housing complex and 900 feet north of the Goodman Diamond softball complex. The nature preserve is zoned CN (Conservancy District), with the rest of the nearby areas of campus zoned CI (Campus–Institutional District).

**Adopted Land Use Plans:** The 2023 Comprehensive Plan generalized future land use maps recommend the site of the visitor center and the portions of the campus to the south and west of the Lakeshore Nature Preserve in the Special Institutional (SI) category, while the remainder of the preserve is recommended for Parks and Open Space (P). There is no adopted neighborhood or sub-area plan that includes the subject site or larger nature preserve.

**Zoning Summary:** The [proposed] PR (Parks and Recreation) District requires the following as it applies to the subject requests:

Requirements	Required	Proposed
Lot Area	5 acres	5.6 acres
Lot Width	300’	Will exceed
Front Yard Setback	30’	Will exceed
Side Yard Setback	30’	Will exceed
Rear Yard	30’	Will exceed
Maximum Building Height	2 stories/35’	2 stories, will exceed 35’
Auto Parking	Determined by Zoning Administrator	100
Electric Vehicle (EV) Stalls	Not required	4
Accessible Stalls	Yes	4
Bike Parking	Determined by Zoning Administrator	24
Building Form	Civic or Institutional Building	Will comply
Other Critical Zoning Items		
Yes:	Adjacent to Park, Barrier Free, Utility Easements, Wetlands, Floodplain, Wellhead Protection (WP-19)	
No:	Urban Design, Waterfront Development, Landmarks, Transit-Oriented Development (TOD) Overlay	
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator		

**Environmental Corridor Status:** The nature preserve with the exception of Lot 130 is located in a mapped environmental corridor.

**Public Utilities and Services:** The overall site is served by a full range of urban services. Metro Transit provides transit service along University Bay Drive adjacent this property, with trips at least every 50 minutes. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 70 Weekday and 22 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

## Project Description

The University of Wisconsin-Madison is requesting approval of a request to rezone approximately 5.6 acres of its 300-acre Lakeshore Nature Preserve from CN to PR to allow construction of a two-building, approximately 11,500 square-foot visitor center and maintenance garage. In order to construct the proposed "Lakeshore Nature Preserve Frautschi Center," the University is proposing to relocate a portion of University Bay Drive, which requires that a section of the road be vacated/discontinued and a public easement to be accepted for the new alignment.

The 5.6-acre project site is part of two tax parcels owned by the University and located on either side of University Bay Drive about midway between Lake Mendota Drive to the west and Walnut Street to the south. The area to be developed with the visitor center and relocated road is currently developed as the University's Lot 130 parking lot, which is located on the southwesterly side of University Bay Drive and contains approximately 100 stalls. A wetland is located southwest of the parking lot. The Howard Temin Lakeshore Path is located on the northeasterly side of the road, with the nature preserve to its north and east.

University Bay Drive and the Temin Path will be shifted southwest from their current alignment so that the visitor center and new 95-stall automobile parking lot may be constructed over the existing roadbed and on the same side of University Bay Drive as the majority of the nature preserve. The proposed facility will be constructed as two buildings. The visitor center will be a mostly one-story building, which will include restrooms and a variety of office, conference, and multipurpose spaces on the ground floor. A covered viewing platform overlooking the preserve and Lake Mendota will be located at the eastern end of the second floor. West of the main visitor center, a one-story maintenance garage and work yard are proposed. The viewing platform will be accessed by an elevator and by a ramp that will extend the length of the two buildings as an architectural feature of the facility. The 95-stall parking lot will be located between the proposed buildings and relocated University Bay Drive and Temin Path; parking for 24 bikes will be located east of the facility. Hours of operation for the visitor center will generally be 7:00 AM to 5:00 PM daily most of the year.

## Analysis

The proposed visitor center is classified as a 'community center' while the garage and work yard are classified as a 'public safety and service facility' for zoning purposes. Community centers are not allowed uses in the CN zoning district but are allowed in the PR zoning district with conditional use approval (public safety and service facilities are conditional uses in both the CN and PR districts). Therefore, the applicant is requesting approval of a zoning map amendment to rezone approximately 5.6 acres of the 300-acre nature preserve from CN to PR as well as approval of conditional uses for the community center and public safety and service facility uses. Additionally, the height of the visitor center building will exceed 35 feet, which requires approval of a conditional use. Finally, new principal buildings or any accessory building on zoning lots abutting Lake Mendota and associated bays require conditional use approval.

### Consistency with Adopted Plans

The 2023 Comprehensive Plan generalized future land use maps include the site of the proposed visitor center and the portions of the University of Wisconsin-Madison campus to the south and west of the Lakeshore Nature Preserve in the Special Institutional (SI) category. The remainder of the nature preserve is recommended for Parks and Open Space (P). There is no adopted neighborhood or sub-area plan that includes the subject site or larger nature preserve.

Per the Comprehensive Plan, the SI designation is used primarily to identify current or recommended locations for schools, colleges, the University of Wisconsin-Madison campus, and relatively large places of assembly and worship. In general, development in the SI district should be located on or near an arterial or collector streets and be designed so that high volumes of traffic will not be drawn through local neighborhood streets. SI uses should be served by public transit if feasible, and good bicycle and pedestrian access should be provided. Uses in SI may require buffering from adjoining uses, and large uses should be designed to fit gracefully with, rather than dominate, their surroundings. The Comprehensive Plan notes that some parcels recommended for SI may be subject to zoning master plans to guide their growth and development. The Parks and Open Space (P) category includes, but is not limited to, public parks, conservation areas, recreation areas, private recreation uses, and other natural features and lands with a park-like character that are recommended for preservation.

### Consideration of Zoning Map Amendment Standards

The standards for zoning map amendments found in Section 28.182(6) of the Zoning Code 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. Wis.

Stats. Section 66.1001(3) requires that zoning map amendments approved 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."

Due to its low impact character, the nature preserve was not zoned CI (Campus-Institutional District) like most of the rest of the University of Wisconsin-Madison campus when the current zoning took effect in January 2013, and was instead zoned CN, which is the district that most closely follows the C (Conservancy District) and W (Wetland District) zoning the subject sites had under the 1966 Zoning Code. In discussing the proposed visitor center with the University, it was felt that rezoning a small part of the nature preserve to a zoning district that would allow the project while maintaining the CN zoning for the remainder was a more appropriate solution than expanding the CI district and amending the University's campus zoning master plan to allow the project, or potentially amending the Zoning Code to make the project allowed in CN zoning.

The Planning Division believes that the Plan Commission may find that the proposed rezoning of portions of 1970-1978 University Bay Drive from CN to the less restrictive PR district to facilitate construction of the visitor center is consistent with the recommendations of both the SI and P land use categories in the Comprehensive Plan. Boundaries between generalized future land use categories are generally not intended to be as rigid as zoning district boundaries, and staff does not feel that rezoning the portion of the site northeast of University Bay Drive from CN to PR to allow the visitor center to proceed would be inconsistent with the preservation of the Lakeshore Nature Preserve.

Note: The proposed rezoning will create split zoning for the two subject parcels. While the creation of split-zoned properties through the zoning map amendment process is rare, there is nothing in the Zoning Code that precludes it. As a result of the proposed zoning, the property will be subject to Section 28.145 of the Zoning Code, Lots with Split Zoning, which states that *"for any lot with two or more zoning district designations, each portion of said lot shall be subject to the requirements of the district in which it is located."*

The rezoning of the 5.6 acres to PR for the visitor center and maintenance garage was reviewed by the Joint Campus Area Committee on April 24, 2025, which recommended approval to the Plan Commission.

#### Consideration of the Conditional Use Standards

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

The Planning Division believes that the Plan Commission may also find that the standards are met to approve the conditional uses required for the visitor center. The project has been reviewed by City agencies, and no concerns have been raised that would suggest that the standards for approval could not be met. The facility should have limited or no impact on nearby buildings, which are over 900 feet south and west of the subject site at their closest point.

When applying the conditional use standards to an application for height in excess of that allowed, conditional use standard 12 requires that the Plan Commission consider recommendations in adopted plans; the impact on

surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

As noted above, there are no adopted neighborhood or sub-area plans that apply to the subject site or this portion of the University campus, and there are no specific height limitations in the Comprehensive Plan that would suggest the proposed height of the visitor center building to accommodate its viewing platform should not be approved. The building will largely be removed from the next nearest buildings and set back from relocated University Bay Drive, which should all but eliminate any concern about the building looming over its surroundings or causing shadows. A building constructed at any height at this location would likely be a prominent feature on the landscape given the open natural area surrounding it. Staff does not feel that the additional height created by the accessible viewing platform on the eastern end of the building unduly accentuates any impact that the building would have on its surroundings. In general, staff finds the proposed facility to be well designed and does not feel that it would be in the public interest to not approve it.

No alder, public, or neighborhood association comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted subject to the proposed conditions.

#### University Bay Drive

As noted elsewhere in this report, the University is requesting to relocate University Bay Drive to construct the visitor center and maintenance garage. Although University Bay Drive has functioned in recent years as a campus roadway maintained by the University, it is located in public right of way that was originally established in the Town of Madison by highway easement before this area was incorporated into the campus and later annexed into the City of Madison in 1962. University Bay Drive is identified on the City of Madison's Official Map and on maps maintained by the Greater Madison Metropolitan Planning Organization, which categorizes the road as an "urban collector."

In order for the visitor center to be constructed where it is proposed, the right of way needs to be formally shifted. To accomplish this, the University has petitioned for the current alignment of University Bay Drive to be vacated and discontinued (Resolution ID 88477). As a condition of the requested vacation/discontinuance, the City is requiring that a permanent limited easement be dedicated for public street purposes over the new alignment so that University Bay may continue to serve its broader community function as a collector street. A corresponding amendment to the Official Map will also be accomplished by the resolution; as required by MGO Section 16.25, notices have been mailed to property owners within 300 feet of the section of map to be amended, and a Class 2 notice has been published in the Wisconsin State Journal, the City's official newspaper.

Staff recommends that the Plan Commission recommend approval of Resolution ID 88477 to the Board of Public Works, which is charged with making the lead recommendation on any vacation and discontinuance resolution to the Common Council.

## **Conclusion**

The University of Wisconsin-Madison is requesting rezoning and conditional use approvals to allow construction of a visitor center at the Lakeshore Nature Preserve. Staff believes that the proposed PR zoning requested to allow the facility, which is not allowed in the existing CN zoning, can be found consistent with the Special Institutional

and Park and Open Space land uses recommended for the subject site in the Comprehensive Plan and that the standards for conditional uses can be met subject to the conditions in the following section of the report.

The location of the visitor center and related maintenance garage for the preserve requires the relocation of University Bay Drive. Staff recommends that the Plan Commission recommend approval of Resolution ID 88477, which vacates and discontinues the existing right of way, accepts a public easement over the new alignment, and amends the City's Official Map to reflect the change.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the applicable standards are met as follows:

- That the Plan Commission forward Zoning Map Amendment ID 28.022-00712, rezoning 1970-1978 University Bay Drive from CN to PR, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** to construction of a visitor center for the UW Lakeshore Nature Preserve on land addressed 1970-1978 University Bay Drive, subject to input at the public hearing and the conditions from reviewing agencies that follow; and
- That the Plan Commission **recommend approval** to the Board of Public Works and Common Council of the vacation and discontinuance of a portion of public street right-of-way of University Bay Drive, the realigning and accepting of a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map to allow relocation of University Bay Drive for construction of the visitor center.

### Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

#### Planning Division

1. That the applicant work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the changes or additions to the mapped corridor proposed by the project prior to final approval and issuance of any City permits required for construction. Any conditions required by CARPC as a condition of amending the environmental corridor map for this project shall be made prior to final zoning approvals for this project and issuance of any City approvals required for construction.
2. The applicant shall submit a wetland delineation for the project area current within five years. Any setbacks required by the delineation shall be reflected on the final plans approved by the City.

### City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

3. This site proposes significant changes to areas that are within the 100-year FEMA floodplain boundaries. The floodplain in this area is a storage district by Wisconsin Department of Natural Resources (WDNR) standards and no fill shall be placed without an equivalent amount of cut to be in compliance with MGO 28 Zoning Code requirements on floodplain.
4. The sewer being connected to with this proposed building is not a City of Madison sanitary sewer. Applicant shall provide information on the sewer being connected to on whether it is UW owned or another party and provide confirmation that they have permission to connect.

5. The City does not have jurisdiction for the review and permitting of stormwater requirements for this project, which are only subject to Dane County and/or WDNR erosion control and stormwater quality under NR-151.
6. 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 849.7 (2 feet above the 100-year flood elevation). 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.
7. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. 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 the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
8. A portion of this project may come under the jurisdiction of the US Army Corp of Engineers (USACOE) and WDNR for wetland, floodplain, or navigable waterway issues. A permit for these items may be required prior to construction. Contact the WDNR and USACOE for a jurisdictional determination. Provide digital copy of the wetland delineation. Wetland delineations shall be less than five (5) years old.
9. 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.
10. 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).
11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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.

**City Engineering Division – Mapping Section** (Contact Jeffrey Quamme, (608) 266-4097)

12. A portion of University Bay Drive is to be relocated to accommodate the proposed project. Engineering Land Information staff have found evidence of this road existing as a publicly used road prior to the acquisition of the surrounding lands by the University. To accomplish this partial discontinuance necessary to relocate part of the University Bay Drive, City Engineering will prepare a resolution to be introduced to the Common Council under 66.1003 (4), Wisconsin Statutes. The resolution shall contain a condition of the discontinuance that it shall not be effective until the site development approval status is satisfactory per the City Engineer. Provide updated map and description exhibits for the discontinuance. Engineering Land Information staff will then draft and coordinate the resolution.



13. The addresses have been established for the project: Lakeshore Nature Preserve Frautschi Center (Fac 0492): 1972 University Bay Drive (same as previously assigned); Lakeshore Nature Preserve (garages) - 1970 University Bay Drive; Parking Lot 130 Facility# 9630 - address change needed post construction: 1978 University Bay Drive. 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.

14. The University of Wisconsin shall grant a new Public Street Easement for the realigned University Bay Drive as required to accomplish this project as proposed. Contact Julius Smith (jsmith4@cityofmadison.com) or Jeff Quamme (jrquamme@cityofmadison.com) to coordinate the necessary Real Estate project to draft and administer the easement. Draft exhibits have been provided, provide revised exhibits accordingly. The UW shall be responsible for the construction, repair and maintenance of all street improvements within the easement area as is consistent within this area of campus. The easement shall be recorded immediately after the required discontinuance of a portion of University Bay Drive has been recorded.

15. The existing conditions plan shall show the existing right of way of University Bay Drive. All of the proposed development site plan sheets shall show and label the proposed new public easement right of way of University Bay Drive.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

16. "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.

17. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

18. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alterations necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained, they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

**Parking Division** (Contact Trent W. Schultz (608) 246-5806)

This agency has reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required, as the site is exempt from TDM Ordinance requirements per MGO Section 16.03(4)(d).

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

19. Show the lakefront setback distance measured from the closest point of the proposed building to the Ordinary High Water Mark.

20. Submit a 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 10,000 square feet in size must be prepared by a registered landscape architect.
21. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
22. Submit details for the work yard enclosure and fencing.
23. Exterior lighting shall be provided in accordance with MGO Section 29.36. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.
24. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed the request and recommended no conditions of approval.

**Parks Division** (Contact Kathleen Kane, (608) 266-4098)

This agency has reviewed the request and recommended no conditions of approval.

**Forestry Section** (Contact Bradley Hofmann, (608) 267-4908)

This agency has reviewed the request and recommended no conditions of approval.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

25. 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 Avenue. 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 and 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.
26. All proposed water main and appurtenances will be considered private.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

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| <ol style="list-style-type: none"><li>27. As identified on plans submitted for review, the applicant shall install and maintain paved boarding pad terraces at the two planned Metro bus stop zones that are on each side of University Bay Drive beyond the</li></ol> |
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mid-block crosswalk in each direction of travel. The boarding pad terraces must extend at least 70 feet beyond the crosswalk marking on both sides of University Bay Drive.

28. As identified on plans submitted for review, the applicant shall install and maintain new passenger waiting shelters with seating amenity serving the curbside bus stop zones on each side of University Bay Drive, beyond the mid-block crosswalk in each direction of travel. The applicant shall include the location of any of these transit amenities on the final documents filed with their redevelopment permit application so that Metro Transit may review the design.