



PLANNING DIVISION STAFF REPORT

November 21, 2016

PREPARED FOR THE PLAN COMMISSION

Project Address: 8102 Watts Rd. (District 9 – Ald. Skidmore)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [44733](#) and [43729](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Owner: Madison West Princeton Investors, LLC; c/o North Central Group; 1600 Aspen Commons, Suite 200; Middleton, WI 53562

Project Contact: Josh Wilcox; Gary Brink & Associates, Inc.; 7780 Elmwood Avenue, Suite 204; Middleton, WI 53562

Requested Action: The applicant requests approval of an amended PD-GDP (Planned Development-General Development Plan) and new PD-SIP (Planned Development Specific Implementation Plan).

Proposal Summary: The applicant requests approval of a PD-GDP amendment and a new PD-SIP for the construction of a four-story, hotel building on a vacant lot in the Ganser Heights Planned Development. The development proposal includes:

- 106 hotel rooms;
- 100 surface vehicle parking stalls;
- On site amenities, including an outdoor patio area with fire pit and yard space located on the north side of the building, and indoor fitness and lounge/gaming areas.

Architecturally, the proposed building takes on a more modern design motif with a flat roof configuration and simple, long, linear footprint. The material palette is primarily comprised of masonry and EIFS with metal accents.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO.

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), MGO and other PD requirements. Pursuant to Section 33.24(4)(c), MGO, the Urban Design Commission (UDC) shall review the design of all proposed developments that are considered planned developments, and shall report its findings and recommendations to the Plan Commission and Common Council. 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), MGO and other PD requirements.

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

Summary Recommendation: While the Planning Division believes that PD approval standards can be met by addressing the Urban Design Commission comments, Planning Division staff believes that the development proposal, as proposed, does not meet the PD approval standards. Planning Division staff also believes that the

Urban Design Commission’s comments will significantly alter the building design and site layout. Therefore, Planning Division staff recommends that Plan Commission **refer** this application back to the Urban Design Commission for consideration of final design approval prior to taking action.

This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located just south of the intersection of Commerce Drive and Watts Road within the Ganser Heights Planned Development and is comprised of approximately 79,065 square feet (1.75 acres).

The site is within Aldermanic District 9 (Ald. Skidmore) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The project site is currently undeveloped.

Surrounding Land Use and Zoning: The project site is zoned Planned Development (PD) and is part of the Ganser Heights PD. The properties adjacent to the project site on the north (Homewood Suites Hotel and Hilton) and west (currently vacant) are also within the Ganser Heights PD. All properties within Ganser Heights are subject to the underlying General Development Plan (GDP) and the developed properties also include an approved Specific Implementation Plan (SIP).

North (across Homewood Way): Hotel uses within Ganser Heights PD; PD-SIP zoning;

South (across Watts Road): Assisted living and Skilled nursing facility (All Saints), not part of Ganser Heights PD; PD-SIP zoning;

West: Undeveloped property within Ganser Heights PD, zoned PD-GDP. This property is also the subject of a Land Use Application request for the construction of a four-story 80-unit residential apartment complex. Please refer to Legistar # [43951](#) and [44732](#); and

East: Indoor Recreation (Princeton Club West), not part of Ganser Heights, zoned PD-SIP.

Zoning Summary: The project site is located within an existing Planned Development-General Development Plan (PD-GDP) known as Ganser Heights. The PD-GDP zoning text identifies hotels, retail uses less than 5,000 square feet, restaurants, offices, residential units on the second floor of either building fronting Watts Road and accessory or common elements related thereto as permitted uses.

Zoning Criteria – PD-GDP		
Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans	As per submitted plans
Lot Width	As per approved plans	As per submitted plans
Front Yard Setback	As per approved plans	As per submitted plans
Side Yard Setback	As per approved plans	As per submitted plans
Rear Yard Setback	As per approved plans	As per submitted plans
Usable Open Space	As per approved plans	As per submitted plans
Maximum Lot Coverage	As per approved plans	As per submitted plans
Floor Area Ratio	As per approved plans	As per submitted plans
Maximum Building Height	As per approved plans	As per submitted plans
Number Parking Stalls	None	100
Accessible Stalls	Yes	4

Loading	None	None
Number Bike Parking Stalls	Hotel, inn, motel: 1 per 10 bedrooms (11)	8 (See Zoning Condition # 1)
Landscaping and Screening	Yes	Yes (See Zoning Conditions # 2,3,4)
Lighting	Yes	Yes

Other Critical Zoning Items	
Yes:	Urban Design (PD), Barrier Free (ILHR69), Utility Easements
No:	Historic District, Floodplain, Adjacent to Park, Wetlands, Wellhead Protection

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plan: The Comprehensive Plan recommends General Commercial (GC) development and uses for the subject property. Generally, the Comprehensive Plan identifies GC areas as providing a wide range of goods and services, both in compact urban settings as activity centers and in a larger scale development format as ‘big box’ retailers and “heavy” commercial uses not generally compatible with residential or small-scale commercial activities. While the Comprehensive Plan does identify these areas as being primarily comprised of non-residential uses, it does also recognize that limited residential uses may be present throughout the district (Page 2-92-93, Comprehensive Plan).

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

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

Project Description

The applicant is requesting approval of two zoning map amendments for the construction of a four-story hotel building. The subject site is one of the remaining undeveloped parcels in the Ganser Heights Planned Development, originally approved in 2006. This request is subject to the approval standards for Planned Developments.

The first component of this request is an amendment to the underlying General Development Plan (GDP) to increase the total number of hotel rooms in the list of permitted uses. Currently, the 300 hotel rooms are permitted in the PD. The development proposal would increase the total number of hotel rooms within the PD to 356.

The second component of this request is for a new Specific Implementation Plan (SIP) for the site and building plan details. The proposed building is a four-story hotel building. The development proposal includes:

- 106 hotel rooms;
- 100 surface vehicle parking stalls;
- Short-term bike parking (8 stalls total); and
- Various on-site amenities, including indoor fitness and lounge/gaming areas and a patio area with fire pit located on the north side of the building.

Architecturally, the proposed building takes on a more modern design motif with a flat roof configuration and simple, long, linear footprint. The material palette is primarily comprised of masonry and EIFS with metal accents.

Analysis and Conclusion

Zoning Map Amendment and Planned Development: This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO. The below analysis begins with a summary of adopted plan recommendations as the applicable standards cite these recommendations.

Conformance with Adopted Plans

The Comprehensive Plan recommends primarily non-residential commercial retail and service business establishments, including offices, clinics and health care facilities, hotels and motels, restaurant, entertainment, etc. The development proposal to establish a hotel is consistent with those commercial retail and service business uses identified as being acceptable in the GC district.

Zoning Map Amendment Standards

Staff believes that the broad standards for Zoning Map Amendments can be met. Such standards state that 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 Development Standards

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. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Section 28.098(1), MGO for further information.

The specific approval standards for Planned Developments are provided in Section 28.098(2), MGO. In summary, Planning Division staff does not believe that the development proposal meets the Planned Development Approval Standards, specifically Standard (e), which requires the PD District plan coordinate architectural styles and building forms to achieve greater compatibility with the existing or intended character of the area. If the following design-related key issues are addressed, Planning Division staff believes that the development proposal can meet the Planned Development Approval Standards.

- 1. Street Orientation.** The Watts Road frontage on the south side of the project site is the primary street frontage and adjacent public right-of-way. However, the proposed building and site design are internally oriented to the site addressing the parking lot, leaving the street frontage void of building mass and activity. Additional site amenities are located at the northeast corner of the project site along the internal access driveway, focusing the activity on the northeastern portion of the project site.

In addition, as indicated on the building elevations and site plan, the proposed building elevation along Watts Road would be considered a tertiary building entrance that really serves more as a 'building end' given the lack of activity in the elevation and floor plan, and with the location of the trash enclosure along the street. As indicated on the floor plans, currently a stairwell and hotel rooms line this wall.

The Watts Road frontage is the primary frontage and consideration should be given to orienting the building to better address the street and activating the pedestrian environment, including the following changes:

- Relocate site amenities from the north side of the project site to the Watts Road frontage.
- Utilize an enhanced commercial design (i.e. storefront window system) on the south building elevation that extends to the west elevation, wrapping the corner.
- Create one prominent entry facing Watts Road where there are currently two doors.
- Utilize a building entry design that clearly emphasizes the southern entrance, including awnings, landscaping, amenities, glazing, etc.
- Incorporate additional windows on upper levels of the south building elevation in the stairwell and by reorienting the hotel room configuration to allow for more windows.

2. Building Design.

- As shown on the building elevations, EIFS is the more predominant material. The front façade is primarily clad in EIFS, which is typically utilized more as an accent material. In addition, on the east elevation, EIFS is located at ground level. Even in conventional commercial and mixed-use zoning districts, EIFS is only allowed as an accent material or located at the top of buildings. Building materials should be applied more equitably and consistently on all four facades of the building, EIFS should be minimized, and a more authentic, durable base-course material should be used at ground level on all facades.
- The HVAC utility louvers and grates for each hotel room are located below the window openings for each room. These should be better integrated architecturally into the overall building elevations.

3. Site Landscaping.

Given the highly visible nature of the project site with frontages along Watts Road and a private access drive, both with an existing landscape design along property frontages, consideration should be given to maintaining consistency with the existing streetscape design, especially along Watts Road, in terms of design and plant species, and providing additional screening, especially for 'back-of-house' operations.

- Staff fully supports and encourages the relocation of the trash enclosure and utility box away from Watts Road. In the event that they cannot be relocated, they should be more effectively screened year round with enhanced landscape design in this area. .

Finally, staff notes that all Planned Developments are required to have a site-specific zoning text. The Planning Division has recommended modifications that are listed in the Recommendation section of this report. As a result of the development proposal, the Zoning Text will need to be amended to reflect an increase in the total number of hotel rooms permitted in the PD from 300 to 356.

Urban Design Commission: Planning Division staff identified the design related considerations as identified above. At its November 9, 2016 meeting, the Urban Design Commission granted initial approval with a motion that provided for address of the UDC's comments, specifically those related to landscaping, site design, building architecture, building materials (especially EIFS), trash enclosure location, the Watts Road elevation's

orientation to the street, etc. Please refer to the attached report for the complete composition of the Urban Design Commission comments.

The Applicant is required to return to UDC for final approval.

Public Comment: At the time of report writing, the Planning Division no public comment had been received.

Conclusion: Planning Division staff anticipates that the impacts of the development proposal will be similar to the existing mix of uses that is already present in the area and that generally the proposed hotel use is consistent with the City adopted plan recommendations. The Planning Division staff believes that the standards for Zoning Map Amendments can be met.

While Planning Division staff believes that the standards for Zoning Map Amendments can be met, staff does not believe that the development proposal, as proposed, currently meets the Planned Development Approval Standards, specifically Standard (e), which speaks to architectural style and building form. Planning Division staff believes that the proposal could meet the Planned Development Approval Standards by addressing the UDC comments and the key design-related issues identified by staff. Staff can often support Plan Commission approval of a proposal still needing minor design changes to address UDC comments. In this case, however, staff believes that the extent of the design changes needed to meet the Planned Development Approval Standards is so great that the Plan Commission should maintain an opportunity to review the proposal in the future, once it has been significantly altered to address UDC comments. Therefore, staff recommends referral of the application back to the Urban Design Commission for further consideration prior to the Plan Commission taking action on the request.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

While the Planning Division believes that Planned Development Approval Standards can be met by addressing the Urban Design Commission comments, Planning Division staff believes that the development proposal, as proposed, does not meet the PD approval standards. Planning Division staff also believes that the responses to the Urban Design Commission's comments will significantly alter the building design and site layout. Therefore, Planning Division staff recommends that Plan Commission **refer** this application to the Urban Design Commission for final approval prior to taking action.

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 Jessica Vaughn, (608) 267-8733)

1. The Applicant shall provide an amended Zoning Text to reflect an increase in the total number of hotel rooms permitted within the Ganser Heights PD from 300 to 356.
2. A note shall be placed on the building plans and in the Zoning Text stating that the proposed hotel use will be designed so that traffic-induced interior noise levels will not exceed 52 decibels.

3. The Applicant shall revise the lighting plan to include the property line. Light levels shall be in conformance with the standards pursuant to Section 10.085, MGO. If up-lighting will be utilized, please note that a lighting plan that indicates the light levels on the building façade will be required.
4. The Applicant shall revise the floor plans to include dimensions.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. Plans do not show existing sanitary sewer correctly. Private manhole being connected to is not shown on plans to be connected to City sewer.
2. The Applicant shall complete Oil and Grease control measures in the parking area and sign/record a maintenance agreement for said controls.
3. The Applicant appears to be addressing stormwater treatment requirements on the adjacent parcel. Calculations and a recorded agreement showing that the treatment system can accept this water and meet codes and that the parties have agreed to the maintenance responsibilities for the shared storm sewer system shall be provided.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off (16.23(9)(d)(4), MGO).
5. 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).
6. 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.

7. 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 Section 37.09(2), MGO). 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).
8. The Applicant shall 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 benedict@cityofmadison.com final document and fee should be submitted to City Engineering.
9. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
10. 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).

11. 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 Co Register of Deeds (POLICY).
12. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37, MGO.
13. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37, MGO.
14. 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).
15. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
16. All damage to the pavement on Watts Road, 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).

Traffic Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4899)

1. 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.
2. 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.
3. 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.
4. All parking facility design shall conform to Section 10.08(6), MGO.
5. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
6. The Applicant shall ensure the ten foot vision triangle are maintained vertical clearance between 30 inches and ten feet at all entrances.

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

1. Bicycle parking shall comply with the requirements pursuant to Sections 28.141(4)(g) and 28.141(11), MGO. The Applicant shall revise the plans to provide a minimum of one (1) bicycle stall per ten (10) bedrooms (11 bicycle stalls total) located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. The Applicant shall revise the plans to include a detail of the proposed bike rack.
2. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), "*Landscape Plan and Design Standards*," MGO, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. The Applicant shall revise the plans to provide adequate interior parking lot landscaping per Section 28.142(6), MGO. A minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break.
4. The Applicant shall revise the plans to include details of the proposed retaining walls, decorative fencing, and patios.
5. The Applicant shall work with Planning and Zoning staff to finalize the GDP and SIP Zoning text.
6. Per Section 28.186(4)(b), MGO, 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.
7. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, "*Sign Control Ordinance*" and Chapter 33, "*Boards, Commissions, and Committees*," MGO. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

1. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
2. Provide fire apparatus access as required by IFC 503 2015 edition, Section 34.503, MGO.

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

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

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

1. The proposed water service connection to the existing 6-inch water lateral requires settlement of an outstanding collect upon connection charge, payable to Madison Water Utility. Contact Adam Wiederhoeft at (608) 266-9121 or awiederhoeft@madisonwater.org to determine the final connection fee.
2. Prior to connecting to the existing water system, a Water Service Application Form and full payment of all outstanding fees, including the collect upon connection fee, must be submitted to Madison Water Utility. Provide at least 48-hour notice between the application submittal and the requested connection and/or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. If you have questions regarding water service applications, please contact Madison Water Utility Engineering Section at (608) 266-4646.
3. The Applicant's utility contractor shall obtain an excavation permit prior to commencing the water main or service construction in the public right-of-way. This permit application is available on the City Engineering Division website (<http://www.cityofmadison.com/engineering/permits.cfm>).

Metro Transit (Contact Tim Sobota, 261-4289)

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

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

1. A retaining wall with a railing is proposed along the southeasterly property line of this site. Considering the magnitude of this wall, the Applicant shall provide a recorded copy of an agreement with the adjacent property that addresses conditions and restrictions for the construction and maintenance of the wall.
2. A lot line adjustment has been noted on the proposed plans at 8102 Watts Rd., affecting this site. This adjustment requires a Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
3. The site plan shall label all of the easements shown on the site plan with the type of easement and the recording document number. The site plan shall also reference the Declaration of Private Storm and Sanitary Sewer Easement per Document No. 4248057 and the Declaration of Stormwater Management Measures per Document No. 4248056.
4. 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.