

PLANNING DIVISION STAFF REPORT

NOVEMBER 8, 2017 URBAN DESIGN COMMISSION

NOVEMBER 20, 2017 PLAN COMMISSION



Project Address: 5102 Silvertree Run

Application Type: Amended Planned Development (PD) District—General Development Plan and Specific Implementation Plan

Legistar File ID # [49221](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Paul Lenhart & Joe Krupp, University Crossing Investors II, LLC; 749 University Row, Suite 101; Madison.

Contact: Doug Hursh, Potter Lawson, Inc.; 749 University Row, Suite 300; Madison.

Requested Actions: Approval of a major amendment to the General Development Plan for the University Crossing Planned Development and approval of a Specific Implementation Plan to allow construction of a four-story mixed-use building containing 10,500 square feet of office space and 48 apartments at 5102 Silvertree Run.

Proposal Summary: The applicant proposes to construct a four-story mixed-use building that will contain 10,500 square feet of office/commercial space and tenant amenities on the first floor and 48 apartments on the upper three floors. The building will include one level of underground parking containing 33 automobile stalls, 36 bicycle stalls, 12 bike wall racks, and five moped stalls. Construction of the proposed development will commence in March 2018, with completion anticipated in March 2019.

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 district is outlined in Section 28.098 of the Zoning Code. The University Crossing development is also located in Urban Design Dist. 6 and therefore is subject to the requirements in Section 33.24(13).

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

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00308 and 28.022–00309, amending the General Development Plan for the University Crossing Planned Development and approving a Specific Implementation Plan to allow construction of a mixed-use building at 5102 Silvertree Run, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is an approximately 0.78-acre parcel at the northwesterly corner of N. Whitney Way and Silvertree Run. The larger 14.3-acre University Crossing development is bounded by University Avenue on the north, University Row on the west, Silvertree Run on the south and N. Whitney Way on the east; Urban Design District 6; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions and Zoning: Undeveloped land and surface parking along private drive, zoned PD/ WP-14.

Surrounding Land Uses and Zoning:

North: Three-story office/retail building at the southwesterly corner of University Avenue and N. Whitney Way, zoned PD;

South: Wisconsin Public Service Commission Building, zoned SE (Suburban Employment District) across Silvertree Run;

West: Mixed-use building at University Row and Silvertree Run containing 115 apartment units and 5,800 square feet of ground-floor retail; UW Health Digestive Health Clinic further west across University Row, all zoned PD;

East: Multi-tenant commercial development across N. Whitney Way, zoned NMX (Neighborhood Mixed-Use District).

Adopted Land Use Plans: The Comprehensive Plan identifies most of the University Crossing property for future Employment development with the exception of the N. Whitney Way frontage, which is recommended for Community Mixed-Use development.

The Comprehensive Plan also identifies the Old Middleton Road and N. Whitney Way intersection for future Transit-Oriented Development, which generally calls for a compact, mixed-use development pattern that focuses the highest density and intensity of development on high-capacity transit stops and recommends the creation of both horizontal and vertical mixed-use. TODs are recommended to include a variety of land uses within walking distance of transit facilities, including a mix of housing, retail, service and employment uses that generate pedestrian activity and located in buildings placed in a fashion that creates a sense of spatial enclosure and a high-quality public realm.

The subject site is also located within the boundaries of the Spring Harbor Neighborhood Plan, which includes land use recommendations that largely follow the Comprehensive Plan recommendations for the University Crossing property. The neighborhood plan also includes a number of design recommendations for new development and for properties along the University Avenue corridor.

Zoning Summary: The subject property will be zoned Amended PD(GDP-SIP).

Other Critical Zoning Items	
Yes:	Urban Design (Urban Design Dist. 6; PD zoning), Wellhead Protection (Zone A, WP-14), Utility Easements, Barrier Free
No:	Floodplain, Waterfront Development, Landmark, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The University Crossing development is served by a full range of urban services, including Metro Transit, which operates daily transit service along N. Whitney Way through the Silvertree Run intersection. Bus Stop ID #2392 is adjacent the proposed project site along the west side of N. Whitney Way, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface north towards the University Avenue intersection.

Previous Related Approvals

On October 4, 2011, the Common Council approved a request to rezone 14.3 acres of land located at 5063-5119 University Avenue and 702 N. Whitney Way from C3 (Highway Commercial District) to Planned Unit Development-General Development Plan (PUD-GDP) [1966 Zoning Code] to guide redevelopment of the site as a mixed-use/employment development, and approved a Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of a 60,000 square-foot medical office building on a 3.75-acre parcel in the first phase (Building 1). The Council also approved the preliminary plat and final plat of "University Crossing," creating seven lots for the future development and one outlot for public stormwater management. The Plan Commission approved a demolition permit on September 19, 2011 to allow 11 existing commercial buildings to be demolished as part of the proposed redevelopment, and recommended approval of the above rezoning and subdivision plat.

On April 17, 2012, the Common Council approved a request to rezone 725-749 University Row from PUD-GDP to Amended PUD-GDP-SIP to allow construction of a mixed-use building with 115 apartments and 5,800 square feet of retail surrounding a 337-stall parking garage (Building 6), and a three-story, 54,000 square-foot office/retail building (Building 4) in the University Crossing development.

Project Description

The applicant is requesting approval of a major alteration to the Planned Development zoning for the University Crossing mixed-use development generally located at the southwestern corner of University Avenue and N. Whitney Way to allow construction of a four-story mixed-use building containing 10,500 square feet of office/commercial space on the first floor and 48 apartments on the upper three floors. Proposed Building 5 will occupy the remaining N. Whitney Way frontage of the University Crossing development, with the southern edge of the building to face Silvertree Run, an east-west public street that provides access to the larger development as well as the Public Service Commission building located adjacent to the south. The 0.77-acre subject site is mostly undeveloped with the exception of a portion of the shared private drive and surface parking that extends between the site and commercial/office Building 4 to the north, and mixed residential/commercial Building 6 to the west.

Plans for the proposed building call for 10,500 square feet of office space to be located in a minimum of two first floor suites to be located on either side of a shared lobby and community room for the building. The building has been designed to follow the curve of N. Whitney Way that occurs just south of the University Avenue intersection, with the shared features proposed near the midpoint of the building as it follows the curve in the street. A small patio is proposed off of the community room adjacent to N. Whitney Way. Currently, the primary entrance to the building will be along the western façade from the shared private drive that forms the western edge of the project site.

Above the first floor office suites and common features, the applicant proposes sixteen dwelling units each on floors 2-4 consisting of twelve one-bedroom units and four two-bedroom units per floor. All of the proposed units will be provided with a balcony. Parking for Building 5 will be provided on one level of underground parking, which will include 33 automobile stalls, 36 bicycle stalls, 12 wall-mounted bike racks, and five moped stalls. Access to the garage will be provided from the private drive at the southwestern corner of the building. In addition, the applicant indicates that tenants of Building 5 will have access to the 337 structured parking stalls located in Building 6, and the 65 surface stalls located along the private drive that serves Buildings 4, 5 and 6.

The architecture of the four-story mixed-use building will continue the modern aesthetic that has emerged at University Crossing. The building will include an exterior comprised of brick and two types of metal panel siding. The first floor will feature tall storefront windows on all four facades for the office and tenant amenity spaces.

Analysis and Conclusion

The 2011 General Development Plan originally called for up to a six-story, 130-room hotel or four-story office building to be built on the Building 5 site along the N. Whitney Way frontage of the site north of what is now Silvertree Run in the same general configuration as the proposed building. The approved zoning proposed a 25-foot setback along N. Whitney Way, which is measured from the back of curb. The proposal requires an amendment to the University Crossing General Development Plan to introduce the residential component to the Building 5 site.

Staff believes that the amended General Development Plan and Specific Implementation Plan can meet the standards and criteria for approval of zoning map amendments and planned developments. The proposed building features high-quality architecture that adheres to the character of development called for in the approved University Crossing General Development Plan, which emphasizes the creation of active street frontages with strong pedestrian amenity. The building will continue the implementation of the medium-density infill employment and mixed-use center originally envisioned for University Crossing in both the Comprehensive Plan and Spring Harbor Neighborhood Plan. Although the applicant proposes to increase the residential density in the overall development, the Planning Division believes that the additional density can be accommodated within the development and that it will not result in an undue burden on public services. Staff believes the additional density will enhance the activity present within the University Crossing development, and feels that it reflects the character and intensity of development generally recommended for properties with the Community Mixed-Use and Transit-Oriented Development designations in the Comprehensive Plan.

However, Planning staff recommends that the applicant revise the first floor plan and eastern elevation to provide a building entrance from Whitney Way. Staff does not feel that the community room door and patio currently proposed along N. Whitney Way reflects the creation of active street frontages and enhanced pedestrian activity espoused in the 2011 General Development Plan. The inclusion of a more prominent and public entrance from N. Whitney Way would also be consistent with the recommendations for Community Mixed-Use districts and Transit-Oriented Development in the adopted City plans.

Finally, a Transportation Demand Management (TDM) Plan was included in the 2011 General Development Plan. As a condition of approval of that project, the developer is required to submit an updated TDM for review with each Specific Implementation Plan submittal for future phases of University Crossing. Prior to final approval of the project and issuance of building permits, the applicant shall submit a TDM for Building 5 for approval by the Planning Division. The TDM for Building 5 should be consistent with the overall TDM; staff recommends that the developer or designee serve as the transportation coordinator for Building 5 to provide future residential and commercial tenants a central resource for information on transportation options within and adjacent to the development. An amendment to the TDM for Buildings 4 and 6 to include Building 5 would be considered.

[The Urban Design Commission reviewed the amended General Development Plan and Specific Implementation Plan on November 8, 2017 and granted final approval of the project (see attached report).]

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00308 and 28.022–00309, amending the General Development Plan for the University Crossing Planned Development and approving a Specific Implementation Plan to allow construction of a mixed-use building at 5102 Silvertree Run, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

1. The site plan shall include a dimension from the closest point of the proposed building to the property line along N. Whitney Way, and shall include setback dimensions from the back of curb along N. Whitney Way consistent with the setback included in the existing General Development Plan.
2. Label the floorplans to identify the square-footage of all suites and units, and label the dwelling units on floors 2-4 by unit/bedroom type. Label the ramp to the underground garage at southwestern corner of first floor.
3. Include a table with proposed dwelling units by type and total number of bedrooms on the final site plans and letter of intent.
4. Any proposed HVAC or utility penetrations on the building shall not face N. Whitney Way or Silvertree Run. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All detail regarding HVAC and utility penetrations shall be provided to the Urban Design Commission and Plan Commission for review.
5. The applicant shall work with Planning and Zoning staff on the final form of the zoning text prior to final sign-off and recording of the Amended PD (GDP-SIP).
6. Pursuant to the requirement of the 2011 University Crossing Planned [Unit] Development, a Transportation Demand Management (TDM) Plan shall be submitted for approval by the Director of the Planning Division prior to recording of the specific implementation plan for Building 5. The TDM shall identify a transportation coordinator for the building to serve as a central resource for transportation information and incentives for tenants of those buildings. An amendment to the TDM approved for Buildings 4 and 6 to include Building 5 may be acceptable to satisfy this condition.

The following conditions have been submitted by reviewing agencies:

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

7. 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.
8. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division. 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); 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. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

9. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
10. This project appears to require construction dewatering. A dewatering plan shall be submitted to the City Engineering Division as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
11. 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 (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
12. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hour, 100-year design storm. If the enclosed depression(s) is/are to be served by a gravity system, provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system, provide pump sizing calculations stamped by a Wisconsin P.E. or licensed plumber that show this requirement has been met.
13. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.

14. For commercial sites less than one (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) acre, 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.
15. 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.
16. The lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan, and recorded at the Dane County Register of Deeds.
17. 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 Madison General Ordinances.
18. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.

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

19. Landscaping is proposed within the public right of way of Whitney Way. The landscaping shall be removed from the public right of way allowing for any future utilization of the area for public use and improvements. This area is currently being considered for a Metro Bus pull-out.
20. The site plans shall show the easement area for the placement of well heads for an HVAC system in the northwesterly portion of this site.
21. The site plan shall note that this site is subject to a Storm Water Management Easement per Document No. 4836350 and corrected by Document No. 4855074.
22. The site plan shall note that this site is subject to a Declaration of Easements, Covenants and Restrictions per Document No. 4917042 setting forth uses, privileges and responsibilities for common amenities between this parcel and the adjacent parcels of this planned development.
23. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal. Note: Suite number(s) for the office floor will be determined when tenant build out plans are submitted.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

24. 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.
25. 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.
26. 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.
27. All parking facility design shall conform to the standards in MGO Section 10.08(6).
28. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
29. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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 Section 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.
30. The applicant shall provide a clearly defined five-foot wide 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)

31. Work with Zoning and Planning staff to finalize the zoning text.
32. The final plans shall include a summary of the dwelling units with the number and types of units (number of bedrooms) per floor.
33. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 48 resident bicycle parking spaces are required plus 5 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be designed as short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall

mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of 5 short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of the proposed bike racks, including any structured or wall mount bike racks.

34. Show the dimensions of the moped parking stalls. Moped parking stalls are a minimum of three (3) feet by six (6) feet with a five (5)-foot wide access aisle.
35. 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.
36. 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, 261-9658)

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

Water Utility (Contact Adam Wiederhoeft, 266-9121)

37. This property is in a Wellhead Protection District–Zone (WP-14). The owner/applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.

38. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin 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. A Water Meter Application Form will subsequently be required to size and 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 266-4646.

Parks Division (Contact Janet Schmidt, 261-9688)

39. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 12106.1 when contacting Parks Division staff about this project.

40. 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. The street tree locations are on the landscape plan, but not species and size/DBH. Please add this information to the landscape plan.
41. 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*. 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.

Metro Transit (Contact Tim Sobota, 261-4289)

42. The City of Madison has begun plans to construct a bus pullout lane along the west side of N. Whitney Way, north of Silvertree Run, for the current stop (#2398). This project would include realignment of the public sidewalk, as well as changes to the terrace and curb portions, all within the public right of way. The applicant shall include the approximate location of these planned improvements on the final documents filed with their permit application so that Metro Transit may review and approve their compatibility with the adjacent private landscape plans.