

PLANNING DIVISION STAFF REPORT

August 12, 2019



PREPARED FOR THE PLAN COMMISSION

Project Address: 2830 Dryden Drive (District 12 – Ald. Abbas)
Application Type: Demolition Permit & Conditional Use
Legistar File ID #: [56395](#)
Prepared By: Sydney Prusak, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: David Bruns; Sherman Plaza Inc.; 1865 Northport Drive, Suite B; Madison, WI 53704
Contact: Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton, WI 53562

Requested Action: Approval of a demolition permit and the following conditional uses in the Commercial Corridor-Transitional (CC-T) Zoning District: 1) A multi-family dwelling containing more than eight dwelling units; 2) A building exceeding 25,000 square-feet of floor area for an individual establishment; and 3) A new commercial building in a planned multi-use site containing more than 40,000 square-feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use.

Proposal Summary: The applicant proposes to demolish a one-story office building and construct a four-story, 33,468-gross-square-foot apartment building with 27 residential units and underground parking. The development will be part of a planned multi-use site, which contains a large shopping center (Northside Town Center). Project construction is anticipated to be in late 2019, with projected completion in fall of 2020.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185] and Conditional Uses [MGO §28.183(6)].

Review Required By: Urban Design Commission (UDC) and Plan Commission (PC)

Summary Recommendations: The Planning Division recommends that the Plan Commission find that the approval standards for demolition and conditional uses are met, and **approve** the demolition and conditional use requests. These recommendations are subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 22,065-square-foot (0.51-acre) subject site is located on the east side of Dryden Drive near Northport Drive. It is located in Aldermanic District 12 (Ald. Abbas) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is part of a planned multi-use site, which contains the Northside Town Center. The subject parcel has an existing one-story office building with a surface parking lot.

Surrounding Land Uses and Zoning:

- North:** A single story commercial building with a vehicle access sales and service aisle, zoned Commercial Corridor – Transitional (CC-T);
- East:** Multi-family buildings, zoned Suburban Residential – Varied 2 (SR-V2) and a restaurant (McDonald’s) with a vehicle access sales and service aisle, zoned CCT;
- South:** Multi-family building, zoned CC-T; and
- West:** Large multi-tenant commercial building (Northside Town Center), zoned CC-T.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends Community Mixed-Use (CMU), which is classified as two to six floors and up to 130 dwelling units per acre (du/ac). The CMU category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. The [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#) calls for a future redevelopment of the entire Northside Town Center. More information on that recommendation is provided in the Analysis Section of this report.

Zoning Summary: The subject property is zoned Commercial Corridor – Transitional (CC-T)

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,250 sq. ft.	22,065 sq. ft.
Lot Width	None	127 ft.
Front Yard Setback	None	12.6 ft.
Max. Front Yard Setback	50% at no more than 25 ft.	12.6 ft.
Side Yard Setback	None	24.5 ft., 24 ft.
Rear Yard Setback	20 ft.	53 ft.
Usable Open Space	5,440 sq. ft.	5,759 sq. ft.
Maximum Lot Coverage	85%	66%
Maximum Building Height	5 stories/68'	4 stories

Site Design	Required	Proposed
Number Parking Stalls	No min, 68 max	39
Accessible Stalls	2	2
Loading	Not required	None
Number Bike Parking Stalls	30	30
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Large Multi-Family Building

Other Critical Zoning Items	Urban Design (Planned Commercial Site) & Utility Easements
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, including Madison Metro Routes 21, 22, and 29 serving the site.

Project Description

The applicant proposes to demolish an existing 5,244 square-foot, one-story office building in order to construct a new 33,468 square-foot, four-story apartment building with 27 residential units and 19 underground parking stalls. According to the City Assessor's Office, the building proposed for demolition was constructed in 1980. Photos of the existing structure are available here:

<https://madison.legistar.com/View.ashx?M=F&ID=7326773&GUID=5C329A7C-C7C0-4FB2-AB0C-CFB06C47C5CD/>.

Proposed dwelling units range in size from 543 square-feet to 1,016 square-feet and include 20 one-bedroom units and seven two-bedroom units. Plans show that all of the units will either have individual balconies or patio space. As part of the useable open space, the proposed building will have a shared common room with a roof deck above a portion of the third floor. The building will be located directly to the east of an existing large planned multi-use site, commonly known as the North Side Town Center. There is an access drive outlot directly to the north of the proposed building, which will be used as access to the new building as well as continued delivery access for the shopping center. In terms of the building's palette of colors and materials, the building will have a mix of taupe and wood composite siding, a grey cast stone base, and white metal accents. As proposed the building will be set back 12.5 feet from Dryden Drive and will be approximately 104 feet long and 68 feet deep, standing at 48 feet tall.

In addition to the 19 underground parking stalls, there will be 11 at grade stalls on the eastern side of the building and another eight stalls directly north of the access drive. In regards to bicycle parking for the development, 24 underground residential stalls are provided, as well as six surface stalls. No loading zone is provided, nor is one required by Zoning.

The adopted plans call for Community Mixed-Use on the subject site, which allow for up to 130 du/ac. As proposed, the residential density is approximately 54 du/ac, Discussion about the conformance with adopted plans is discussed in the following section.

Project Analysis

The proposed project is subject to the standards for Demolition Permits [MGO §28.185(7)] and Conditional Uses [MGO §28.182(6)].

Conformance with Adopted Plans

The [2018 Comprehensive Plan](#) recommends Community Mixed-Use (CMU), which is classified as two to six floors and between seven and up to 130 du/ac. As previously mentioned, the CMU category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. Furthermore, the Plan states that, "Many of the City's aging, auto-oriented strip commercial centers are recommended for CMU redevelopment due to their accessible locations along major transportation corridors and the opportunities to significantly increase integrated housing and commercial development." While a purely residential building is proposed, given its context within a larger commercial site, the Planning Division believes that this proposal generally conforms to the Plan recommendations.

Additionally, the [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#) calls for the eventual redevelopment of the entire Northside Town Center. Although this project is only one piece of the entire planned

multi-use site, staff does not believe that this development will preclude future development of the larger site. While the City is not requiring any formal dedication or reservation, given that the outlot to the site is being preserved, staff believes that the Neighborhood Plan recommendation a future public street extending from Dryden Drive to N Sherman Avenue will eventually come into fruition. A graphic depicting potential redevelopment scenarios of Northside Town Center is provided for reference.



In terms of density and height recommendations, this proposal is well within the recommendations for CMU at four stories and 54 du/ac.

Demolition Approval Standards

In order to approve a demolition request, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section of the Zoning Code and the intent and purpose expressed in the Commercial Corridor – Transitional (CC-T) Zoning District. A copy of the statement of purpose is provided as Attachment #1. The purpose of the demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

The commercial building proposed for demolition is currently used as an office building. No structural information has been provided.

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed uses should be compatible with adopted plans, which is discussed above.

Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At their May 21, 2019 meeting, the Landmarks Commission found that the building at 2830 Dryden Drive has no known historic value.

The Planning Division believes that the Demolition Approval Standards can be found met.

Conditional Use Standards

The applicant is requesting approval of three conditional uses: uses in the Commercial Corridor- Transitional (CC-T) Zoning District: 1) A multi-family dwelling containing more than eight dwelling units; 2) A building exceeding 25,000 square-feet of floor area for an individual establishment; and 3) A new commercial building in a planned multi-use site containing more than 40,000 square-feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use.

In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. The Planning Division believes that this proposal conforms to the adopted plan recommendations for the subject site. Staff believes that the standards can be found met and provides further discussion on Standards #3, #5, and #9.

Conditional Use Standard #3 states, "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." Staff believes that this standard can be found met. If dogs are allowed on site, the Planning Division recommends a Condition of Approval requiring a dog waste collection station to discourage dog waste from collecting on nearby streets.

Conditional Use Standard #5 states, "Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided." The Planning Division believes that this standard can be found met. According to Traffic Engineering, the proposed building placement will not prevent a future public street connecting from Dryden Drive to N Sherman Avenue given the outlot and underdeveloped lot to the north. Furthermore, the Planning Division does not believe that this apartment proposal will preclude the future redevelopment of the larger shopping center.

Conditional Use Standard #9 states, "When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission (UDC) for comment and recommendations." This

proposal went before the UDC on June 12, 2019 and July 31, 2019 for an advisory recommendation to the Plan Commission.

Given that this development is considered a planned multi-use site, a recommendation from the Urban Design Commission (UDC) is required. At their July 31, 2019 meeting, meeting in regular session, the UDC voted to recommend that the Plan Commission approve this request with no conditions of approval. Given that the UDC recommended approval, the Planning Division believes that this standard can be found met.

Public Input

At the time of report writing, staff received no written comments. Staff received one phone call in opposition to the proposal.

Conclusion

The applicant proposes to demolish a one-story, 5,244 square-foot office building and construct a four-story 33,468 square-foot apartment building with 27 residential units and underground parking. The development will be an addition to an existing planned multi-use site that contains the Northside Town Center.

The Planning Division believes that this proposal can be found to meet the approval standards for demolition and removal permits and conditional uses. As proposed, the added residential density will be in keeping with the [Comprehensive Plan \(2018\)](#) land use recommendations for the subject site. Furthermore, staff does not believe that this proposal will preclude the future development of the Northside Town Center, including a new public street connecting Dryden Drive to N Sherman Avenue.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the standards for demolition and conditional uses are met, and **approve** the demolition and conditional use requests. These recommendations are subject to input at the public hearing and the conditions from reviewing agencies in this report.

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

Planning Division (Contact Sydney Prusak, (608) 243-0554)

1. If dogs are allowed on site, a station for the collection of dog waste shall be included in the project to discourage dog waste from collecting on nearby streets.

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

2. The proposed development shares a drainage system with the lot immediately to the West/North. As a result these lots 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 Co Register of Deeds. (POLICY)

3. The proposed sanitary sewer lateral connects to a privately owned sanitary sewer main. Applicant shall revise plan to connect to the City sanitary sewer in Dryden Drive or alternatively, provide evidence of permission to connect to the private sewer or evidence of ownership of the private sewer main.
4. 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.
5. 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).
6. 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))
7. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City.
8. 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.

9. 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)
10. 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.
11. 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.
12. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
13. 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. (MGO16.23(9)(d)(4))
14. 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)
15. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
16. 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-hr, 100-yr 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.

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

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| <ol style="list-style-type: none">17. Right of access over the adjacent Outlot is provided by an Access Easement Per Document No 3272630, but it does not provide the right for the proposed surface parking stalls partially within the Outlot or over Lot 1 of Certified Survey Map No. 3129. A recorded copy of the easement agreement necessary for the 8 offsite parking stalls shall be provided prior to final site plan sign off.18. This site has shared private sanitary sewer, water main and storm sewer crossing the site and also connects to and is served by these private utilities. Applicant shall provide the easement / agreement that addresses restrictions and conditions and permits the shared utilities crossing and serving this site. |
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19. The address of 2830 Dryden Dr shall be retired with the demolition of the office building. The address of the proposed apartment building is 2838 Dryden Dr. 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.
20. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

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 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; vision triangles; 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.
23. 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.
24. 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.
25. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
26. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
27. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
28. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that

this prohibition be noted in the leases for the residential units.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

29. As proposed, the new rooftop mechanical equipment will not be visible to view. Upon installation, if the new rooftop mechanical equipment is visible, screening will be required per Section 28.142(9)(d).
30. Submit a detail of the bike rack used.
31. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
32. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
33. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

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

34. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

35. 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(2) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 19036 when contacting Parks about this project.

Forestry Review (Contact Brad Hofmann, (608) 266-4816)

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| <ol style="list-style-type: none">36. 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 (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - |
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Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

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| <ol style="list-style-type: none">37. The proposed water service configuration intends to reuse an existing lateral connected off of a privately owned water main, which appears to conflict with current Public Service Commission water service requirements. Per PSC 185.52 (2), water service laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way. Applicant shall revise plan to connect to the City water main in Dryden Drive or alternatively, provide evidence of ownership of the private water main, which will also require Utility access rights to the service shut-off valve via easement. Contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 608-266-9121) to discuss service configuration alternatives that may exist. |
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38. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
39. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

28.067 - COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT.

(1) Statement of Purpose.

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- (a) Improve the quality of landscaping, site design and urban design along these corridors.
- (b) Maintain the viability of existing residential uses located along predominantly commercial corridors.
- (c) Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- (d) Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (e) Structured parking is encouraged.

(2) Permitted and Conditional Uses.

- (a) See Table 28D-2 for a complete list of allowed uses within the mixed-use and commercial districts.

(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Corridor - Transitional District	
Front yard setback	See (a) below
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district

Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback (for exclusive residential use)	10
Side yard setback: other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	750 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories/68 See (d) below
Usable open space - residential only	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units

(Am. by ORD-13-00007, 1-15-13; ORD-17-00054, 6-19-17)

- (a) Front Yard Setback. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a minimum of fifty percent (50%) of the street-facing building wall shall be set back no more than twenty-five (25) feet. Front yard setbacks on the zoning map may be designated as a specific location

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