



PLANNING DIVISION STAFF REPORT - **REVISED** July 13, 2016 (UDC), July 25, 2016 (PC)

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 6502 Milwaukee Street (3rd Aldermanic District – Ald. Hall)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [43437](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant: Kevin Newell; Royal Capital Group; 710 N. Plankinton Street; Milwaukee, WI 53203
Contact: Brian Munson; Vandewalle & Associates; 120 Lakeside Street; Madison, WI 53715
Owner: Metro-tech, LLC.; 1220 Femrite Drive; Monona, WI 53716

Requested Action:

There are three Planned Development zoning map amendments requested: to amend a Planned Development District at properties located at 6502 Milwaukee Street and 6501 Town Center Drive, to approve an Amended General Development Plan (PD-GDP), and to amend a Planned Development District to approve a Specific Implementation Plan (PD-GDP-SIP).

Proposal Summary: The applicant proposes to construct a new mixed-use building on an undeveloped property within the “Metrotech” Planned Development. This request includes four components - a re-approval of the Planned Development’s underlying General Development Plan (PD-GDP); two revisions to the underlying GDP to increase the allowed density for Lots 6 & 7 and to increase the minimum building setback along Sprecher Road; and a new SIP for an “L-shaped”, five-story, mixed-use building with 115-unit independent senior units and ground floor commercial space at the intersection of Milwaukee Street and Sprecher Road. Construction of the proposed development is planned to commence in 2016 with completion anticipated in 2018.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)] and Planned Developments [MGO 28.098]. The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1) and other PD requirements.

The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. The decision process for the approval of or major amendments to Planned Development districts is the same as set forth in Section 28.182 of the Zoning Code for zoning map amendments.

Please note that M.G.O. Sec. 28.098(5)(c)7 states that, “...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission.” Since the underlying PD-GDP was approved by the Common Council in 2002, its approval has expired and therefore requires re-approval.

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00241, rezoning 6502 Milwaukee Road and 6501 Town Center Drive from PD-GDP (Planned Unit Development Plan - General Development Plan) to amended PD-GDP and forward Zoning Map Amendment 28.022 – 00242, approving an PD-SIP (Planned Development – Specific Implementation Plan) with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject properties are Lots 6 & 7 of the Metrotech Development, immediately to the west of Sprecher Road, Milwaukee Street and Town Center Drive. The site is within Aldermanic District 3 (Ald. Hall) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is currently undeveloped.

Surrounding Land Use and Zoning: The adjacent properties to the north and west are within the Metrotech Planned Development (PD). All properties within Metrotech are subject to the underlying General Development Plan (GDP) and the developed properties also include an approved Specific Implementation Plan (SIP).

North: Undeveloped properties within Metrotech, zoned PD, beyond which is Interstate 94;

South: Two single-family residences, not part of Metrotech, zoned RH-2 (Rural Homes District 2) and RH-1 (Rural Homes District 1) (County zoning) and fall in the Town of Blooming Grove, WI;

East: Undeveloped properties, not part of Metrotech, zoned Agriculture; and

West: A condominium development (within Metrotech), zoned PD.

Adopted Land Use Plan: The Comprehensive Plan recommends Community Mixed-Use (CMU) uses for the subject property. It also notes a conceptual location for Transit-Oriented Development immediately adjacent to the development along Sprecher Road. The Sprecher Neighborhood Development Plan recommends mixed-use (commercial/residential) uses for the subject property.

Zoning Summary: The property is an existing Planned Development (PD).

Zoning Staff Report to be submitted separately.

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. Metro Transit however, only operates weekday peak-hour transit service along Milwaukee Street through the Metro Terrace intersection, near the project site. Daily, all-day transit service is on Thompson Drive west of the Interstate, approximately 1 mile walking distance from the project site.

Project Description

The applicant, Royal Capital Group, is requesting four Planned Development zoning map amendments:

- Re-approval of the Planned Development's underlying General Development Plan (PD-GDP);
- A revision to the underlying GDP to increase the overall unit count to allow for 100 units on Lot 6 and 115 units on Lot 7;
- A revision to the underlying GDP to adjust the setback along Sprecher Road for both lots from 15 feet to 35 feet due to an existing electric transmission line easement;
- Approval of a new Specific Implementation Plan (SIP) for an "L-shaped", five-story, mixed-use building with 115-unit independent senior units and 1,200-10,000 square-feet of ground floor commercial, retail or flex space at the intersection of Milwaukee Street and Sprecher Road.

Note: The properties are not currently under common ownership. Construction of the proposed development is planned to commence in 2016 with completion anticipated in 2018.

The 115 independent senior units will be made up of 68 one-bedroom units and 47 two-bedroom units, spread evenly over the three floors. Where possible, in addition to being accessed off of the central hallway, the ground floor units are also directly accessible from the outside, predominantly via individual walkways. However, the building's current non-residential uses - which include a 1,200-square-foot café located on the ground floor at the northern end of the building and a leasing office, fitness center and community room located along the southeast portion of the ground floor - will be accessed via large patio areas, leading in from the sidewalk. As a nice amenity, the café's patio will have tables and chairs for patrons. The rest of the ground floor units along the outer half of the building (i.e. the southern and eastern façades), while currently residential, these ten units are specially designed as "flex" units meaning that they could be eventually be converted to a non-residential use (i.e. commercial or office), to adapt to changing real estate market in the future. Instead of the required 15-foot setback along Sprecher Road, the building sits 35 feet back due to the 35-foot wide electric transmission easement that follows the eastern lot line.

The building exterior includes utility brick, wood panels, and fiber cement in cream and grey tones. At the corner of Milwaukee Street and Sprecher Road, the sunburst-colored brick reaches from the base to the roof. The other facades have a brick base (typically up to the height of the sill of the second story windows) with the Navajo beige-colored cement board as the primary material on the upper floors. Vertical accents on the upper floors are provided by tobacco-colored Nichiha wood and ruby red-colored fiber cement panels. An iron grey-colored cement board is used as the primary material on the horizontal balcony projections with the ruby red paneling covering the inside edge and the tobacco-colored Nichiha wood covering the portions of the façade set back within the projections. The iron gray color also appears as spandrel panels within the lower portions of the ground floor bays. The windows on the upper floors are vinyl and the balconies are a prefabricated aluminum with a wire mesh screen.

The proposed site plan includes 124 automobile parking stalls: 65 stalls located underneath the building and 59 located on the surface. 146 bicycle parking spaces will serve the needs of the residents and their guests - 80 spaces underneath and 66 spaces on the exterior. A community garden will be located on the west side of the building near the drop off area of the parking lot and two large bio-retention basins will be located nearby, on either side of the ramp to the under-building parking garage.

Regarding the landscape plan, Gum, Hackberry and Honeylocust provide some shade to the parking lot while an assortment of Ginkgos, River Birches, Glen Maples, Swamp White Oaks, and Accolade Elms, and Spruce dot the rest of the site. Smaller groupings of shrubs such as Arborvitae, Sumac, and Viburnum are found along the southern edge of the building and site while perennials such as Hydrangea and Rhododendron are deployed along the building's foundation on the northern and western sides.

Analysis

Conformance with Adopted Plans

The Comprehensive Plan (2006) recommends Community Mixed-Use (CMU) uses for the subject property. It also notes a conceptual location for Transit-Oriented Development immediately adjacent to the development along Sprecher Road. The Sprecher Neighborhood Development Plan (2005) recommends mixed-use (commercial/residential) uses for the subject property. While the Sprecher Plan does not contain specifics about the density of mixed-use development, the Comprehensive Plan offers direction within its description of Community Mixed-Use development in that buildings should be at least two stories in height, with residential densities generally not to exceed 60 dwelling units per acre, and densities from 16 to 40 dwelling units per net acre in medium-density residential districts.

The proposed mixed-use building at 6502 Milwaukee Street requires re-approval and modification of an amended general development plan as well as approval of a specific implementation plan due to the maximum residential density of the building exceeding the intensity of development anticipated in the most recent General Development Plan for the Metrotech mixed-use neighborhood approved in 2002. That plan called for a two- to five-story mixed-use building with up to 12,000 square-feet of retail space, up to 42,449 square-feet of office space, up to 35 dwelling units, and a maximum density of 12 dwelling units per acre that has a strong architectural orientation at the intersection of Sprecher Road and Milwaukee Street. For the other lot being addressed by the proposed modifications to the underlying GDP, Lot 6, the plan called for a two- to five-story (max 60 feet) mixed-use building with up to 16,000 square-feet of retail space, up to 23,580 square-feet of retail space, up to 48 dwelling units, and a maximum density of 16 dwelling units per acre.

In order for 100 residential units to be allowed on Lot 6 and 115 residential units to be allowed on Lot 7, the applicant is requesting approval to modify the underlying General Development Plan (GDP). The GDP recommended that Lot 6 & 7 be developed at a density no more than 16- and 12 units-per-acre, respectively. In actuality, this would work out to a net density of 13.95 units per acre for the 83 units on the 5.95 acres between the two lots (see table below).

	Acres	Existing PD-GDP		With Proposed Changes to PD-GDP	
		Max Residential Units	Density (DU/AC)	Max Residential Units	Density (DU/AC)
Lot 6	3.02	48	15.89	100	33.11
Lot 7	2.93	35	11.95	115	39.25
Total	5.95	83	13.95 (net)	215	36.13 (net)

While the jump to 100 units on Lot 6 and 115 units on Lot 7 is large, the resulting net density of 33.11 units per acre for Lot 6 and 39.25 units per acre for Lot 7 - for an average density over both lots of 36.13 units per acre - is well within the 16- to 40-units per acre density recommended by the Comprehensive Plan for this location. This discrepancy between the density proscribed by the Metrotech GDP and that of the Comprehensive Plan dates to the fact that 1) the Comprehensive Plan was last updated in 2006, four years after the GDP and 2) while the GDP's zoning language for Lots 6 & 7 was updated to a mixed-use designation during the 2002 revision (to include a blend of residential, retail, and office uses), because the Sprecher Neighborhood Plan (originally from 1997 but last updated in 2005) does not clearly define what the density is for mixed-use, the respective language in the GDP related to this point remained unchanged (i.e. allowing 72-95 dwelling units or 12-16 units per acre). The GDP itself provides some leniency around this point when it states, "It is not expected that every residential development will necessarily correspond exactly to the specific density range indicated--- but that the

general pattern and distribution of densities and housing types be consistent with the intent of the neighborhood plan recommendations.” (Sprecher Neighborhood Plan, Pg. 10) To this point, given the emphasis by the City for mixed-use development at this location, allowing densities of just 12-16 units per acre is unrealistic from a real estate development perspective and thus needed to be raised to better aligned with the market.

The proposed building setback adjustment along Sprecher Road for both lots from 15 feet to 35 feet due to an existing electric transmission line easement is necessary in order to bring these lots up to current site conditions (and constraints) while simultaneously remaining as true to the intent for these lots as expressed in the GDP: two sites designed in a cohesive manner, each with mixed-use buildings pulled up as far as possible to the sidewalk with parking behind, underneath or to the side. Responding to the enlarged building setback, the applicant has adapted with a combination of large patio areas and extended paths between sections of grass. This appears to be appropriate given the proposed mix of public- and private-oriented spaces in this section of the building.

Other than the two modifications to the GDP proposed by the applicant – the density increase and setback adjustment along Sprecher Road – the project is very similar to the Metrotech Mixed-Use Neighborhood General Development Plan approved in April 2002.

Staff believe that the standards for Zoning Map Amendments and Planned Developments can be met. The Zoning Map Amendment standards are broad yet 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, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes 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.”

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards can be found met, with the recommended conditions. Some additional discussion follows regarding Planned Development Standards (d) regarding traffic impacts and (e) the requirement of the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with land use.

In regards to Standard (d), City Traffic Engineering has analyzed the potential trips generated by the proposed development and does not regard it as a high-impact development. That said, they will continue to monitor the surrounding intersections, conduct traffic counts, and will upgrade the infrastructure as necessary (most relevant to this project, the intersection at Milwaukee Street and Sprecher Road will likely soon be converted from a 4-way stop to a signalized intersection). As for the capacity of the surrounding roads, it will also be increased as the area continues to develop. On a related note, the issue of providing a shuttle to get residents to and from the nearest Metro stop (at least until which time when full service is provided by the site) has been discussed. The applicant is still evaluating options on how this could be integrated based upon demand and configuration.

In regards to Standard (e), the building’s palette is rather muted save for the use of primary colors at specific locations on the façade for variation and accent. As far as context, the building sits approximately 150-feet east of a 111-unit condominium development, at an almost entirely undeveloped intersection. While there is existing residential development to the west and further away to the southwest, the Planning Division believes

that the large project site and large setbacks (notably made larger by the proposed GDP modifications which are requested as part of this proposal) help achieve design compatibility through physical separation, while still offering the architectural presence at the corner as called by the GDP and Comprehensive Plan. In regards to building forms, the five-story building has a height of 65 feet. The Planning Division notes while this exceeds the 60-foot height limit described for the site in the underlying General Development Plan, the overrun is small and is primarily due to the extra height typical to commercial development as compared to straight residential development (i.e. 14-feet vs. 11-feet). For further comparison, the nearby condominium buildings are approximately 35 feet in height to the base of the roof and about 50 feet to the roof peak. Staff have requested a clarification on rooftop equipment and screening as a condition of approval. Staff also notes that the building signage depicted on the plans is not included in this review.

M.G.O. Sec. 28.098(5)(c)7 states that, “...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions.” Since the underlying PD-GDP was approved by the Common Council in 2002, its approval has expired and therefore requires re-approval. Planning staff have no concerns related to the appropriateness of the project given the changes in the surrounding area since the last approval of the GDP.

Urban Design Considerations

In addition, The Planning Division has the following design-related items to consider:

- **A bolder architectural statement of the main corner element.** Staff would like the applicant to consider making this corner element bolder and more prominent. Is there a public entrance located here? If not, where is the public entrance from Sprecher Road? From Milwaukee Street? The building needs one to each public-facing street and these entrances should be better-emphasized.
- **Increase the use of masonry and decrease the use of cement board on the façade.** Staff would like the applicant to consider flipping the proportions of masonry and cement board on the façade.

In regards to the underlying GDP, it states that parking areas that are not screened from Sprecher Road and Milwaukee Street by building placement will be screened with landscaping (i.e. vegetative screening) or with architecturally elements. The applicant shall show compliance with this requirement prior to final sign off and issuance of permits.

The Urban Design Commission (UDC) reviewed this request on an informational basis at their May 11, 2016 meeting. At their July 13, 2016 meeting, they gave the project initial approval and asked the applicant to consider several changes including: reconsidering the size and design of the large plaza at the main corner; redesigning the building’s primary corner to make it *less orderly* to better match the rest of the building’s aesthetic; redesigning the parking lot’s circular drop-off lane to be flush with the curb and less auto-dominant.

Finally, staff notes that all Planned Developments are required to have a site-specific zoning text. The applicant’s zoning text includes modifications to the existing text. The Planning Division has recommended modifications that are listed in the Recommendation section of this report.

Public Comment

At the time of report writing, staff has received comments, forwarded by Alder Hall, from a nearby resident or property owner who is not in support of the proposed development. These comments are included in the Plan Commission materials.

A neighborhood meeting was held by Ald. Hall on April 27. Staff has not received specific feedback from that meeting.

Conclusion

The Planning Division believes the standards for Zoning Map Amendments and Planned Developments can be met. Staff believes that the proposed mixed-use building is generally well-designed, generally consistent with adopted plan recommendations, and that it will serve as an attractive complement to other existing and planned developments in and near the Metrotech Mixed-Use Neighborhood Development. The Planning Division is not concerned with the proposed densities and Traffic Engineering is not especially concerned with the potential traffic impacts of this project. At the time of report writing, the Planning Division has been forward concern from one nearby resident/property owner. Those concerns have all been addressed in this report.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00241, rezoning 6502 Milwaukee Road and 6501 Town Center Drive from PD-GDP (Planned Unit Development Plan - General Development Plan) to amended PD-GDP and forward Zoning Map Amendment 28.022 – 00242, approving an PD-SIP (Planned Development – Specific Implementation Plan) with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

1. The applicant shall provide updated pages to the PD-GDP reflecting the approved PD modifications. These changes shall be approved by the Planning Division staff and the Zoning Administrator.
2. The applicant shall show compliance with the GDP's requirement that parking areas that are not screened from Sprecher Road and Milwaukee Street by building placement be screened with landscaping or with architecturally elements prior to final sign off and issuance of permits.
3. That plans for rooftop equipment screening be specified and approved by staff.

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

4. This development is subject to impact fees for the This development is subject to impact fees for the Door Creek North Phase II Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. (MGO Ch 20)The following note shall put on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
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. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
9. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
10. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
11. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
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% (control the 5 micron particle) off of newly developed areas compared to no controls.
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 infiltration in accordance with Chapter 37 of the Madison General Ordinances.
14. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this site shall provide substantial thermal control.

15. 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.
16. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
17. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which 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. (POLICY)
18. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
19. All damage to the pavement on Sprecher Rd & Milwaukee St, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
20. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)

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

21. The proposed new building will cross an underlying platted lot line due to the vacation of right of way at the intersection of Milwaukee Street and Sprecher Road. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
22. The two entrances proposed do not align with the restricted access points per the plat of Metrotech. Coordinate the legal access restriction changes required with Jeff Quamme (jrquamme@cityofmadison.com or 266-4097)
23. Applicant shall provide for review a reciprocal easement and agreement regulating access and storm management between the two platted lots that are necessary to accomplish the development as proposed. The document shall contain a no merger clause since both lots have identical ownership. The document shall then be executed and recorded and copies provided prior to building permit issuance.

24. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

25. Senior living facilities, to a greater degree than typical medium to high density residential developments, generate expectations for higher level pedestrian treatments. As a result, prior to final plan sign-off, the applicant shall provide a deposit of \$30,000.00. The timing and application of this deposit (examples include but are not limited to: crosswalks, pedestrian flashers, signals, etc.) shall not be determined until after the facility is in operation and is the sole determination of the City Traffic Engineer.
26. Underground parking is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.
27. 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.
28. 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.
29. 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.
30. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
31. 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.
32. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4768) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

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

Zoning Staff Report to be submitted separately.

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

33. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.507 for additional information.
34. The building will be required to have a sprinkler system installed in accordance with NFPA 13, a standpipe system in accordance with NFPA 14, and a fire alarm system installed in accordance with NFPA 72. All systems will require a fire protection work permit prior to start of construction of each system.

Parks/Forestry Division (Contact Janet Schmidt, (608) 261-9688)

35. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before sign off on the rezoning. This development is within the Door Creek impact fee district (SI 23). Please reference ID# 16125 when contacting Parks about this project.

36. The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.

Water Utility (Contact Dennis Cawley, (608) 261-9243)

37. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.