



Project Address: 7941 Tree Lane (9th Aldermanic District – Ald. Skidmore)
Application Type: Demolition Permit & Conditional Use
Legistar File ID # [52569](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Stephen Smith; Stephen Perry Smith Architects; 215 N Water Street; Milwaukee, WI 53202

Contact: Diana Dyste; CommonBond Communities; 1080 Montreal Avenue; St. Paul, MN 55116

Owner: City of Madison Community Development Authority

Requested Action: Approval of a demolition permit to demolish a two-story office building and conditional use to construct a four-story 54-unit building at 7941 Tree Lane.

Proposal Summary: The applicant is seeking approval to demolish a two story office building. In its place, a four-story, 54-unit mixed-income senior housing apartment building with underground parking is proposed. Demolition is scheduled to begin in early 2019, with an anticipated construction completion date in spring 2020.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits. A multi-family building greater than 8 units is a conditional use in the CC (Commercial Center) zoning district per MGO 28.061(1) and a multi-tenant building exceeding 40,000 square feet (MGO 28.068(4)(a)) is subject to supplemental regulations in Section 28.151. Planned multi-use sites containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use requires conditional use approval following a recommendation on the design by the Urban Design Commission per MGO 28.137(2)(e). 28.183 provides the process and standards for the approval of conditional uses.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish an existing office building and construct a four-story 54-unit apartment building at 7941 Tree Lane subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is a 57,987 square-foot (1.33-acre) parcel located at east side of Tree Lane, approximately 500 feet north of Mineral Point Road. It is within Aldermanic District 9 (Ald. Skidmore) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a two-story office building constructed in 1990. The 15,000-square foot building was purchased by the City of Madison CDA in 2017, and is currently being

leased on a short-term basis. The parcel currently has two separate parking lots with approximately 60 total parking lots. The site is zoned CC (Commercial Center) District.

Surrounding Land Uses and Zoning:

North: A four-story multi-family affordable housing building, zoned Planned Development (PD) District;

South: Commercial shopping strip center, zoned CC (Commercial Center) District;

West: Commercial shopping strip center, zoned PD;

East: Parking for commercial shopping strip center and a drainageway, both zoned CC.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) identifies the subject site and most surrounding properties as General Commercial. The subject site is not located within the boundaries of any neighborhood or other special area plans.

Zoning Summary: The subject property is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Lot Area (for exclusive residential use)	750 sq. ft./ unit (40,500 sq. ft.)	57,987 sq. ft.
Front Yard Setback	85' maximum	15.6'
Side Yard Setback (for exclusive residential use)	10'	Adequate
Rear Yard Setback	The lesser of 20% of lot depth or 20'	Adequate
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (10,080 sq. ft.)	Adequate
Maximum Lot Coverage	85%	Less than 85%
Maximum Building Height	5 stories/ 68'	4 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	33 surface; 24 garage (see Zoning Comment 5)
Accessible Stalls	Yes	4
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (54) 1 guest space per 10 units (5) (59 total)	6 surface 25 garage (31 total) (See Zoning Comment 11)
Landscaping and Screening	Yes	Yes (See Zoning Comments 12 &13)
Lighting	Yes	Yes
Building Forms	Yes	Large multi-family building (See Zoning Comment 14)

Other Critical Zoning Items	Utility Easements; Barrier Free (ILHR 69)
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Table prepared by Jenny Kirchgatter, 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 approval to demolish a two story office building on Tree Lane, approximately a block north of Mineral Point Road. In its place, a four-story, 54-unit mixed-income senior housing apartment building with underground parking is proposed. Demolition is scheduled to begin in early 2019, with an anticipated construction completion date in spring 2020. The site is zoned CC (Commercial Center District).

The existing building was constructed in 1990, purchased by the City of Madison Community Development Authority in 2017, and is currently being leased on a short-term basis. The City Assessor estimates that the 2-story office building is approximately 15,000-square feet in floor area. The wood framed building is clad in a brick veneer. There are two parking lots, one each on the east and west sides of the building, with a total of approximately 60 parking stalls.

Following demolition, the proposed multifamily building will be built, and sited near the center of the parcel, somewhat to the southwest corner. Two parking lots totaling 33 spaces will be constructed at the northwest and northeast corners, with a ramp to the underground parking at the building's northwest corner. Oriented with its long axis east-west and the primary façade facing north, the building's main entrance is located on the north façade adjacent to a small parking area and ramp to the structured parking. Secondary entrances are located on the east and west facades, as well as just to the west of the main entrance. Twenty-three vehicle spaces and twenty-five bicycle spaces are planned for the underground parking. The floorplans call for 45 one-bedroom units (42 subsidized and 3 market rate) and nine two-bedroom units (all subsidized). Grading is proposed for underground parking access and a bioretention basin along the north property line near the building's main entrance. Small plantings are proposed along the south and west sides of the building and property, with several tree plantings on the east and north sides of the property, including around the bioretention basin and nearby small green space.

The exterior of the building presents a four story primarily fiber cement lap siding and panel façade with a primary building entrance to the parking area to the north. The entrance is accessed by a stair or a long walkway and ramp due to grade change from Tree Lane, which is approximately seven feet below the first story floor level. The primary façade materials for the proposed buildings are three varying shades of gray fiber cement lap siding and a fourth shade of gray fiber cement paneling. From a basic design standpoint, the first story is predominantly the darkest gray, the fourth floor a lighter gray, and the middle floors the lightest, with other gray features to emphasize vertical and horizontal patterns and articulation. Exposed portions of the lower parking garage will be cast-in-place concrete. Fiber cement trim boards and fascia and vinyl windows with aluminum framing provide façade details and exterior mechanical unit louvers serve the HVAC needs of the units.

The proposed housing units will be restricted to seniors aged 55+ at a mix of income limits (30%, 50%, 60%, plus project-based vouchers). Onsite supportive services will be available, as well as other community development and programming. Several public sources, including the City of Madison's Affordable Housing Fund, have committed funding for this project.

Analysis & Conclusion

This request is subject to the standards for demolition permits and for conditional uses. This section begins with a summary of adopted plan recommendations.

Adopted Plan Recommendations

The proposal is being reviewed against the [2006 Comprehensive Plan](#), as that was the adopted plan in place at the time of submittal. In regards to adopted plan recommendations, General Commercial (GC) is the land use designation recommended for the subject site by the [Comprehensive Plan](#). General Commercial is intended to accommodate businesses offering a wide range of goods and services, but not generally expected to include residential uses, although limited residential uses may be present in some districts. There are no fixed limits on the size or intensity of development, but all uses should be compatible with the density and scale of surrounding development. There is no neighborhood plan for this area.

Demolition Permit Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the CC (Commercial Center) Zoning District. The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Per Section 28.068 of the Zoning Code, the CC district is established to “recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to improve the quality of landscaping, site design and urban design within commercial centers; encourage diversification of land use in commercial centers; encourage appropriate transitions between higher-intensity uses and adjacent lower-density residential districts; and facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.” The existing office building is consistent with the GC land use designation, and though commercial and employment districts are not generally expected to include a residential component, limited residential uses may be present in some districts.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing building and construct the four-story apartment building in its place. At its August 6, 2018 meeting, the Landmarks Commission found that the existing building is not historically, architecturally, or culturally significant.

Conditional Use 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 M.G.O. §28.183(6) are met. This proposal requires conditional use approvals for a multi-family building greater than eight units and for a multi-tenant building exceeding 40,000 square feet in the CC (Commercial Center) zoning district. Additionally, as this project is considered part of a planned multi-use site per the definition 28.211 because of its shared use of the southerly drive with the shopping center directly to the south, all planned multi-use sites containing more than 40,000 square feet of floor area and where 25,000

square feet of floor area is designed or intended for retail use requires conditional use approval following a recommendation on the design by the Urban Design Commission per MGO 28.137(2)(e).

Regarding the project's status as a planned multi-use site, at its September 5, 2018 meeting, the Urban Design Commission granted initial approval, with comments about building design and skin. The proposal is required to receive final Urban Design Commission approval prior to final plan approval.

Staff notes three primary considerations regarding the conditional use standards.

Conditional Use Approval Standard #4 states that establishment of the conditional use must not "impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district." An important aspect of the normal and orderly development is the proper orientation of the buildings relative to the public realm (streets) in the neighborhood. The building as proposed is oriented so that the primary entrance and major architectural elements face the north. A secondary door was added at the southwest corner of the building nearer Tree Lane at the request of Zoning and Planning staff, though for the most part, the building does little to orient toward or address Tree Lane. Staff shared these concerns with the applicant and Urban Design Commission, which recommended alterations to the entrance.

Approval Standard #5 requires, in addition to other items, that adequate "vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided." Vehicular access is provided across the site in all directions via ingress and egress easements with adjacent properties. However, because of the building's orientation and locations of entrances and exits, the adequacy of pedestrian facilities is poor. Access between the eastern entrance and Tree Lane will require pedestrians to walk along the back of the building immediately adjacent to a vehicular drive. The western entrance will also require pedestrians to walk a portion of the same path. Access from the main entrance to Tree Lane is around a parking area and across the driveway lane that leads to the ramp for underground parking. Improved pedestrian infrastructure will provide easier and safer connectivity.

In regards to building aesthetics, Conditional Use Approval Standard #9 states that for new construction, 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." The proposed building design prominently features utility louvers for mechanical wall-packs and the building's appearance is dominated by four shades of gray fiber cement paneling and lap siding. Regarding utility louvers, existing precedence requires that they be not visible from the primary façade or primary street frontages, which is a standard that would be required of an entirely market-rate building. An affordable housing project such as this should meet the same standards of construction and aesthetics. Staff has shared these concerns with the Urban Design Commission, which has addressed them with the applicant. The Urban Design Commission discussed changes to articulation and vertical elements to organize the design, rather than relying on color and material changes. The Urban Design Commission also noted that mechanical wall-packs are not preferred.

Conclusion

On balance, staff believes that it is possible for the project to meet the applicable approval standards, though careful consideration should be given to the points addressed in this report. Staff believes the proposal's scale and appropriateness within the context of its neighbors should be considered in relation to the standards. A time of report writing, staff has received one comment from a neighbor, which is included with the Plan Commission materials.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a commercial building and a conditional use to construct a four-story 54-unit building at 7941 Tree Lane subject to input at the public hearing and the following conditions:

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

Planning Division (Contact Colin Punt, 243-0455)

1. Obtain final approval from the Urban Design Commission.
2. Reduce the number of colors and materials used on the building façade by removing at least one of the fiber cement paneling or lap siding materials, to be approved by Planning staff.
3. Change utility louvers the same color as the surrounding siding color to minimize their visual impact.
4. To better orient the entrance on Tree Lane to the street, reconfigure the walkway to connect the door more directly to the Tree Lane sidewalk, with details to be approved by Staff.
5. Provide pedestrian access and safety details for the crosswalk connecting the main entrance to Tree Lane across the parking lot and driveway for the underground parking, to be approved by Planning and Traffic Engineering staff.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

6. Surface parking located to the side the building shall occupy no more than 25% of the frontage along the primary abutting street.
7. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
8. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
9. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
10. This project is designed as a planned multi-use site. Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
11. Submit an overall site plan showing the entire planned multi-use site including 7933 Tree Ln and 7810 through 7874 Mineral Point Rd.

12. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11). A minimum of 54 resident bicycle stalls are required plus a minimum of 5 short-term guest stalls. Show the typical dimensions of the bicycle stalls and access aisles on the plans. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. A request for a bicycle parking reduction may be initiated by the owner per Section 28.141(5). Information supporting the bicycle parking reduction shall be submitted to support the request.
13. 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.
14. Verify that planting beds or planted areas contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.
15. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
16. 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.
17. 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.

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

18. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
19. 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.
20. Applicant shall revise utility plan to install sanitary sewer lateral to connect to City sewer in Tree Lane.
21. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.

22. 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 tstroester@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.

23. The applicant shall 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 tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:
- 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. Stormwater Management Facilities
 - k. Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
24. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files b) RECARGA files c) TR-55/HYDROCAD/Etcd) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be

scanned to a PDF file and provided.

25. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
26. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
27. 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 24-hr, 100-yr design storm. 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.
28. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
29. 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.
30. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
31. 4Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
32. 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.
33. 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>

34. As currently designed there is an enclosed depression that is being used for stormwater treatment that will overflow into the underground parking structure. This will not be allowed. The plans shall be revised to show a surface water overflow that will safely route water to the ROW when the storm system has reached capacity.
35. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

36. The Access Easement per Doc No 5391858 shall be amended as the access and connection will be modified between these two parcels. A recorded copy will be required for final sign off.
37. The recorded copy of the release (or amendment) of the Ingress Egress Easement 4 as granted on CSM No. 8493 shall be provided prior to final site plan sign off.
38. The Second Restated Declaration of Access Easements per Doc No. 2843533 (previous easements 2198312 & 2587425) and Amendment per Doc No. 5316618 and partial release per Document 5324980 shall be acknowledged and shown on the plans and revised on the survey.
39. The Ingress Egress Easement over the parcel to the North as set forth on CSM 6635, 8493 and Doc No. 2843533 has been released by Doc No 5324980. A new recorded access easement over the parcel to the north (Lot 2, CSM 8493) will be required prior to final sign off.
40. There is an Access Easement Agreement per Doc No 5324981 benefitting the parcel to the north (Lot 2, CSM 8493) over the northwesterly leg of this site. This shall be shown on the survey and the site plan. Or, if this easement is no longer necessary, a recorded copy of the release shall be provided prior to final site plan sign off.
41. Provide a copy of the recorded reciprocal storm water drainage agreement between the adjacent properties allowing stormwater drainage between the parcels.
42. The address of 7941 Tree Ln will be retired with the demolition of the building. The new building is assigned an address of 7945 Tree Ln.

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.

43. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a

floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. 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 application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

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. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

44. 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.
45. 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.
46. 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.
47. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
48. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
49. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
50. The applicant shall adhere to all vision triangle requirements as set in MGO 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.). Alteration 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 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.

51. 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.
52. 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.
53. 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.
54. 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, (266-4766) 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.
55. Parking stalls that are located next to a sidewalk shall have a barrier between the stall and the sidewalk to serve as protection for any pedestrians.
56. The applicant shall install, or provide an executed copy of a cross-access agreement, a physical barrier of substantial material and construction to prevent vehicular movements onto and off of adjacent sites.
57. Note: If the applicant wishes to reduce impervious surface; they are permitted to reduce their parking stall lengths from 18' to 16' adjacent 7' pedestrian walkways.
58. Senior living facilities, to a greater degree than typical medium to high density residential developments, generate expectations for higher level pedestrian treatments. As such, it is not the recommendation of the Traffic Engineering Department to install a signal or other advanced pedestrian crossing at the intersection of Mineral Point Road and Tree Lane. The proximity of the adjacent traffic signals at Mineral Point Road/ High Point Road and Mineral Point Road/East Beltline Highway Ramps would result in significant operational issues at a proposed signal at Mineral Point Road and Tree Lane.

Fire Department (Contact Bill Sullivan, 261-9658)

59. Provide roof access from one of the exit stairs in accordance with IBC 1011.12.
60. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

61. 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.

62. 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.

Parks/Forestry Division (Contact Sarah Lerner, 261-4281)

63. 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# 18151 when contacting Parks about this project.
64. Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years.
65. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
66. The park impact fee will be exempt for developments that meet the "low-cost housing" requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.
67. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. There are more existing city street trees on site than on plans.
68. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall

contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section

69. 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.