



PREPARED FOR THE PLAN COMMISSION

Project Address: 550 Junction Road (District 9 – Ald. Skidmore)
Application Type: Planned Development Zoning Map Amendment
Legistar File ID # [48226](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Steve Shulfer; Shulfer Architects, LLC; 7780 Elmwood Ave. #208; Middleton, WI 53562
Contact: Ross Treichel; Shulfer Architects, LLC; 7780 Elmwood Ave. #208; Middleton, WI 53562
Property Owner: Lokre Companies/5256 Elmore Avenue LLC et al; PO Box 215; Plover, WI 54467

Requested Action: There are four Planned Development zoning map amendments requested: 1) a re-approval of the Planned Development’s underlying General Development Plan (PD-GDP); 2 & 3) two revisions to the Planned Development’s underlying General Development Plan (PD-GDP); and 4) re-amending the Amended Planned Development – Specific Implementation Plan (PD-SIP) to allow for a five-story, mixed-use building with 33 residential units and roughly 9,800 square feet of ground floor commercial space at 550 Junction Road.

Proposal Summary: The applicant proposes to construct a new mixed-use building on a partially-undeveloped property within the “Sauk Junction” Planned Development. This request would allow for a five-story, mixed-use building with 33 residential units and roughly 9,800 square feet of ground floor commercial space at 550 Junction Road.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO §28.182(6)] and Planned Developments [MGO §28.098]. The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1) and other PD requirements.

Please note that M.G.O. Sec. 28.098(5)(c)7 states that, “...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission.” Since the underlying PD-GDP was approved by the Common Council in 2000, its approval has expired and therefore requires re-approval.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 - 00293 approving the amendment of a Planned Development - General Development Plan, and forward Zoning Map Amendment ID Section 28.022 - 00294 approving an Amended Planned Development District to approve a Planned Development - Specific Implementation Plan for 550 Junction Road to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The roughly 64,700-square-foot (1.48-acre) subject site is located at 550 Junction Road, on the west side of Junction Road, roughly 300 feet south of the intersection with Attic Angels Circle/Junction Court. It falls within Aldermanic District 9 (Ald. Skidmore) as well as the Madison Municipal School District.

Existing Conditions and Land Use: The site is partially-developed with a vacant pad site located along Junction Road. To the west is a 156-stall surface parking lot which extends over both the subject lot as well as the 610 Junction Road site to the north (these lots share cross-access). Both parcels are zoned Planned Development (PD).

Surrounding Land Uses:

North & West: A two-story mixed-use development with office above ground-floor retail. Beyond is the Attic Angels senior housing complex and a City of Madison stormwater management facilities. All are zoned PD;

South: A mixed-use development currently under construction which will have 173 dwelling units and 7,890 square feet of commercial space, zoned PD; and

East: City Center West office buildings and Portofino Place multi-tenant retail center, zoned PD.

Adopted Land Use Plans: The [Comprehensive Plan \(2006\)](#) recommends General Commercial (GC) and the [Junction Neighborhood Development Plan \(1990\)](#) recommends Community Mixed-Use (CMU) development for the subject property.

Zoning Summary: The property is zoned Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.
Number Parking Stalls	None	219 surface 88 garage (apartment bldg)
Accessible Stalls	Yes	15 surface <i>(See Comment #32)</i>
Loading	None	None
Number Bike Parking Stalls	Multi-family residential: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom; (73) 1 guest space per 10 units (7) Assisted living, congregate care, skilled nursing facility: 1 per 4 units (7) plus 1 per 5 employees (TBD) Community center: As per Zoning Administrator (10)	None <i>(See Comments #29, #30 & #31)</i>
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Other Critical Zoning Items	Urban Design (Planned Development); Barrier Free (ILHR 69), Utility Easements	

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

Public Utilities and Services: The site is served by full range of urban services. While weekday all-day as well as weekend Metro bus service is located roughly 400 feet to the north at the intersection of Junction Road and Junction Court.

Previous Approvals

At its March 4, 1997 meeting, the City Council conditionally approved a request to rezone property located at 8001 Old Sauk Road from Agriculture and R5 to PUD (GDP) and conditionally approved the preliminary plat known as "Sauk Junction." The proposed development of Sauk Junction consisted of: (a) An office component on the western half and south-eastern quarter of the property; and (b) A mixed-use component consisting of hotel/motel, restaurant, convenience store, and mixed use office-retail on the northeastern quarter of the property.

At its February 15, 2000 meeting, the Common Council conditionally approved a request to rezone property located at 510, 515, 520, 525, 530, 535, and 610 Junction Road (i.e. Lots 7, 8, 3, 9, and part of Lot 10 of the plat of Sauk Junction, City of Madison, Dane County, Wisconsin) from PUD-GDP to Amended PUD-GDP. Relevant to the subject site, the approved PUD-GSP-SIP outlines a two story building with a 16,319-square-foot footprint (35,661 gross square feet) at 610 Junction Road and a two story building with a 10,683-square-foot footprint (24,389 gross square feet) at 530 Junction Road.

At its July 3, 2007 meeting, the Common Council conditionally approved a request to rezone property located at 530-610 Junction Road from PUD-SIP to Amended PUD-SIP to allow construction of approximately 50,900 square feet in two two-story buildings to be located along the Junction Road frontage of the 2.8-acre site. That proposal was never implemented and has expired.

Project Description

The applicant is requesting four Planned Development zoning map amendments:

- Re-approval of the Planned Development's underlying General Development Plan (PD-GDP);
- A revision to the Planned Development's underlying General Development Plan (PD-GDP) to allow up to a five story/68-foot-tall building on Lot 9;
- A revision to the Planned Development's underlying General Development Plan (PD-GDP) to allow retail/office and residential land uses on Lot 9;
- Approving an Amended Planned Development – Specific Implementation Plan (PD-SIP) to allow for a five-story, mixed-use building with 33 residential units and roughly 9,800 square feet of ground floor commercial space at 550 Junction Road.

Referred to as "City Center Junction, Phase II" in the applicant's materials, the development consists of a five-story, mixed-use building with roughly 10,000 square feet of ground floor retail with four floors containing 32 residential units above. One level of parking, containing 31 stalls will be located underneath the building. This development is the second phase of the City Center Junction Development. Its "sister" development, located

immediately to the north and approved in 2007, consists of a two-story mixed-use building (office over retail) with 33 under-building parking stalls. Even though these two buildings are located on separate lots, they have a cross-access agreement in place which allows them to share the 156-stall surface parking lot located to the west of the buildings.

The ground floor will contain retail spaces, each with access both towards Junction Road (to the east) as well as the parking lot (to the west). While the ground floor is currently being shown as five tenant spaces ranging from 1,676 to 2,482 square feet in size, the actual subdivision of the spaces will likely not occur until the tenants are under contract.

The two entrances which provide access to the residential portion of the building are located not on the Junction Road side but on the building elevation facing the parking lot. These entrances provide access the two staircases and elevator which serve the four floors of residential units above as well as the under-building parking below. The mix of residential units includes 3 studio units, 16 one-bedroom, and 14 two-bedroom apartments. Floors 2, 3 and 4 will each have 10 units, with the additional three units located on the fifth floor. The proposed residential density for the 1.48-acre Lot 9 is 22.3 dwelling units per acre. The top floor will also house such common amenities as a 320-square-foot gym, 640-square-foot community lounge, and a 740-square-foot rooftop patio. Open space will be provided in the form of private balconies (each unit will have one) in addition to the aforementioned rooftop patio.

The underbuilding parking for the subject building will be accessed via the same parking ramp which serves the adjacent 610 Junction Road development and is located on its northern side of the 610 building. As was planned in the original SIP for the two parcels, the existing parking deck of the 610 building will be extended southward to provide space for 31 cars below the proposed building. Two stairwells and an elevator will provide access to the proposed development above.

There are 43 bicycle parking stalls proposed, including 12 surface stalls for visitor parking and 10 stalls for tenants located within the garage and depicted as wall-hung racks. The wall-mounted stalls are acceptable as Section 28.141(11)f allows a maximum 25% of the bicycle parking to be structured or vertically mounted. While the balance of the required long-term residential bicycle stalls is proposed as in-unit stalls, the City does not currently count such stalls towards the required total. The Plan Commission may recommend approval of reducing the required amount of bicycle parking, but the applicant must first make such a request in writing.

The proposed building will have a mixture of materials including composite wood panels and lap siding for the majority of the exterior, a brick veneer for the first three levels of most of the façade's 'columns', and either concrete or an EIFS-cladding for the flat roof above the fourth floor. The windows and doors on the ground floor will be aluminum while those on the upper floors will be composite.

Analysis and Conclusion

This request is subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

Conformance with Adopted Plans

The Planning Division believes the request is generally consistent with adopted plan recommendations. The [Comprehensive Plan \(2006\)](#) recommends General Commercial (GC) and the [Junction Neighborhood](#)

[Development Plan \(1990\)](#) recommends Community Mixed-Use (CMU) development for the subject property. The [Comprehensive Plan](#) describes General Commercial Districts as providing a wide range of goods and services, including certain business and professional offices that are appropriately located throughout the city, but the districts are not generally expected to include residential uses. The [Comprehensive Plan](#) recommends such land uses as: Retail and service business establishments, including buildings with large floor areas; Business and corporate offices; Clinics and health care facilities; Hotels and motels; and Restaurants, entertainment and related uses. Regarding recommended development intensity, the [Comprehensive Plan](#) provides no fixed limits on size of establishment or development intensity, recommends all uses to be compatible with the density and scale of surrounding development, and points to applicable neighborhood or special area plans for more detailed guidance.

The [Comprehensive Plan](#) also includes the subject site within a Transit-Oriented Development (TOD) overlay designation. Such development is characterized by a compact, mixed-use development pattern that focuses the highest development densities and intensities in very close proximity to high capacity transit stops. This is intended to achieve a development pattern at and near transit stops that fosters travel via high-capacity mass transit.

The [Junction Neighborhood Development Plan](#) recommends Community Mixed-Use (CMU) development for the subject property and specifically recommends that this area be primarily developed with mixed-use buildings and multi-family residential buildings as a transition between the entirely commercial sites to the north and east and the single-family residences to the south. The Plan recommends that non-residential uses (such as retail, office, and service uses) be incorporated on the first floor, and potentially upper floors of buildings placed along the Junction Road frontage. For residential uses, such as apartment buildings, the Plan recommends that: 1) buildings be between 2 and 6 stories in height, with any buildings over 4 stories located along the eastern portion of the site oriented to Junction Road; 2) densities be between 26 and 60 units per acre; 3) buildings be placed close to streets, with individual entrances to the ground level; and 4) off-street parking is primarily located underground.

Zoning Map Amendment Standards

Staff believes that the Zoning Map Amendment standards can be met. These standards 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 that the project is generally consistent with the [Comprehensive Plan](#) as noted above.

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098(1) for further information.

The entire Sauk Junction development was approved as a Planned Unit Development in 1997, and all properties were subsequently rezoned to the Planned Development (PD) District as part of the 2013 Zoning Code Rewrite. This request is considered a major amendment to both the underlying General Development Plan (GDP) and Specific Implementation Plan (SIP). As such, the Planned Development standards must be applied to this zoning map amendment request. Furthermore, as stated in MGO Sec. 28.098(5)(c)7, *"In considering extensions of approved General Development Plans for unconstructed components/ phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions."*

Staff does not have concerns related to the appropriateness of the proposed development in its current context. A large mixed-use development, currently under construction, is located immediately to the south at 518 Junction Road. When completed, it will contain 173 apartments and 7,890 square feet commercial space. Given its 4.5-acre site, this works out to a density of 38 dwelling units per acre. In comparison, the density of the proposed development at 550 Junction Road will be 22.8 units per acre. Furthermore, as mentioned above, the proposed development is consistent with the Junction Neighborhood Development Plan's recommendation for this site (i.e. a mixed-use or residential building, 2-6 stories in height (if over 4 stories, being located close to Junction Road), with under-building parking.

The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the following standards of 28.098(2) are met and provides additional discussion on the following standards.

Standard (a) states, in part, that the applicant demonstrate that *"No other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the PD objectives"* of Section 28.098(1). As this request is already part of a larger multi-property PD-GDP, the Planning Division believes it is appropriate to maintain PD zoning.

Standard (b) states that the *"Planned Development district plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans."* As discussed above, the Planning Division believes the project to be generally consistent with adopted plan recommendations.

Standard (f) states that *"the PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement."* The proposed development is providing sufficient open space via the 740-square-foot rooftop patio (which will be available to all residents), the private balconies (each unit will have one) (in all, these will provide roughly 4,000 square feet of open space), and the roughly 17,000 square feet located on the surface, around the site.

Urban Design Commission

Staff notes that the project received final approval from the Urban Design Commission at their August 16, 2017 meeting with conditions. Those meeting notes are attached.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Conclusion

The applicant is requesting four Planned Development zoning map amendments: 1) Re-approval of the Planned Development's underlying General Development Plan (PD-GDP); 2) A revision to the Planned Development's underlying General Development Plan (PD-GDP) to allow up to a five story/68-foot-tall building on Lot 9; 3) A revision to the Planned Development's underlying General Development Plan (PD-GDP) to allow retail/office and residential land uses on Lot 9; and 4) Re-amending the Amended Planned Development – Specific Implementation Plan (PD-SIP) to allow for a five-story, mixed-use building with 33 residential units and roughly 9,800 square feet of ground floor commercial space at 550 Junction Road.

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be met with this proposal. Staff also believe the proposal is compatible with the Comprehensive Plan's recommendation of General Commercial (GC) development and consistent with the Junction Neighborhood Development Plan's recommendations of Community Mixed-Use (CMU) development. The Planning Division further believes the proposed site design is consistent with the surrounding development pattern, particularly given that its land use (i.e. mixed-use with residential over retail), density, and height closely match that of recently approved development located immediately to the south of the subject property. Furthermore, the proposed increase in building height from the previously-approved SIP is appropriate for the site given the Comprehensive Plan's general recommendation of Transit Oriented Development for the immediate area. Finally, from a design standpoint, the applicant has made several improvements since the initial submittal and the Urban Design Commission granted the proposal final approval at its meeting on August 16, subject to additional modifications.

Zoning has noted the project doesn't comply with bicycle parking regulations, with the proposed plans proposing to accommodate the majority of the long-term residential bicycle stalls within the units themselves. At the time of report writing, no formal request or justification has been made with this application to consider a bike parking reduction.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135))

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 - 00293 approving the amendment of a Planned Development - General Development Plan, and forward Zoning Map Amendment ID Section 28.022 - 00294 approving an Amended Planned Development District to approve a Planned Development - Specific Implementation Plan for 550 Junction Road to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

Major/Non-Standard Conditions are Shaded

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

1. All outstanding 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))
2. 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. (POLICY)
3. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or troester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

4. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
5. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)

6. 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 the Madison General Ordinances.
7. 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 5.0 tons per acre per year.
8. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which 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. (POLICY)
9. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
10. All damage to the pavement on Junction Rd, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

Engineering Division (Mapping) (Contact Jeffrey Quamme, (608) 266-4097)

11. As indicated on the Site Plan, the underground parking connection between the existing building to the north and connecting to the proposed new building will cross an underlying platted lot line. If the proposed construction does not satisfy the City of Madison Fire Department and fire code requirements in regard to a platted lot line bisecting the connecting tunnel, a Certified Survey Map (CSM) will be required to dissolve the lot line prior to issuance of a building permit. If required, a CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM would need to be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
12. The site has an address of 550 Junction Rd. Update all sheets to reflect that address. 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.
13. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

14. All vehicular parking stalls shall be free and clear of all obstructions including structural columns to be considered legal stalls. The applicant shall look at relocating columns or altering parking stall geometry to comply with MGO 10.08.

15. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings 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.
16. 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.
17. 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.
18. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
19. The applicant shall include a pedestrian access path to the property to the south.
20. 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 four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768, ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

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

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| <p>21. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4), Table 28I-3, and 28.141(11).</p> |
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22. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g), Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 32 resident bicycle stalls are required plus a minimum of 3 short-term guest stalls. A minimum of 90% of the resident stalls (29 stalls) shall be designed as long-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
 23. Bicycle parking for the commercial tenants shall comply with the requirements of Sections 28.141(4)(g), Table 28I-3 and 28.141(11). Provide a minimum of 6 short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the

closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. The bicycle parking requirements will be reviewed for compliance with Section 28.141(4), Table 28I-3, and 28.141(11) prior to obtaining Zoning approval for the future commercial tenant uses.

24. Submit an overall landscape plan of the entire site showing the existing as well as the proposed landscaping. The landscape plan and landscape worksheet shall be 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.
25. Submit details of the proposed rooftop patio including planters, pergolas and other building amenities.
26. 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.
27. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

28. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
29. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. 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.
 - c. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75 psi.
 - d. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
 - e. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

30. 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(6) 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# 17134 when contacting Parks about this project.

31. Additional street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section

209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.

32. Contractor shall contact City Forestry bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

33. 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/plumberscontractors>), 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.