



PREPARED FOR THE PLAN COMMISSION

Project Address: 2430 Frazier Avenue (14th Aldermanic District, Alder Carter)
Application Type: Zoning Map Amendment and Conditional Use
Legistar File ID #: [52081](#) & [51769](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant / Project Contact: Robert Feller; Iconica; 901 Deming Way, Suite 102; Madison, WI 53717

Property Owner: Starion Bank; 333 N. 4th Street; Bismark, ND 58501

Requested Actions: There are three approval requests before the Plan Commission: 1) a Zoning Map Amendment to rezone the lot from the Traditional Residential - Varied 1 (TR-V1) Zoning District to the Commercial Corridor - Transitional (CC-T) Zoning District; 2) a Conditional Use to construct a bank with a vehicle access sales and service window; and 3) a Conditional Use for nonresidential development immediately adjacent to the boundary of a City-owned public park at 2430 Frazier Avenue.

Proposal Summary: The applicant proposes to construct a two-story commercial bank building on the subject site. In order to do so, the applicant is requesting 1) to rezone the site from the Traditional Residential - Varied 1 (TR-V1) Zoning District to the Commercial Corridor - Transitional (CC-T) Zoning District; 2) approval of a Conditional Use to construct a bank with a vehicle access sales and service window; and 3) approval of a Conditional Use for nonresidential development immediately adjacent to the boundary of a City-owned public park at 2430 Frazier Avenue.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments [MGO §28.182(6)] in addition to Conditional Uses [MGO §28.183(6)] as Table 28D-2 in §28.061(1) of the Zoning Code lists *Vehicle access sales and service windows* as Conditional Uses in the Commercial Corridor - Transitional (CC-T) Zoning District. The Supplemental Regulations [MGO §28.151] contain further regulations for this use.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Zoning Map Amendment 28.022 – 00335 rezoning 2430 Frazier Avenue from Traditional Residential - Varied 1 (TR-V1) District to Commercial Corridor - Transitional (CC-T) District to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the two Conditional Uses – to construct a bank with a vehicle access sales and service window and for nonresidential development immediately adjacent to the boundary of a City-owned public park – at 2430 Frazier Avenue. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Parcel Location: The 18,000-square-foot (0.41-acre) subject property is located to the northerly side of Frazier Avenue, just west of the intersection with W. Broadway. The site is within Aldermanic District 14 (Ald. Carter); Urban Design District 1; and the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is undeveloped and is zoned Traditional Residential - Varied 1 (TR-V1) District.

Surrounding Land Use and Zoning:

North: City of Madison’s Waunona Park, zoned Traditional Residential – Consistent 1 (TR-C1) District;

South: Across Frazier Avenue is vacant city-owned right-of-way land, zoned Commercial Corridor-Transition (CC-T) District;

East: A partially-undeveloped lot beyond which is a gas station and convenience store, both of which are zoned CC-T District; and

West: A single-family residence, beyond which are multi-family apartment buildings, all are in the Traditional Residential - Varied 1 (TR-V1) Zoning District.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Medium-Density Residential uses for the subject site while the [Broadway-Simpson-Waunona Neighborhood Plan \(1986\)](#) recommends Neighborhood Commercial uses.

Zoning Summary: While the project site is currently zoned Traditional Residential - Varied 1 (TR-V1), the Applicant is requesting to rezone the project site to the Commercial Corridor - Transitional (CC-T) District.

Requirements	Required	Proposed
Front Yard Setback	65’ maximum	41.0’
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district: 5’	Adequate
Rear Yard Setback	The lesser of 20% of lot depth or 20’	55.4’
Maximum Lot Coverage	85%	74%
Maximum Building Height	5 stories/ 68’	2 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	11
Accessible Stalls	Yes	1
Loading	None	None
Number Bike Parking Stalls	Bank, financial institution: 1 per 2,000 sq. ft. floor area (2 minimum)	4 <i>(See Comment #26)</i>
Landscaping and Screening	Yes	Yes <i>(See Comments #27, #28, #29, #30)</i>
Lighting	Yes	Yes
Building Forms	Yes	Free-standing commercial building <i>(See Comment #22)</i>

Other Critical Zoning Items	Urban Design District #1; Adjacent to a Park; Barrier Free (ILHR 69); Utility Easements
------------------------------------	-----------------------------------------------------------------------------------------

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. Regarding Metro Transit service, the nearest stop with all-day service is located roughly 500 feet to the southeast of the subject site at the intersection of W. Broadway and Fayette Avenue.

Project Description

There are three approval requests before the Plan Commission: 1) a Zoning Map Amendment to rezone the lot from the Traditional Residential - Varied 1 (TR-V1) Zoning District to the Commercial Corridor - Transitional (CC-T) Zoning District; 2) a Conditional Use to construct a bank with a vehicle access sales and service window; and 3) a Conditional Use for nonresidential development immediately adjacent to the boundary of a City-owned public park at 2430 Frazier Avenue.

On the vacant, 18,000 square-foot site, the applicant is proposing to construct a 1,880-square-foot, two-story bank with a drive-through service window. The building will be located in the center of the site and will be encircled by a drive aisle. This drive aisle, which takes access from the lone curb cut along Frazier Avenue to the south, forks shortly after entering the site. Following it to the right, it becomes one-way (flowing counterclockwise) along the easterly side of the building – where it provides access to the two drive-up stalls (one of which will be staffed and the other will access an ATM) – as well as to the northerly side of the building - where it provides access to three automobile parking stalls and four bicycle stalls. Following the drive aisle to the left, it remains a two-way and provides access to eight more automobile parking stalls (one of which is accessible) as well as the building's primary entrance. This entrance, located near the building's southwest corner, provides access to a vestibule, which then leads into the lobby of the bank. The ground floor contains five offices, a conference room, and bathrooms. The second floor, which is roughly half the size of the ground floor, is accessed via the stairway located at the southwest corner of the building, contains another conference room, additional work space, and mechanical/storage space.

The exterior materials consist of a mixture of stone, brick and Nichiha fiber-cement paneling. The majority of the building has a roughly three feet tall base course of stone veneer, capped with a cast stone sill. The southern, two-story portion of the building has a ground floor clad primarily with brick while its upper story is clad with off-white Nichiha fiber-cement paneling. The northern portion is clad entirely with grey Nichiha paneling. All windows are framed with an anodized aluminum frame and all have a horizontally projecting, slate gray, anodized sunshade above. The main entry also has a grey horizontal sunshade (roof) supported by two columns which have a stone veneer base and are clad with white Nichiha fiber-cement panels above. The flat roof which projects along the building's easterly elevation is also clad with the white Nichiha material and supported by two columns with cladding similar to those flanking the main entrance.

Regarding landscaping, shrubs such as Junipers, Hydrangea and Reed Grass will be planted along the southerly, westerly, and northerly façades. A Red Oak will be planted in the northerly parking tree island while a Hackberry tree will be planted near each of the site's southerly corners, just north of the bio-retention basin's planned for those areas of the site. The perimeter of the site will be planted with a prairie grass. To satisfy the requirement for district boundary screening, an eight-foot-tall vinyl screening fence will be added along the length of the westerly property line. Additional fencing will also be required to be added along the entire northerly property line.

Analysis and Conclusion

This proposal is subject to the standards for Zoning Map Amendments [MGO §28.182(6)] and Conditional Uses [MGO §28.183(6)]. The analysis below begins with a summary of the adopted plan recommendations.

Conformance with Adopted Plans

The [Comprehensive Plan \(2006\)](#) recommends Medium-Density Residential uses while the [Broadway-Simpson-Waunona Neighborhood Plan \(1986\)](#) recommends Neighborhood Commercial uses for the subject site. While the [Comprehensive Plan](#) (and its Generalized Future Land Use Plan Maps) recommends medium density residential uses for the subject property, on Page 2-77, it states that its Generalized Future Land Use Plan Maps illustrate a conceptual recommended land use pattern for the City of Madison, and the maps are usually not sufficiently detailed to address the many nuances and specialized planning objectives of specific locations. For this reason, it recommends that future changes in land use should be guided by the more-detailed recommendations of an adopted neighborhood plan, neighborhood development plan, or special area plan. Therefore, the fact that the [Broadway Neighborhood Plan](#) recommends Neighborhood Commercial uses for the subject property supports the argument that commercial development on the subject site could be found to be consistent with the [Comprehensive Plan](#). Furthermore, it should also be noted that the Common Council, back on June 1, 1999, via Ordinance #12388, approved the rezoning of the subject parcel from the R4 General Residential District to the C1 Limited Commercial District, which it remained until the Zoning Code was updated in 2013, the Districts were reclassified, and the subject parcel was rezoned to a residential use (TR-V1) and rezoned.

Zoning Map Amendment Standards

The Zoning Map Amendment standards are relatively broad and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the [Comprehensive Plan \(2006\)](#), and shall comply with Wisconsin and federal law.

Chapter 66.1001(3) of Wisconsin Statutes also requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

As described above, the Planning Division believes that the proposed commercial development could be found to be consistent with the [Comprehensive Plan](#).

Conditional Use Standards

The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plans and finding that all of the conditional use standards of 28.183(6) MGO are met. Conformance with adopted plans is discussed above.

The Planning Division believes that the proposed vehicle access sales and service window meets the conditional use standards. Staff do not believe the sales and service window will result in significant negative impacts to the surrounding properties. Factors such as its location on the easterly side of the bank, opposite the residentially zoned lots to the west; the screening of these residentially zoned lots provided by the eight-foot-tall fence which is proposed along the subject site's westerly property line; and the proposed conditions of approval will help mitigate possible negative impacts.

Finally, as stated in Section 28.139(1) of the Zoning Code, nonresidential development immediately adjacent to the boundary of a City-owned public park also requires Conditional Use approval. The section states: *The purpose of this requirement is to assess the impact of proposed development on natural resources, drainage patterns, pedestrian traffic and recreational uses of the park. Conditional use applications shall include the following:*

- a) *A complete inventory of vegetation in any area proposed for development within one hundred (100) feet of the park boundary.*
- b) *Any proposed cutting of trees or removal of vegetation within one hundred (100) feet of the park boundary. Removal of vegetation may be limited within thirty-five (35) feet of the park boundary.*
- c) *Grading and drainage within thirty-five (35) feet of the park shall be reviewed for its effect on drainage patterns and vegetation within the park.*

Based on the provided information and the conditions recommended by reviewing agencies, the Planning Division believes the conditional use standards can be found met. As noted above, Staff believes the proposal could be found to be consistent with the [Comprehensive Plan \(2006\)](#).

Supplemental Regulations for Vehicle Access Sales and Service Windows

Vehicle access sales and service windows are also subject to the Supplemental Regulations pursuant to Section 28.151. These include the following:

- a) In CC-T, TE, DC, and UMX Districts, vehicle access sales and service windows shall be located to the side of, rear of, or under buildings, and shall not be located between the principal structure and a public street. In the TSS District, vehicle access sales and service windows shall be located under the building in which it is located, and the building shall have commercial or residential uses along the primary street frontage. In all districts, vehicle access sales and services windows shall be at least sixty (60) feet from the closest point of any residentially zoned property or property with a residential building.
- b) Points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property.
- c) Plans for onsite circulation and driveway locations shall be reviewed where conditional use approval is required. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided without interfering with onsite parking/circulation.
- d) Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.
- e) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- f) A six- (6) foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.
- g) Bicyclist use of sales and service windows shall not be prohibited.

The Planning Division believes the Supplemental Regulations are met, with the recommended conditions.

Urban Design Commission

Staff notes that the applicant has already made substantive changes based on the feedback from their Informational Presentation to the Urban Design Commission back on April 25, 2018 as well as from Planning Division staff. The Urban Design Commission granted the proposal initial approval at its meeting on July 11,

2018, and asked the applicant to consider several changes before returning for final approval. These suggested changes included:

- Simplification of materials, with a recommendation of only two or three materials and removal of the stone and stick with the brick and metal panel;
- Simplification of layers, the Commission stated that there were too many different canopies and window sunshades, as well as the multiple step up elements at the building corner;
- Adjustment of the entry portal and columns, the Commission asked the applicant to consider refining the entry and either adjust or remove the clerestory and expand the second floor windows, and consider removing the entry canopy columns with a suggestion to cantilever; and
- Update the landscaping to reflect the building changes.

Public Input

At the time of report writing, two neighbors spoke in opposition to the project at the July 11, 2018 Urban Design Commission meeting.

Conclusion

The applicant proposes to develop a commercial bank building on a vacant property, which involving multiple requests before the Plan Commission, including a rezoning of the lot from Traditional Residential - Varied 1 (TR-V1) District to Commercial Corridor - Transitional (CC-T) District, and Conditional Uses for the vehicle sales and service window as well as for nonresidential development immediately adjacent to the boundary of a City-owned public park.

As noted above, Staff believes the proposal could be found consistent with adopted plans. Staff also believe that the conditional use standards for both the proposed vehicle access sales and service window as well as this nonresidential building's proposed location immediately adjacent to the boundary of a City-owned public park, are met, with the recommended conditions. Lastly, staff believe that the supplemental regulations for the proposed vehicle access sales and service window are met, with the recommended conditions.

From an aesthetic standpoint, the project has improved from its original design, based on the feedback from the Urban Design Commission as well as Planning Division staff.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Zoning Map Amendment 28.022 – 00335 rezoning 2430 Frazier Avenue from Traditional Residential - Varied 1 (TR-V1) District to Commercial Corridor - Transitional (CC-T) District to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the two Conditional Uses – to construct a bank with a vehicle access sales and service window and for nonresidential development immediately adjacent to the boundary of a City-owned public park – at 2430 Frazier Avenue. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

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

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

1. The following information is provided for the reference of the applicant because the site may be associated with Native effigy mounds and archaeological sites.

Burial Sites Preservation (§ 157.70):

(2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a catalogued burial site.

(3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the catalogued land contiguous to a catalogued burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

This site is known to be associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archaeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. The developer shall show that all drainage from the site will be discharged to the public storm sewer, as shown on the plans, in Frazier Ave.
3. The proposed bio retention basins are shown in the right of way. Modify design to have basins on the parcel and not within the right of way.

4. 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))
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: 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 MGO 37.09(2))
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. 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.

10. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
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 Reduce TSS by 80% off of the proposed development when compared with the existing site (Redevelopment TMDL).
13. 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 oil/grease control for the first 1/2 inch runoff from the proposed asphalt drive (drive up window).
14. The construction of this project will require that the applicant shall obtain a permit to excavate in the right-of-way for the required public infrastructure improvements. The permit shall include conditions requiring surety to guarantee the construction of the improvements and deposits to reimburse for City expenses. The applicant shall contact City Engineering to schedule the development of the plans and permit conditions. The City Engineer will not sign off on this project without the permit to excavate in the right-of-way.
15. The Applicant shall Construct Sidewalk and driveway apron to a plan approved by the City. The new sidewalk shall be shifted to 1' off the property line. The sidewalk shall extend across the entire property line.

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

16. Grade changes are proposed where existing fiber optic facilities exist. The Applicant is responsible to coordinate with the utilities and obtain permission to change the grade prior to any construction.

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

17. 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.
18. 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.

19. 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.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
21. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
22. The applicant shall provide a queuing model showing the capacity for 6 vehicles from the order board and 3 additional vehicles from the service window. If the 6 vehicle requirement is not able to be met a second queuing lane may be required.

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

23. 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. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass that mimics the appearance of windows may be used for up to 20% of the required area of the openings.
 24. Development is proposed immediately adjacent to the boundary of a City-owned public park. The impact of the proposed development on natural resources, drainage patterns, pedestrian traffic and recreational uses of the park will be assessed. Removal of vegetation may be limited within thirty-five (35) feet of the park boundary.
25. Show the setback distance of the driveway access as measured to the West property line. For a site with a vehicle access sales and service window, points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property.
 26. Show the setback distance of the drive-thru canopy as measured to the North property line. Vehicle access sales and service windows shall be at least sixty (60) feet from the closest point of any residentially zoned property or property with a residential building.
 27. Relocate the proposed bicycle parking stalls to a convenient and visible area at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

28. 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.
29. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.
30. Screening is required adjacent the Zoning district boundary along the North and West property lines. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
31. Per Supplemental Regulations Section 28.151 for Vehicle Access Sales and Service Windows, a six (6) foot buffer area with screen plantings and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.
32. 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.
33. 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.

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

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

Parks Division (Contact Sarah Lerner, (608) 261-4281)

34. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction –
35. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

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

36. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working day's notice between the application submittal and the requested

installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

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