

PLANNING DIVISION STAFF REPORT

June 4, 2018



PREPARED FOR THE PLAN COMMISSION

Project Address: 4814 Freedom Ring Road (District 16 - Ald. DeMarb)
Application Type: Conditional Use
Legistar File ID # [51324](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Kirk Biodrowski; Sketchworks Architecture, LLC.; 7780 Elmwood Ave. #208; Middleton, WI 53562

Property Owner: Megan Bisbee; Spartan Day Camp; P.O. Box 441; McFarland, WI 53558

Requested Action: The applicant requests approval of a conditional use to allow a building for an individual establishment (a daycare center) to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed Use district) zoning at 4814 Freedom Ring Road.

Proposal Summary: The applicant, Spartan Day Camp, is seeking approval of a Conditional Use to allow a building for an individual establishment (a daycare center) to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed Use district) zoning at 4814 Freedom Ring Road. As part of this application, the applicant is proposing to construct a one-story (with mezzanine), 13,000-square-foot, after-school/summer camp daycare facility.

Applicable Regulations & Standards: The project site is located with the Neighborhood Mixed Use (NMX) zoning district for which MGO §28.064(4)(a) states that, for new buildings, buildings shall not exceed five thousand (5,000) square feet of floor area for an individual establishment. It goes on to state however, that buildings exceeding this size may be allowed as conditional uses. This proposal is subject to the standards for Conditional Uses pursuant to MGO §28.183(6) and the Supplemental Regulations pursuant to MGO §28.151 for daycare centers.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow a building for an individual establishment (a daycare center) to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed Use district) zoning at 4814 Freedom Ring Road. 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 project site is located at the northwest corner of Siggelkow and Freedom Ring roads and is comprised of approximately 47,900 square feet (1.1 acres). The site is in Aldermanic District 16 (Ald. DeMarb) and the Madison Metropolitan School District.

Existing Conditions and Land Use: Currently the project site is vacant.

Surrounding Land Use and Zoning:

North: Single-family residences, Traditional Residential-Consistent 3 (TR-C3) zoning;

East: Across Freedom Ring Road are single-family residences, TR-C3 zoning (northwest), and multi-family residences, Suburban Residential-Varied 2 (SR-V2) zoning (southwest);

South: Across Sigglekow Road is the Village of McFarland, Sigglekow Park; and

West: Multi-family residences (Meadows at Liberty Place Apartment Homes), SR-V2 zoning.

Zoning Summary: The property is in the Neighborhood Mixed Use (NMX) Zoning District.

Requirements	Required	Proposed
Front Yard Setback	25' maximum	13'
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district: 5'	Adequate west
Side Yard Setback: Where proposed buildings or abutting buildings have openings in side walls within 6 feet of lot line.	One-story: 5' Two-story or higher: 6'	20.8' east
Rear Yard Setback	20'	Adequate
Maximum Lot Coverage	75%	50.3%
Maximum Building Height	3 stories/ 40'	1 story/ 30'

Site Design	Required	Proposed
Number Parking Stalls	Daycare center/ nursery school: 1 per 15 clients (10) plus 1 per 2 employees (5) (15 total)	21 <i>(See Comment #33)</i>
Accessible Stalls	Yes	2
Loading	None	None
Number Bike Parking Stalls	Daycare center/ nursery school: 1 per 5 employees (2)	4
Landscaping and Screening	Yes	Yes <i>(See Comments #34, #36 & #37)</i>
Lighting	Yes	No <i>(See Comment #39)</i>
Building Forms	Yes	Civic or institutional building <i>(See Comments #32 & #35)</i>

Other Critical Zoning Items	Barrier Free (ILHR 69); Utility Easements
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Comprehensive Plan: The [Comprehensive Plan \(2006\)](#) recommends General Commercial (GC) development for the project site. GC development is characterized as areas that provide a wide array of goods and services, and are not generally expected to include residential uses. GC districts are:

"...typically compact areas, located along roadways and larger commercial districts serving a wide variety of retail or service amenities, including automobile-oriented uses and "heavy" commercial uses with appearance or operational characteristics not generally compatible with residential or small-scale commercial activities" (Comprehensive Plan, Pg. 2-92).

The Comprehensive Plan recognizes that GC districts may provide supporting uses to adjacent neighborhoods, and that an attractive interface, connectivity, areas of transition and compatibility of scale with adjacent residential development should be encouraged. The Comprehensive Plan identifies ‘Retail and service business establishments, including buildings with large floor areas’ as a recommended land use in the GC district.

Adopted Neighborhood Development Plan: The project site is located within the [Marsh Road Neighborhood Development Plan \(1999\)](#) planning area. The Plan recommends the project site for neighborhood convenience commercial and provides general development guidelines, including:

“This site should be developed so that it provides an amenity to the neighborhood. The layout of the site and design of the building(s) should be compatible with the residential character of the neighborhood. Development plans should provide a pedestrian-friendly side toward the neighborhood. Vehicle-oriented activities should occur along the Siggelkow Road side of the site” (Marsh Road Neighborhood Development Plan, Pg. 24).

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant, Spartan Day Care, is seeking approval of a Conditional Use to allow a building for an individual establishment to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed Use district) zoning at 4814 Freedom Ring Road. As part of this application, the applicant is proposing to construct a one-story (with mezzanine), roughly 13,000-square-foot, after-school/summer camp daycare facility. Currently operating in the City of McFarland, WI, they have outgrown their current facility and therefore need a larger facility.

The proposed building is to be situated in the southeasterly corner of the site, with its longer façade and primary orientation facing Siggelkow Road. While existing public sidewalks run along both street frontages, the only pedestrian access to the building’s primary entrance, which located at southwesterly corner of the building, will be provided via a private sidewalk which will be added from Siggelkow Road and will run between the proposed surface parking lot and building. Inside the main entrance is a two-story reception area which then opens into the building’s primary space – a roughly 5,000-square-foot (42-foot by 120-foot) gymnasium – which occupies the northern half of the building’s ground floor. The building’s support spaces (i.e. bathrooms, an open-format kitchen, storage room, and offices) occupy the remaining southerly portion of the ground floor, above which is a roughly 2,500-square-foot mezzanine. The mezzanine, which is accessed via the two staircases located at either end, provide extra space for crafts and other activities. The space does not have interior walls, but instead railings, and opens out onto the adjacent gym space.

A large garage door, located along the building’s northern façade will allow access to the large, roughly 10,000-square-foot lawn/play area located immediately to the north of the building. A chain-link fence will enclose this play area and provide a buffer from the drive aisle, which encircles it to the north. This drive aisle, which starts at Freedom Ring Road (across from the intersection with United Way) and loops up and around the northern edge of the grass/play area, provides access to the 21-stall (two of which are accessible) surface parking lot located to the west of the building. The lot will have a second access point to the south from Siggelkow Road. Note: Traffic Engineering, concerned with future traffic movements of the proposed use and potential impacts on the surrounding traffic flows, has added a condition of approval requiring the applicant to extend the existing Siggelkow Road traffic median further to the west to restrict this southerly entrance/exit to right in/right out traffic movements only.

The proposed hours of the daycare center are Monday to Friday, 6:45 am to 6:00 pm.

Regarding building materials, corrugated metal panels, in various colors, is proposed to clad the entire building. Tan paneling, with vertical corrugations will clad the majority of the building while a roughly 8-foot-tall band of brown colored paneling will be added at the level of the second story (mezzanine) windows. Accents, in the form of bright blue and green, horizontally-oriented corrugated metal projections, provide variation in the building's façades.

Regarding proposed landscaping, 14 Hackberry, Autumn Blaze Maple and Swamp White Oak trees will be added on private property, along the two street frontages. A Skyline Honeylocust tree will be added in the parking lot island along with Sumacs and Junipers. Foundation plantings, such as Snowberry, Spirea, Juniper and Honeysuckle, will be added around the building's perimeter as well as the outside of the easterly portion of the wooden fence, which encloses the site's northern grass play area.

Analysis and Conclusion

In order to approve the Conditional Use, Plan Commission must find that the proposed building for a single-use establishment (a daycare center) exceeding 5,000 square in NMX (Neighborhood Mixed Use district) zoning meets the Conditional Use approval standards pursuant to MGO §28.183(6).

The Planning Division believes that the proposed building for a single-use establishment (a daycare center) exceeding 5,000 square in NMX district zoning can meet the Conditional Use approval standards. Staff believe the proposed use to be compatible with the [Comprehensive Plan \(2006\)](#), which recommends General Commercial (GC) uses for the subject site as well as the [Marsh Road Neighborhood Development Plan \(1999\)](#), which recommends neighborhood convenience commercial uses. Regarding the layout of the site and design of the building being compatible with the residential character of the neighborhood, while staff note that the building is more industrial than residential in appearance given the predominant use of metal cladding, Staff point out that metal cladding must be reduced in order for the applicant to comply with Table 28D-1 of Section 28.060(2)(g) of the Zoning Code which states that, for commercial buildings, metal panels "*shall be used in conjunction with a palette of materials; shall be a heavy gauge metal, and shall be non-reflective.*" Staff has recommended that the applicant work with staff to diversify the palette of materials, prior to final signoff.

Staff believe that anticipated impacts will be mitigated, at least in part, by such factors as the limited hours of operation of the business; the building's located away from the nearby residences, at the southeasterly corner of the site; the proposed fence along the southern half of the westerly property line (which will provide district screening from the closest nearby residential buildings); and the other proposed conditions of approval. Finally, staff point out that, if approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO Section 28.183(9)(d).

At the time of report writing, staff was not aware of any concerns on this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow a building for an individual establishment (a daycare center) to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed Use district) zoning at 4814 Freedom Ring Road. 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

City Engineering Division (Contact Brenda Stanley, (608) 267-9127)

1. Plans show tree plantings over the MMSD force main on the east side of the lot. Applicant shall provide evidence of approval of plantings from MMSD prior to plan approval. The MMSD contact for this will be Curt Sauser (608)709-1830, curts@madsewer.org.
2. 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))
3. 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)
4. 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.
5. 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 either: bstanley@cityofmadison.com (East) or ttroester@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.

6. 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).
7. 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 Section 37.09(2), MGO).
8. 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.
9. 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 Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

10. 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.
11. 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. (POLICY)
12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances. Specifically, per the approved SWMP for Liberty Place Plat on file at City Engineering, the infiltration facility shall be at least 10% of the roof area.
13. 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.
14. 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)
15. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

16. The proposed development shows a permanent fence being installed on top of the City Sanitary Sewer along the west lot line. The fencing shall be moved. The nearest that the fence is permitted to be located laterally to the Sanitary Sewer is 5 feet. Upon the relocation of the fencing, if the fence is still located within the Public Sanitary Sewer Easement, it will require a Consent to Occupy Easement agreement which will require a Real Estate project and both Board of Public Works and Common Council Approval. Contact Jeff Quamme (608) 266-4097, jquamme@cityofmadison.com to coordinate the required consent project.
17. The address of the proposed building is 5076 Siggelkow Rd. 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.
 18. In addition to landscaping within the Madison Metropolitan Sewerage District Easement, trees are proposed within the Public Utility Easements along Freedom Ring and Siggelkow Roads. Some are shown directly over utility lines shown on the site plan. Applicant shall move the landscaping or provide evidence of approval of plantings from the Utility Companies prior to plan approval.

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

19. The applicant shall work with Traffic Engineering to limit access from the Sigglekow Road entrance to right-in/right-out only; typically this is accomplished through creation or extensions of traffic medians for which the applicant is financially responsible. This will be done due to the proximity of the entrance to the intersection of Sigglekow Road and Freedom Ring Road, traffic volumes on Sigglekow Road, and the coincidence of peak traffic volumes for the adjacent Right-of-Way and drop-off/pick-up operations for the proposed use.
20. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.
21. 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.
22. 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.
23. 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.
24. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
25. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.
26. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
27. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
28. The applicant shall submit vehicular turning movements of simultaneous ingress/egress at Freedom Ring Road.
29. Applicant shall submit for review a drop off and pickup plan.

30. A deposit of \$2000 will be required for the relocation of the existing street light located adjacent to the new driveway. The applicant shall complete a Responsible Party Form and return it to Traffic Engineering.
31. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

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

32. The proposed building façade is composed primarily of metal panels. Metal panels are an allowable building material, but shall be used in conjunction with a palette of materials. Metal panels shall be a heavy gauge metal and shall be non-reflective. Work with Zoning and Planning staff to incorporate an additional material(s) into the building design.
33. The daycare center shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
34. 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.
35. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade.
36. Submit a detail of the trash enclosure. The trash enclosure 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.
37. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Rooftop equipment shall be screened from view from adjacent buildings to the extent possible. Screens shall be of durable, permanent materials that are compatible with the primary building materials.
38. Provide details of the play area including whether there will be any play structures or storage for play equipment. Submit a detail of the play area fence.
39. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
40. 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.
41. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

Parks/Forestry Review (Contact Kathleen Kane, 608-261-9671)

42. 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.
43. 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 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.
44. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

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

43. The existing utility-owned hydrant located at the proposed water service connection is to be salvaged and returned to Madison Water Utility. If Applicant does require a hydrant at this connection, replace with privately owned/maintained hydrant, or contact Adam Wiederhoeft of Madison Water Utility to determine any costs associated with transferring ownership of the existing hydrant in-place - awiederhoeft@madisonwater.org / 266-9121.

45. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two 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/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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

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