



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 109-115 South Fair Oaks Avenue (6th Aldermanic District, Alder Rummel)
Application Type: Planned Development Rezoning
Legistar File ID # [38821](#), [43343](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Garver Feed Mill, LLC; 1030 West Chicago; Chicago, IL 60622

Project Contact: Bryant Moroder; Sustainable Resource Group, LLC; 29 Farwell St., Madison, WI 53704

Property Owner: City of Madison Parks Division; 210 Martin Luther King Jr. Blvd.; Madison, WI 53703

Requested Action: Approval of a rezoning of an 11-acre property from TE (Traditional Employment) and PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan) District as approved in 2015 to an Amended PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan) District for the rehabilitation and conversion of a Landmark building into a multi-tenant light industrial building, the construction of 50 “micro-lodges”, and a new storage building.

Proposal Summary: On a 11-acre leased portion of a larger City-owned piece of land, the applicant proposes a half-acre property in the TE District and a 10.5-acre property in the PD-GDP-SIP District to Amended PD-GDP-SIP for a mixed-use redevelopment of the site to include the rehabilitation and restoration of the 58,900 square foot Landmark Garver Feed Mill building as a multi-tenant space with office space, light production and processing, and other uses.

In the area just west of the main building, the applicant would construct a 10,560 square foot unheated storage building for shared use by the applicant and the City of Madison Parks Division (Olbrich Gardens maintenance items).

In the area north and east of the main building, the applicant proposes to construct over time a up to 50 “micro-lodges”, to be rented for use primarily for short-term lodging, with the possibility for extended stays and rental for office and studio space.

The City Parks Division is preparing a corresponding revised Subdivision Application and Certified Survey Map to divide the existing property into a total of 4 Lots and 2 Outlots. Lots 1, 2, and 3 will be part of the subject 11-acre site to be rezoned to Amended PD-GDP-SIP and leased to the applicant pending all relevant approvals.

Applicable Regulations & Standards: This proposal is subject to the standards for rezoning (MGO Section 28.182) and for Planned Developments (MGO Section 28.098).

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), Common Council (CC)

Summary Recommendation: Planning Division staff recommends that the Plan Commission find that the standards for approval for zoning map amendments and Planned Developments can be met for the subject property, and forward the request to the Common Council with a recommendation to **approve** the requested rezoning. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the east side of Fair Oaks Avenue, south of Starkweather Creek and just north of a railroad right-of way, the Capital City Trail, and Olbrich Gardens; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is the site of the long-vacant Garver Feed Mill, a Local Landmark building originally constructed as a Sugar Beet factory. The 58,900 square foot building has been owned by the City since 1997, and is currently in a severe state of disrepair. Access to the site is currently provided from South Fair Oaks Avenue on the west side, and very limited access is provided from Sugar Avenue over the railroad right-of-way.

Surrounding Land Use and Zoning:

North and East: Immediately north and east of the subject site, City of Madison Parks Division property in the TE District. Across Starkweather Creek in both directions, low density residential uses in the Traditional Residential–Varied 1 (TR-V1) and Traditional Residential – Consistent 4 (TR-C4) Districts.

South: Just south of the subject property and also in the TE District is an existing City-owned “cottage” that would remain. Across the railroad right-of-way, Olbrich Gardens is located in the Parks and Recreation District.

West: Kessenich’s, retail and wholesale of commercial grade kitchen equipment, in the TE District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Park and Open Space Uses for this property and the larger area surrounding it. The Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan (2000) notes that the City purchased the subject property for potential expansion of Olbrich Gardens uses, and that the neighborhood residents at that time were excited to see a mix of activity and open space on the larger site. In recent years, the City has sought proposals to rehabilitate the Landmark Building on the site, the most recent RFP being released in October 2014 at this [link](#). The proposal under review at this time was accepted by the Garver Feed Mill Criteria and Selection Committee on March 18, 2015.

Zoning Summary: This property as proposed would be within the PD-SIP (Planned Development Specific Implementation Plan) District.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, although an environmental corridor runs along Starkweather Creek on City of Madison Parks Division property immediately to the north.

Public Utilities and Services: While no stops are within ¼ mile of the site, this property is served by nearby Metro Transit routes running along Fair Oaks Avenue to the west, Walter Street to the east, across Starkweather Creek, and Atwood Avenue to the south. The Capital City Trail, a regional multi-use path, runs just south of the site. New private utilities would be constructed within the site, linking primarily to public utilities within the South Fair Oaks Avenue right-of-way.

Related Approvals

Selection of Baum Development Team to Restore Garver Building– The selection of the applicant to move forward with this development proposal, as a response to the City’s request for proposals in 2014, was recommended for approval for the following bodies and ultimately adopted by the Common Council as follows:

- March 18, 2015 - Garver Feed Mill Criteria and Selection Committee
- April 6, 2015 - Plan Commission
- April 8, 2015 - Board of Park Commissioners
- April 13, 2015 - Landmarks Commission
- April 13, 2015 - Board of Estimates
- April 21, 2015 - Common Council

During the summer of 2015, the applicant obtained approvals from the Landmarks Commission, UDC, Plan Commission, and Common Council for a rezoning of the property from TE to PD-GDP-SIP, with an emphasis on the Garver building and the general site layout. At that time, further detail on the balance of the property was anticipated in a subsequent PD-GDP-SIP.

Rather than recording the PD approved in 2015, the applicant has elected instead to revise to the overall site plan and to pursue an Amended PD-GDP-SIP for the entire site with this submittal. The following approvals of the amended PD-GDP-SIP have been granted or will be necessary:

- **Landmarks Commission** – On June 20, 2016, the Landmarks Commission reviewed and approved a Certificate of Appropriateness the changes to the Landmark building and site (See Legislative Item [43314](#)). The CSM will also need to be reviewed and approved.
- **UDC** – On June 29, 2016, the UDC will review the proposal, and may review it again at a subsequent meeting in order to grant *final approval* of the design)
- **Plan Commission** – The Plan Commission will review the proposal on July 11, 2016.
- **Common Council** - The Common Council will review the proposed rezoning and related Certified Survey Map following recommendations from the UDC, Landmarks Commission, and Plan Commission. Subsequently, the Council will review ground leases for the subject property and ultimately the sale of the Garver Feed Mill Building from the City to the applicant.

Project Description

The potential rehabilitation of the vacant Garver Feed Mill building has been a City of Madison goal for nearly two decades. The unique Landmark building is in a severe state of disrepair, and must be protected and rehabilitated in the very near future in order to avoid demolition. The overall project and potential transaction involving a private development team is an incredibly complicated and multi-layered process, involving necessary state-level approvals, City purchase of off-site waterfront land for Parks purposes, a complex land division with many public easements, a proposed long term land lease of an 11 acre site to the applicant, and the request for New Market Tax Credits and/or National Historic Tax Credits by the applicant.

This report focuses narrowly on the changes to the rezoning request since the 2015 approval (see Legislative Item [38876](#), and [June 24, 2015 staff report](#)), and includes a fully updated set of conditions of approval recommended by reviewing agencies. Notable changes to the proposal since it was approved in 2015 are as follows:

- The unheated storage building has been relocated from the east side of the Garver building to the west side, which allows for the micro-lodge units to shift eastward, taking better advantage of the proximity

to Starkweather Creek. The building will be constructed with metal siding, which respects the industrial history of the site.

- The total number of micro-lodge units has increased slightly from 48 to 50, and the applicant now intends to construct the micro-lodge units within a much shorter period of time than had been planned in the past. Instead of phasing with 5-10 new units each year, the applicant now plans to construct all 50 units within a one to two year period of time.
- More detail has been provided in this 2016 application regarding the planned rehabilitation of and tenant mix for the 58,900 square foot Garver building. The building will primarily be used as a food production facility, which is similar to its historic use. Secondary uses are as follows:
 - 3,700 square foot Events Center
 - 8,100 square feet of retail/restaurant space featuring products made on-site
 - 11,250 square feet of office space for tenants and general use
 - 13,100 square foot outdoor public lawn, and two outdoor patios
- Automobile parking for the site has increased from 132 to 149 stalls, and is distributed on all sides of the main building, with additional small parking areas situated among the micro-lodges.
- Bicycle parking for the site has increased from 52 to 76 stalls, located on the north and south sides of the main building. A B-Cycle station is also proposed on the south side of the building, close to the Capital City Trail.
- The Landscape Plan for the site are much more detailed than those in 2015. The UDC will review the landscape plans and may require even further detail for the courtyard area, and a prototypical landscape plan for the micro-lodge area, prior to granting final approval for the design.

Project Analysis and Conclusion

On the whole, the changes since the 2015 approval are very minor, and staff believes that the standards for approval of rezoning and for Planned Developments can be met with this proposal. Shifts on the site plan relocating the storage building to the west of the Garver building, incorporating slightly more parking, and adding two additional micro-lodge units are supported. The applicant has provided much greater detail in this submittal than was provided last year, yet still will need to work with Parks, Engineering, and other agencies to coordinate several minor adjustments in order to meet recommended conditions of approval.

As in 2015, staff remains very supportive of this proposal as an innovative way to ensure the longevity of the Landmark Garver building, and reactivate this site as with a vibrant mix of food production, employment, lodging, and other uses.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

Planning Division staff recommends that the Plan Commission find that the standards for approval for zoning map amendments and Planned Developments can be met for the subject property, and forward the request to the Common Council with a recommendation to **approve** the request. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for review and approval by staff shall include a phasing plan demonstrating that clearly shows the rehabilitation of the Garver Feed Mill building in the first phase of the site build-out, and describes the intended phasing of the storage building, the micro-lodge subareas, urban agriculture components, and other site improvements.
2. The applicant shall submit the following supplemental items to the UDC for consideration of *final approval* of the design, unless the UDC on June 29, 2016 explicitly delegates review of an item or items on this list to staff:
 - a) Photometric plans, scaled to be legible on 11" by 17" paper
 - b) Detailed landscape plans, consistently labeled and scaled to be legible on 11" by 17" paper
 - c) Colored and rendered building elevations, with shadow lines
 - d) Details on the building materials and colors for the unheated storage building
 - e) Details for HVAC units, venting, and rooftop equipment associated with the Garver building
 - f) At least five (5) prototypical designs (elevations and floor plans) for the micro-lodges, and a prototypical landscape plan for an area surrounding a group of micro-lodges
 - g) Narrative describing the process desired by the applicant for staff review and approval of the micro-lodges. The narrative shall include acknowledgement that staff may elect to involve the UDC and/or Landmarks Commission in the review at any time deemed necessary by staff
3. Final plans submitted for review and approval by staff shall include revisions as required as a condition of approval by the Landmarks Commission and UDC.

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

4. Utility plan (sanitary) needs to be revised for pipe sizes. Current plan shows an 8" diameter sewer main connected to a 6" diameter sewer main (downstream). If sewer for feed mill building needs to be 8" diameter, so will the downstream sewer facilities
5. Informational Comment: Applicant shall be made aware that there is a gravity sewer(MMSD) along the south property line of the site south of the railroad tracks. Utilizing this sewer would potentially eliminate the need for a lift station. The issue with pursuing this alternative is the railroad corridor has extensive utilities and the sewer installation across the tracks would need to be a bore and jack installation which would be costly
6. Applicant shall be required to obtain a WDNR permit for the new discharge outlet to Starkweather Creek

7. Applicant is required to obtain a WDNR chapter 30 permit for grading in excess of 10K SF on the banks of a navigable waterway - this can be obtained via the NOI process.
8. To comply with new WDNR regulations going into effect on June 1 a wetland delineation will be required for the site due to the presence of hydric soils.
9. A 30' bike and pedestrian path easement through the site from the existing railroad crossing at Sugar Avenue north to a planned bike and pedestrian bridge over the Starkweather Creek in the vicinity of Dawes Street shall be required. The easement shall not exist within the wetland delineation limits.

10. 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. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).
11. 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)).
12. 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)
13. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
14. 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.

15. 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 ttroester@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).
16. 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/Etc
 - d) 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. (POLICY and MGO 37.09(2))
17. 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.
18. 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.
19. 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> (NOTIFICATION)/

20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
21. 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.
22. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
23. Based on historical documents (WDNR records: BRRTS #03-13-000437, #03-13-252719, 03-136-000598), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.
24. This project appears to require construction dewatering and is in an area with potential groundwater contamination. The BRRTS site 03-13-00437 (Garver Feed & Supply) was closed with residual petroleum groundwater contamination. If dewatering is required, the applicant shall apply to the WDNR for a WPDES permit for contaminated groundwater to go to the storm sewer. If the applicant prefers to go to the sanitary sewer, contact Megan Eberhardt (266-6432, meberhardt@cityofmadison.com) to obtain the necessary permit.
25. 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).
26. All damage to the pavement on Fair Oaks Avenue, 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-Mapping (Contact Jeff Quamme, 266-4097)

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| <p>27. A common access, utilities, private sanitary sewer, private water main, parking and cross drainage and storm water management agreement between the future lots is required to be recorded to provide access and services as proposed for all of the future lots within this development. This agreement shall be recorded prior to building permit issuance for new construction.</p> |
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28. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
 29. All civil/site plan sheets shall show the property lines and proposed Lot lines and easements of the pending Certified Survey Map. The lines shall also be confirmed spatially to match the pending Certified Survey Map.
 30. Addressing plan created and approved 7/28/2015 is null and void. Private access drive off of S Fair Oaks Ave remains "Garver Green". Private access drive for Micro Lodges remains "Sugar Beet Ln". Submit a PDF site plan showing all buildings and an individual floor plan for the Garver building to Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a revised preliminary building and 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.

Parks Division (Contact Kay Rutledge, 266-4816)

31. The Developer shall continue to work with the Parks Division on the unheated storage building design prior to final project approval. Minor modifications to the site plan may be anticipated at the time of final review to accommodate Olbrich Garden staff needs.
32. Revise the site plans to move the drive for Olbrich Garden staff located at the south side of the unheated storage building so the drive connects to the pavement further to the south.
33. The Developer shall work with the Madison Fire Department in determining the necessary fire suppression systems for the storage building based upon the materials stored within by the Parks Division.
34. The Developer shall enter into cross access easement agreements with the Parks Division as part of the pending CSM, to allow vehicle access from Olbrich Gardens and or through Lots 1-4 of the proposed CSM.
35. The Developer shall be required to obtain temporary grading easements, as necessary, from the Parks Division for the installation of any infrastructure improvements related to this development.
36. The Developer shall provide details on the stormwater management area to the east of the development, within Lot 4 and determined if possible to reduce the size of the detention within the Parks property. The Developer shall enter into a lease or obtain a permanent limited easement for private stormwater management purposes for the use of Parks property within Lot 4 and shall be required to provide perpetual maintenance of the facilities serving this development.
37. The monument sign shall be relocated to be within the proposed private access and utility easement.
38. A portion of the roadway improvements near the cottage appear to be outside of proposed Lot 1. Revise the drawings to have the improvements be within Proposed Lot 1. If this is necessary for fire lane requirements the Developer shall enter into an access easement for the private improvements within Lot 4.
39. The Developer shall provide and designate a minimum total of twelve (12) parking stalls to be located near the storage building and also at the Olbrich Gardens cottage for staff parking. Provide locations of the parking stalls on the plans.
40. Provide details on the masonry wall and cooling tower adjacent to the unheated storage building. If they are not meant to serve the unheated storage building and if the unheated storage building is to be on a separate Lot, those improvements should be located on Lot 1 of the proposed CSM.
41. Clearly define where the sanitary sewer, lift station, and water main shall be considered public or private. Show all required easements on the plans.
42. Remove reference to paving and improvements within the rail corridor. Approval for that construction will be required separately by the appropriate approving agency (WisDOT and/or WSOR). The Developer shall be responsible for all coordination required with the railroad for access improvements, as proposed.
43. Clearly denote any trees that are planned for removal that are outside of proposed Lots 1-3. Approval is required by Parks staff for tree removals on Lot 4.

Water Utility (Contact Dennis Cawley, 266-4651)

44. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Fire Department (Contact Bill Sullivan, 261-9658)

45. Per coordination with Baum Revision, the micro lodges will be protected with automatic fire sprinkler systems complying with NFPA 13D with the exception of (2) micro lodges previously constructed by MATC.
46. Fire hydrants shall be located along fire lanes for fire department access. Relocate fire hydrants or incorporate additional fire lanes that provide access to the fire hydrants.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

47. 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.
48. 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.
49. 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.
50. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
51. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
52. 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.

Metro Transit (Contact Tim Sobota, 261-4289)

53. Metro Transit does not serve any bus stops that are within 1/4 mile walking distance of the site.
54. Metro Transit operates all day service on weekdays along Atwood Avenue, between Fair Oaks Avenue and Walter Street - with additional all day service along Walter Street. The closest stops are either on Atwood Avenue near the Olbrich Gardens driveway, or on Walter Street near the Starkweather Path.
55. Metro Transit operates all day service on weekends and holidays along Fair Oaks Avenue and Walter Street - but not on Atwood Avenue between these two intersections. The closest stops are either on Walter Street near the Starkweather Path, or on Fair Oaks near the Starkweather Path.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

56. Parking for automobiles and other motor vehicle shall be designed according to the requirements of Madison General Ordinances Section 10.08. All parking lots and driveways shall have paved or approved surfaces, as required in MGO Section 10.08.
57. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls, striped access aisles, and required accessible signage at the head of the stalls.
58. Bicycle parking shall be provided per Section 28.141(4) and Table 28I-3 as uses are established within the development. Bicycle parking design and location shall meet the requirements of Section 28.141(11). Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of all the proposed bike rack designs, including ground mounted and vertical bike parking.
59. 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.
60. Identify the trash enclosure areas on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) 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. Submit a detail of the trash enclosure.
61. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator. Provide details of the cooling tower and screen wall adjacent the unheated storage building. Clearly identify the emergency generator, electrical transformers, and any other mechanical equipment and utilities on the site plan and provide details on how they will be screened.
62. Work with Zoning and Planning staff for final approval of the Zoning text.
63. Work with Planning and Zoning staff to finalize a procedure for approving the proposed micro lodges.
64. 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.
65. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.