



Project Addresses: 6145-6301 Mineral Point Road and 502 Genomic Drive
Application Type: Zoning Map Amendment and Demolition Permit
Legistar File ID # [65661](#) and [65141](#)
Prepared By: Timothy M. Parks, Planning Division
 Report includes comments from other City agencies, as noted

Summary

Applicant: Michael Oates, Eppstein Uhen Architects; 333 E Chicago Street; Milwaukee.

Property Owner: Reginald Hislop, Oakwood Lutheran Home Association, Inc.; 6205 Mineral Point Road; Madison.

Requested Actions: Approval of a request to rezone 502 Genomic Drive from MXC (Mixed-Use Center District) to PD (Planned Development District); approval an amended Planned Development–General Development Plan and Specific Implementation Plan to construct a 60-bed skilled nursing facility building for Oakwood Village University Woods at 6145-6301 Mineral Point Road; and approval of a demolition permit to raze the existing skilled nursing facility following completion of the proposed facility.

Proposal Summary: Oakwood Village is seeking approval to expand the Planned Development zoning for its University Woods campus generally located at 6145-6301 Mineral Point Road to include a mostly undeveloped 6.83-acre parcel located at 502 Genomic Drive on which an L-shaped, 60-bed skilled nursing facility is proposed. An existing surface parking lot on the 502 Genomic parcel will be rebuilt and expanded, and a new private drive constructed to connect the campus to Genomic Drive. Following completion of the new skilled nursing facility, the existing “Hebron Oaks” skilled nursing facility will be demolished and most of that former footprint converted into open space. Construction of the new nursing facility is scheduled to commence in September 2021, with completion anticipated in December 2022; a specific timeline for demolition of the current skilled nursing facility is not provided.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00504, rezoning 502 Genomic Drive from MXC to PD and approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road, and ID 28.022–00505, approving a Specific Implementation Plan to construct a new skilled nursing facility on the campus, to the Common Council with recommendations of **approval**; and find that the standards for demolition permits are met to **approve** the demolition of the existing nursing facility, all subject to input at the public hearing, the recommendation of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The current Oakwood Village University Woods Planned Development district encompasses approximately 28 acres of land located on the south side of Mineral Point Road at Island Drive, Aldermanic District 19 (Furman); Madison Metropolitan School District. The proposed skilled nursing facility will be located on the northern half of the 6.83-acre parcel (per recorded CSM) at 502 Genomic Drive. With the addition of the Genomic parcel, the University Woods PD district will be approximately 35 acres in area.

Existing Conditions and Land Use: The Oakwood Village University Woods is developed with a 1,178,811 gross square feet of floor area spread across eight buildings spread across the campus, which is zoned PD. The buildings include the 70-bed “Hebron Oaks” skilled nursing facility; the 56-unit “Gallery,” 147-unit “Tower” (an earlier staff report for the campus noted 70 units in this building), 125-unit “Heritage Oaks,” and 90-unit “The Oaks,” independent living buildings; the 60-bed “Tabor Oaks” and 40-bed “Covenant Oaks” community-based residential facilities (CBRF); a 23,450 square-foot “Village Inn” auditorium and dining facility for the campus; and a 4,500 square-foot recreation building. The campus is served by approximately 800 surface and structured auto parking stalls. A wooded 9.0-acre private nature conservancy forms the western edge of the campus.

Surrounding Land Uses and Zoning:

North: Across Mineral Point Road, one-story multi-tenant commercial buildings and two-story Isle View Apartments, zoned CC-T (Commercial Corridor–Transitional District); Nautilus Point Park;

South: Illumina facility, zoned SE (Suburban Employment District);

West: Brookdale senior living facility, Otto’s Restaurant, Summit Credit Union, and two-story general office building, zoned SE;

East: Vacant two-story University of Wisconsin-Madison laboratory and fleet parking, zoned CC-T, and undeveloped land, zoned MXC (Mixed-Use Center District).

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the overall 35-acre subject site for High Residential. HR areas include large multi-family buildings or complexes that are generally four to twelve stories tall and are recommended close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. The adjacent land to the east along the Mineral Point Road frontage is recommended for Community Mixed-Use development, while the commercial parcels across Mineral Point are recommended for Neighborhood Mixed-Use development. Most of the remaining neighboring properties to the south, east, and west are recommended for Employment.

The site and surrounding land are located within the boundaries of the 2008 Southwest Neighborhood Plan, which provides a series of neighborhood reinvestment strategies for the area generally bounded by Mineral Point Road on the north, Gammon Road on the west, Raymond Road on the south and Whitney Way on the east. The plan makes no specific recommendations related to the physical development of the Oakwood Village property.

Finally, the site is located within the boundaries of the forthcoming Odana Area Plan, which is scheduled for approval later this year to provide land use, urban design, and transportation recommendations to guide redevelopment of the area generally bounded by the Beltline Highway on the south and west, Mineral Point Road on the north, and S Whitney Way on the east, including the Oakwood Village campus. Staff recommends that

consideration not be given to any of the preliminary recommendations contained in the forthcoming area plan when reviewing the current zoning and demolition requests.

Zoning Summary: The site is zoned PD; the Specific Implementation Plan will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
<i>Prepared by: Planning and Zoning staff</i>	

Environmental Corridor Status: The nature conservancy located on the western edge of the campus is located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily all-day service along Mineral Point Road on the northern edge of the University Woods campus, with stops at the Island Drive intersection. The planned east-west Bus Rapid Transit Line is planned to extend along Mineral Point Road, with a stop proposed at Island Drive.

Previous Approvals

Beginning around September 1973, the Plan Commission and Common Council established Planned Unit Development (PUD) zoning [1966 Zoning Code] for approximately 30 acres of land developed with a Lutheran Church nursing home that dated back to 1948. The 1973 Oakwood Village “University Woods” PUD allowed for construction of the four-story Gallery and 12-story Tower retirement facilities containing 209 units and resident dining and auditorium facilities, which were completed in 1977.

On August 16, 1983, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of a 40-bed addition to the Hebron Hall skilled nursing facility on the Oakwood Village campus.

On November 1, 1983, the Common Council approved a rezoning from PUD(GDP) to PUD(SIP) to convert the Tabor Lodge skilled nursing facility into a CBRF.

On February 6, 1991, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 60-unit Tabor Oaks CBRF.

On August 18, 1998, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 40-unit Covenant Oaks CBRF, an addition to the Hebron Hall skilled nursing facility, and a 5,000 square-foot utility building to be used as a resale shop.

On April 3, 2001, the Common Council approved an Amended PUD(GDP-SIP) to allow demolition of Tabor Hall and construction of The Oaks four-story, 90-unit independent living apartment building.

On November 18, 2003, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the eight-story, 125-unit Heritage Oaks independent living building, a three-story addition to the Tabor Oaks CBRF, and renovation of the Hebron Oaks skilled nursing facility.

On November 17, 2020, the Common Council approved an Amended PD(GDP) and PD(SIP) to construct a five-story, 77-unit apartment building in the northeastern corner of the campus adjacent to Mineral Point Road and the Island Drive entrance. Construction of the approved SIP is pending an award of low-income housing tax credits for the project from the Wisconsin Housing and Economic Development Authority (WHEDA).

There have also been numerous minor alterations to the Oakwood Village University Woods Planned Development since the initial 1973 approvals.

Project Description

The Oakwood Village University Woods campus at 6145-6301 Mineral Point Road is currently developed with a 1,178,811 gross square feet of floor area spread across eight buildings and approximately 28 acres of land. The campus contains 70 skilled nursing beds, 100 assisted living units in two community-based residential facilities (CBRF), and 418 independent living units. Parking for 801 automobiles is provided across the campus, including in 480 structured stalls and 321 surface stalls; there are 140 bike stalls spread across the site according to a summary provided by the applicant.

Oakwood Village is requesting approval of an expanded General Development Plan and Specific Implementation Plan for the University Woods campus to add approximately 7 acres of land located at 502 Genomic Drive to the existing Planned Development zoning district. The land to be added is Lot 2 of Certified Survey Map 14488, which was created in 2017 as part of the division of the adjacent CUNA Mutual Group-owned land that created the parcel developed with the Illumina biotech facility adjacent to the south and dedicated Genomic Drive as a 66-foot wide local street, which extends to the southeastern corner of the subject site from Research Park Boulevard. The Lot 2 Genomic Drive parcel and adjacent CUNA lands were zoned MXC consistent with a Community Mixed-Use (CMU) designation recommended by the 2006 Comprehensive Plan generalized future land use maps.

Rezoning of the Genomic Drive parcel to PD and expansion of the Oakwood Village University Woods PD district will facilitate construction of a three-story, 60-bed skilled nursing facility, which will be primarily located in the northwestern corner of the land to be added to the southern edge of the campus. The proposed L-shaped building will be built into the wooded hill that generally falls from south to north across the 7-acre parcel and west of an existing surface parking lot. The lot, which is accessed from the north through the existing campus, will be rebuilt and expanded with the proposed development. As part of the proposed improvements to the parking lot, a driveway will be constructed from Genomic Drive, thereby giving the enlarged University Woods campus access from the north and Mineral Point Road and from the south from Odana Road via Research Park Boulevard and Genomic Drive. To facilitate the proposed Genomic Drive access, the existing street and the existing temporary turnaround will be extended further to the north. Detailed plans for the new facility and related site improvements are attached to the legislative files for the project.

Following completion of the new skilled nursing facility, the existing three-story, 70-bed "Hebron Oaks" skilled nursing facility will be demolished and most of that former footprint converted into open space. According to the letter of intent, the facility was constructed in phases between 1961 and 1982. The project plans indicate that a portion of the Hebron Oaks facility containing a chapel and a skywalk will be retained. Photos of the existing facility to be razed as well as a progression of plans showing the existing conditions, areas to be demolished, and the proposed site conditions and site restoration are included in the plan set for the project.

Analysis & Conclusion

The applicant is seeking approval of a request to rezone 502 Genomic Drive from MXC to PD to expand and amend the PD for the Oakwood Village University Woods campus, approval of plans for a new three-story, 60-bed skilled nursing facility, and approval of a demolition permit to raze the existing skilled nursing facility on the campus.

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

For the demolition of the existing building, the Plan Commission shall find that both the requested demolitions and the proposed use are compatible with the purpose of Section 28.185 of the Zoning Code and the intent and purpose for the zoning district in which the property is located. In part, the purpose of Section 28.185 include aiding in the implementation of adopted City plans, protecting neighborhood character, preserving historic buildings, encouraging the reuse and/or relocation of existing buildings, and discouraging buildings falling into a state of severe disrepair. The proposed use of the property following the demolitions should also be consistent with the Comprehensive Plan and any adopted neighborhood plans. When making its decision, the Commission may consider and give decisive weight to any relevant facts including but not limited to the effects the demolition and proposed use of the subject property following demolition would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building, including the costs of relocation and the structural soundness of the building, impacts on street trees, and the limits that the location of the building would place on relocation efforts.

The Planning Division believes that the standards of approval for planned developments are met. The expansion and continued development of the Oakwood Village University Woods campus is consistent with the High Residential (HR) designation recommended for the site by the 2018 Comprehensive Plan. The proposed skilled nursing facility is well designed and should create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area consistent with the purpose of the PD zoning district. Staff also supports the addition of a driveway to Genomic Drive to provide better access to the overall University Woods campus, which is only currently accessible from Mineral Point Road.

The Urban Design Commission reviewed the proposed development at its June 9, 2021 meeting and recommended **final** approval subject to conditions. A draft report of the meeting is attached to the legislative files for this request.

Staff also has no information to suggest that the standards for demolition approval cannot be met with the request to demolish most of the Hebron Oaks facility following completion of the new skilled nursing facility. The Landmarks Commission informally reviewed the demolition at its April 19, 2021 meeting and recommended to the Plan Commission that the building has no known historic value.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00504, rezoning 502 Genomic Drive from MXC to PD and approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road, and ID 28.022–00505, approving a Specific Implementation Plan to construct a new skilled nursing facility on the campus, to the Common Council with recommendations of **approval**; and find that the standards for demolition permits are met to **approve** the demolition of the existing nursing facility, all subject to input at the public hearing, the recommendation of the Urban Design Commission, and the following conditions from reviewing agencies:

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

Planning Division

1. Work with Planning and Zoning staff prior to final approval and recording of the expanded Planned Development zoning district for Oakwood Village University Woods to create a contemporary zoning text for the expanded zoning district/campus.

Urban Design Commission (Contact Kevin Firchow, 267-1150)

The Urban Design Commission recommended **final approval** of the proposed development on June 9, 2021 subject to the following condition:

2. That the landscaping plan be revised to increase the balance of new trees more towards the native Oaks.

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

3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
4. Construct Genomic Drive and sidewalk extension and remove temporary turnaround as required by the City Engineer.
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
6. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
7. An Erosion Control Permit is required for this project.
8. A Storm Water Management Report and Storm Water Management Permit is required for this project.

9. A Storm Water Maintenance Agreement (SWMA) is required for this project.
10. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue 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. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
11. Provide an ownership/maintenance agreement and private sanitary sewer easement (recorded) for the private sewer main being connected to prior to plan approval. Sewer appears to cross Lots 2 and 3.
12. Revise the site plans to show the location, depth, type, and size of existing and proposed private utilities (gas, electric, phone, steam, chilled water, etc.) in the project area or the adjacent right of way.
13. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
14. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
15. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
16. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
17. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
18. 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 Madison General Ordinances.

19. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
20. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. E-mail PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).
21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
 - Detain the 2-, 10- 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37. For the redevelopment portion of the site reduce peak discharge rate by 15% compared to existing conditions in the 10-year event.
 - Provide infiltration of 90% of the pre-development infiltration volume for the new development portion of the site.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.
 - For the redevelopment portion of the site provide volumetric control limiting the post construction volumetric discharge to 5% less than the predevelopment discharge volume as calculated using the 10-year storm event.
 - 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.

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

22. It is anticipated that the public improvements as part of the Genomic Drive extension that are required to serve this proposed development and land division requires additional right of way and easements located on adjacent CUNA lands to the east of this site. The developer shall coordinate the right of way and easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or easements required, the City shall proceed to acquire the easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution

to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.

23. The applicant shall coordinate the acquisition and dedication a 66 foot wide strip of right of way 100-foot long along the southeastern lot line (extension of Genomic Drive) and any Temporary Limited Easement area required for construction purposes. Coordinate with Jeff Quamme regarding the City of Madison Real Estate project for the drafting, administration and recording of the conveyance to the City of Madison.
24. The applicant shall coordinate with the adjacent CUNA lands in order to provide a temporary limited easement to the City of Madison for a temporary cul-de-sac adjacent to the extension of Genomic Drive having a radius of 60 feet and a reverse curve radius of 50 feet. Coordinate with Jeff Quamme regarding the City of Madison Real Estate project for the drafting, administration and recording of the easement document.
25. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities (private storm sewer, sanitary sewer and water main), common areas, storm management, fire lanes that are necessary to accomplish the land division, site development and accommodate the current uses throughout the entire campus prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the required land division recording and prior to building permit issuance.
26. The proposed new building crosses an underlying platted lot line. Prepare the required land division to dissolve underlying lot lines to comply with fire codes, City ordinances and City policies and submit to the Planning Division. The land division shall be approved by the City, recorded with the Dane County Register of Deeds and new tax parcel information available prior to issuance of a building permit or early start permit.
27. Provide for review reciprocal easements/ agreement for the tunnel between the proposed building and the building to the north. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
28. The new building address is yet to be determined. The address will be assigned when the internal addressing plan is created. 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.
29. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and 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 submittal of the final Site Plan Approval application 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 Addressing 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)

30. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
31. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.
32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
33. 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.
34. 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.
35. All parking facility design shall conform to the standards in MGO Section 10.08(6).
36. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
37. All pedestrian walkways adjacent parking stalls shall be seven (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.
38. Per MGO Section 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.
39. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

40. 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 at streets@cityofmadison.com. 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. A demolition or removal permit is valid for one year from the date of the Plan Commission.

41. 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 10,000 square feet in size must be prepared by a registered landscape architect.
42. Submit details showing that the relocated generator will be screened from neighboring properties located to the south and west. The generator shall be located and screened to reduce its visual impact when viewed from neighboring properties and to be compatible with neighboring structures and the character of the community. Screening materials, landscaping, or fencing shall be similar in appearance to those used for the principal structure on the zoning lot.
43. Submit floor plans and building elevations for the Chapel building which will remain following the demolition of the Hebron Oaks building.
44. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. At least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify the glass areas that will be treated, and provide a detail of the specific treatment that will be used.
45. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
46. 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.
47. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

48. Cross access easements shall include use by emergency services.
49. Two remote access points are required for this site based on the size, number and occupancy types of the buildings. Access points shall be no less than one half the length of the diagonal of the overall site.
50. Fire lanes shall be a minimum of 20 feet wide with an inside turn radii of 28 feet. Aerial access lanes shall be a minimum of 26 feet wide.
51. Emergency and evacuation plans and fire protection systems shall be coordinated and approved by the Madison Fire Department.

Water Utility (Contact Jeff Belshaw, 261-9835)

52. Water mains to be connected to the publicly owned distribution system at more than one point may be privately owned and maintained provided that a check valve is installed on the water main at each point of connection to the distribution system to prevent water from flowing back into the distribution system. Each check valve shall be located in a manhole or vault and shall be immediately preceded and followed by a buried or exposed shut-off valve on the main. The water supplier shall have access to the manholes and valves for inspection purposes. (per NR 811.68(3)). The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

53. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

54. A Modify Mains/Services Application Form and deposit must be submitted before modifying the public water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water applications. The property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

55. As identified on the plans submitted for review, the applicant shall install and maintain a concrete shelter pad surface - as shown in the public right of way at the planned Metro bus stop zone that is on the south side of Mineral Point Road, east of Island Drive.

56. As identified on the plans submitted for review, the applicant shall install and maintain a new passenger waiting shelter with seating amenity as shown in this public right-of-way area. The applicant shall submit a Privilege in Streets (Bus Shelter) application for review by the City. An approved Encroachment Agreement, for the bus shelter, shall be executed prior to sign off. Contact the Office of Real Estate Services to start the Privilege in Streets (Bus Shelter) application process (per MGO Section 10.31).

57. The concrete shelter pad shall be at least 10.5 feet wider than the proposed shelter footprint dimension. The bus shelter shall be oriented to the western edge of the concrete shelter pad (typically at least six inches from grass terrace edge), leaving at least 10 feet of clear width for passenger access on the eastern side of the concrete shelter pad. The bus shelter shall be installed with at least two (2) feet clearance off of the face of curb, and not obstruct the width of the adjacent public sidewalk (at least six inches clearance from sidewalk edge is preferred). The shelter opening, for passenger access, shall face the public sidewalk. The applicant

shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Parks Division (Contact Ann Freiwald, 243-2848)

This agency submitted a response with no comments or conditions of approval.

City Forestry Section (Contact Wayne Buckley, 266-4892)

This agency submitted a response with no comments or conditions of approval.