



PREPARED FOR THE PLAN COMMISSION

Project Address: 6853 McKee Road (District 7, Alder Wehelie)
Legistar File ID #: [79524](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Roman Ryan; Ryan Funeral Homes; 2241 Sherman Avenue, Madison, WI 53704

Contact: Brad Koning; Sketchworks Architecture; 2501 Parmenter Street, Suite 100B, Middleton, WI 53562

Property Owner: Alex Weis; Mad Grove, LLC; 2248 Deming Way, Suite 200, Middleton, WI 53562

Requested Action: Consideration of a Planned Development–Specific Implementation Plan (PD-SIP) to construct a two-story, 10,390 square-foot commercial building at 6853 McKee Road.

Proposal Summary: The applicant is seeking approval of a Specific Implementation Plan (SIP) to construct a two-story, 10,390 square-foot commercial building at the southeast corner of McKee Road and Golden Copper Road. A funeral home would occupy the entire building.

Applicable Regulations & Standards: Standards for zoning map amendments are found in MGO Section 8.182(6). The approval process and standards for Planned Developments are found in MGO Section 28.098.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the applicable standards for Zoning Map Amendments and Planned Developments are met, and forward Zoning Map Amendment ID 28.022-0062 approving a Planned Development–Specific Implementation Plan for 6853 McKee Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 283,754 square-foot (6.5-acre) parcel is bounded by McKee Road, Maple Grove Drive, Mader Drive, and Golden Copper Lane. It is located within District 7 (Alder Wehelie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is undeveloped. The site is zoned Planned Development – General Development Plan (PD-GDP) District.

Surrounding Land Use and Zoning:

North: Townhomes, zoned Planned Development (PD) District; commercial building, zoned CC-T (Commercial Corridor–Transitional) District;

East: Across Maple Grove Drive, pharmacy, multi-tenant commercial building, and grocery store, zoned PD District;

South: Multifamily residential, zoned SR-V2 (Suburban Residential–Varied 2) District and PD District; and

West: Multifamily residential, zoned PD District; four and six-unit multifamily residential along Stonecreek Drive, zoned SR-V1 (Suburban Residential–Varied 1) District and SR-V2 District.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends Neighborhood Mixed-Use (NMU) development for the subject property. Surrounding properties are recommended for a mix of NMU, Medium Residential (MR) and Low-Medium Residential (LMR) development. The older [Cross Country Neighborhood Development Plan](#) (1993) recommends the subject site be developed with commercial-office uses related to a 1995 approval of the site for a medical-office campus. That portion of the planning area was previously recommended for medium-density residential uses.

Zoning Summary: The property is zoned Planned Development – General Development Plan (PD-GDP) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	As approved	As approved
Lot Width	As approved	As approved
Front Yard Setback	As approved	As approved
Side Yard Setback	As approved	As approved
Rear Yard Setback	As approved	As approved
Maximum Lot Coverage	As approved	As approved
Minimum Building Height	As approved	As approved
Maximum Building Height	As approved	As approved

Site Design	Required	Proposed
Number Parking Stalls	33 minimum, 66 maximum	65
Electric Vehicle Stalls	No	6 EV ready
Accessible Stalls	3	2 (3.)
Loading	No	No
Number Bike Parking Stalls	3	4 (4.)
Landscaping and Screening	Yes	Yes (5.)
Lighting	Yes	Yes
Building Form and Design	As approved	As approved

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Previous Approvals

In 1995, under the 1966 Zoning Code, the Common Council approved a request to rezone approximately 36 acres located at the southwestern corner of McKee Road and Maple Grove Drive from Temp. A (Agriculture District) to R4 and R5 (General Residence Districts) and Planned Unit Development – General Development Plan (PUD-GDP) to allow for a medical-office campus along McKee Road and for primarily multi-family residential development to the south and west.

In 2010, under the 1966 Zoning Code, the Common Council approved an Amended PUD-GDP to allow for a senior housing multifamily building north of Mader Drive and an Amended PUD-GDP to allow for up to six commercial buildings to be constructed north of Mader Drive adjacent to the senior housing building and four multifamily buildings south of Mader Drive. In 2012 the Common Council approved a Planned Unit Development – Specific Implementation Plan (PUD-SIP) for the four multifamily buildings south of Mader Drive which were later constructed. In 2015, under the current Zoning Code, the Plan Commission approved an alteration to the Planned Development – General Development Plan (PD-GDP) to allow the senior housing to be built as family housing instead.

In 2015 the Common Council approved a Certified Survey Map to divide 6851-6921 McKee Road into two lots, now associated with 3204 Golden Copper Lane and 6853 McKee Road. That same year a Planned Development – Specific Implementation Plan (PD-SIP) was approved to construct two multifamily buildings at 3204 Golden Copper Lane, which were later constructed.

On February 2, 2023 the Common Council approved an Amended Planned Development – General Development Plan (PD-GDP) for 6853 McKee Road to allow for a three-story, 120-unit mixed use building with approximately 2,500 square feet of retail space at the corner of McKee Road and Maple Grove Drive and a two-story, 10,000 square-foot commercial building at the corner of McKee Road and Golden Copper Lane (Legistar ID [75171](#)). The Amended PD-GDP allows the following uses: Multifamily with more than 36 units, residential building complexes, all uses (permitted and conditional) in the Commercial Corridor – Transitional (CC-T) District, and accessory uses related to uses in the CC-T District.

On May 2, 2023 the Common Council approved a Certified Survey Map to divide 6853 McKee Road into two lots (Legistar ID [76902](#)). Lot 1 would be occupied by the two-story commercial building and Lot 2 would be occupied by the three-story mixed-use building. The CSM would be recorded prior to development of the subject site.

Project Description

The applicant proposes to construct a two-story, 10,390 square-foot commercial building which is proposed to be utilized as a funeral home. The building is comprised of a two-story component with a building height of 29' 10.5" and a one-story component with a building height of approximately 27' 8". The first floor is 7,440 square feet and includes a lobby, chapel room, social hall, and meeting room. The second floor is 2,950 square feet and includes an office area and mechanical/storage room. A covered outdoor patio area is located along the western façade.

The proposed building fronts McKee Road with the parking lot located behind the building. There are two building entrances, a front entrance along McKee Road and a rear entrance facing the parking lot. The rear entrance has a covered drop-off area. The rear entrance can also be accessed via a sidewalk connection off of Golden Copper Lane. The parking lot is accessed from Mader Drive. A sidewalk connection from Mader Drive aligns with a protected walkway in the parking lot that provides pedestrian access to the rear entrance. A stormwater facility is located at the southwest corner of the site.

The primary building material is a light brown stucco, and accent materials include a tan stucco, stone veneer and wooden gable brackets. The stone veneer is applied along the base of the building as well as the central vertical element on the north façade. The stone veneer also wraps the columns of the rear canopy and the covered patio. The tan stucco is applied to the vertical element on the south façade. The landscaping consists primarily of deciduous trees and shrubs, perennials, and ornamental grasses.

Analysis and Conclusion

This request is subject to the approval standards for Zoning Map Amendments and Planned Developments.

Summary of Adopted Plan Recommendations

The most contemporary plan covering this area is the [Comprehensive Plan \(2018\)](#) which recommends Neighborhood Mixed-Use (NMU) development for the subject site and surrounding properties at the McKee Road and Maple Grove Drive intersection. The NMU category includes relatively small existing and planned Activity Centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Nonresidential uses in NMU areas typically focus on serving nearby residents, though some buildings may also include specialty businesses, services, or civic uses that attract customers from a wider area.

Buildings in NMU areas should be oriented towards streets, with buildings close to public sidewalks. New buildings in NMU areas are recommended to be two to four stories tall. On-street parking is recommended where practical, with private off-street parking placed primarily behind buildings, underground, or shielded from public streets by liner buildings. The plan also recommends that individual building should not include more than 10,000 square feet of commercial space, except for buildings containing grocery stores and/ or community facilities (such as libraries). When larger users are present, the building should be designed in a manner that integrates well with the surrounding context.

Approval Standards and Previous Conditions

Approval of a General Development Plan or any major alteration to an approved General Development Plan shall establish the basic right of use for the area. The General Development Plan shall be conditioned upon approval of a Specific Implementation Plan, and shall not allow any of the uses as proposed until a Specific Implementation Plan is submitted and approved for all or a portion of the General Development Plan. The Specific Implementation Plan shall be consistent with the zoning text approved with the General Development Plan. Approval of a General Development Plan and Specific Development Plan shall be reviewed as a zoning map amendment.

A map amendment shall be consistent with the Comprehensive Plan; “consistent with” is defined as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” Finally, the Urban Design Commission (UDC) shall review the Specific Implementation Plan prior to the Plan Commission, and shall make a recommendation to the Plan Commission with specific findings on the Planned Development design objectives found in MGO §28.091(1) and (2).

Upon recommendation from the Plan Commission, the Common Council previously found that the PD-GDP was consistent with the 2018 [Comprehensive Plan](#) and the Planned Development District standards for approval subject to the following conditions as noted in the PD-GDP approval letter, see Legistar ID [75171](#).

From a land use standpoint, the permitted uses approved earlier this year include all uses as allowed in the Commercial Corridor – Transitional (CC-T) District. The proposed use is a funeral home, which is a permitted use in the CC-T district. As such, no conditional uses or modifications to the zoning text are required to establish a funeral home use on this property.

In regards to building size, the approved General Development Plan (GDP) concept included up to a 10,000 square feet of retail/commercial building on this site. The more detailed plans included in the SIP slightly exceeds that at 10,390 square feet. The approved footprint is similar to what was approved in the GDP, but

now includes the addition of a second floor that was required as part of the GDP approval. Staff believes that this modification can be found to be a design progression, necessitated to maintain a similar footprint with the required second story.

In regards to the height, the Zoning Administrator has determined that the building would be considered a two-story building, based on the commonly applied interpretation that to be considered a two-story building, only a portion of the building must have a second floor. Further discussion regarding the building height is provided below.

In regards to parking, the GDP required a minimum parking requirement of 4 stalls per 1,000 square feet of area. Per the approved GDP the site shall have at least 42 parking stalls. The site plan shows 65 parking stalls.

The GDP approval included several conditions related to future SIP submittals.

- Condition 61: At the time of Specific Implementation Plan approval, the applicant shall limit, reduce, or share parking for the proposed buildings to increase usable open space to the greatest extent possible, including at the northwestern corner of proposed Building A2.
- Condition 62: That all future buildings be as oriented to the adjoining streets as they may be to any parking that will be developed to serve them, including active entrances directly accessible from the McKee Road and Maple Grove Drive. Ground floor entrances to residential buildings and dwelling units are strongly encouraged. This requirement shall be referenced in the final zoning text for the PD(GDP) and be met as part of the approval of the Specific Implementation Plan(s) preceding the issuance of building permits.
- Condition 63: The western standalone commercial building shall be two-stories tall.

Regarding condition 61, staff note that the size of the parking lot has been reduced due primarily to the reduction in size of the central island.

Regarding condition 62, there is a building entrance and sidewalk connection along McKee Road, as well as the two-story volume at the corner.

Regarding condition 63, per the zoning code a building is two stories when any portion of the building has more than one-story. A story is defined as, "that portion of a building, other than a basement or mezzanine, included between the surface of any floor and the surface of the floor next above it". Therefore, while the second story is located over a portion of the building, it is a two-story building. Staff believe the building can be found to meet the intent of the condition.

Staff's primary design considerations relates to Planned Development standard (e), which states:

The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

Staff acknowledge that while the building meets the technical definition of a two-story building, consideration and findings should be given to the applicable standards, including standard (e). In their previous action, the Plan Commission did not provide specific guidance in their recommendation to Common Council regarding the massing and design of the two-story building, other than a two story building is required. Discussion by the Commission related to the building height at the meeting (starting at [2:08:53](#) of the meeting recording). Staff

note that the proposed two-story component has a building height of 29' 10.5" and a 5:1 roof pitch while the one-story component has a building height of approximately 27' 8" and a 3:1 roof pitch.

Recommendation of the Urban Design Commission

Height and design considerations were discussed as part of the UDC's advisory recommendation on this application. As part of that review, the UDC Secretary prepared a [Staff Report for the September 6, 2023 UDC meeting](#) which noted that certain modifications could better emphasize the structure height and reduce the roof mass of the one-story component, see Legistar ID (77465).

At their September 6, 2023 meeting the UDC recommended "initial approval." This action signifies that the UDC believes the overall concept meets the relevant standards, though modifications to the design should be included before final approval and the issuance of permits. As part of this consideration, UDC discussed the roof mass, forms, and height, and recommend the item return to UDC for final review, subject to meeting the below conditions:

- The project shall return to the Urban Design Commission for Final Approval.
- The building design shall be revised to address the following design issues as noted by the Commission in their discussion, including looking at the windows again, the location of where there is stone versus stucco, and also the proportions and sloping and massing on the roofs.
- The landscape plan shall be revised as follows:
 - To show approximately three times as many perennials along the building foundation on either side of the main entrance.
 - To indicate shredded hardwood mulch versus stone in the planting beds.
 - To show mulch planting beds for the plantings underneath trees.
 - The location of the trees along McKee Road shall be shifted to be further away from the building entry.

Conclusion

Staff believe the Specific Implementation Plan can be found consistent with the approved General Development Plan (GDP). As noted above, a funeral home use is included within permitted uses as approved earlier this year. No further changes to the use list or conditional use approval are necessary to establish a funeral home use at this site. Staff's primary questions are related to several design considerations, especially related to Planned Development Standard (e). Considering the design recommendations of the UDC, staff believe it is possible for the standards for Zoning Map Amendments and Planned Developments to be found met with UDC's recommended conditions and the other comments and conditions, noted below.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find that the applicable standards for Zoning Map Amendments and Planned Developments are met, and forward Zoning Map Amendment ID 28.022-0062 approving a Planned Development-Specific Implementation Plan for 6853 McKee Road to the Common Council with a recommendation of **approval** 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 Lisa McNabola, 243-0554)

1. The proposed development, as conditionally approved, is found to be consistent with the General Development Plan and the applicable approval standards. It is acknowledged that the more detailed plans presented as part of this Specific Implementation Plan application include an approximately 390 sf larger building than the development concept conditionally approved in the approved General Development Plan. Prior to final sign-off and the issuance of permits, the Zoning Text for the PD shall be revised, for approval by Planning and Zoning staff, to allow for the development, as approved. The Zoning text shall also include other conditions specified by Zoning staff.
2. The applicant shall receive final approval from the Urban Design Commission (UDC) prior to receiving final sign-off, subject to the approval standards for Planned Developments found in MGO §28.098. The applicant may appeal the Urban Design Commission's decision to the Plan Commission, which may affirm, reverse, or modify the Urban Design Commission's decision. As a reference the approval conditions recommended by the UDC as part of their initial approval are listed in condition 3, below.

Urban Design Secretary (Contact Jessica Vaughn, 267-8740)

3. The project shall return to the Urban Design Commission for Final Approval (as noted below)
 - a. The building design shall be revised to address the following design issues as noted by the Commission in their discussion, including looking at the windows again, the location of where there is stone versus stucco, and also the proportions and sloping and massing on the roofs.
 - b. The landscape plan shall be revised as follows:
 - i. To show approximately three times as many perennials along the building foundation on either side of the main entrance.
 - ii. To indicate shredded hardwood mulch versus stone in the planting beds.
 - iii. To show mulch planting beds for the plantings underneath trees.
 - iv. The location of the trees along McKee Road shall be shifted to be further away from the building entry.

Engineering Division (Contact Tim Troester, 267-1995)

4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
5. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
6. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

7. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
8. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
9. Revise the site plans to show the location, depth, type, and size of existing and proposed private utilities (gas, electric, phone, steam, chilled water, etc.) in the project area or the adjacent right-of-way. (POLICY)
10. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
11. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

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, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))

Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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.

13. 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).

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

14. The Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
15. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale 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.
16. 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.

17. 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.
18. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
19. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
20. 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.
21. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
22. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

Forestry Section (Contact Brandon Sly, 266-4816)

23. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
24. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
25. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and

remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

26. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
27. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
28. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.

Water Utility (Contact Jeff Belshaw, 261-9835)

29. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, 261-4289)

30. Metro Transit operates daily all-day transit service along McKee Road and Maple Grove Drive near this property - with trips at least every 60 minutes.
31. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 74 Weekday & 34 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

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

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| 32. The future building address is correct. It will have an address of 6728 Mader Dr. |
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33. The pending amended Declaration of Reciprocal Stormwater Easements, Amended Declaration of Easements shall be execute and recorded prior to final site plan sign off. These documents address the private storm water management area in the southwest corner of this site. These amendments are required to be recorded after the pending Certified Survey Map has been recorded.
34. The pending private storm sewer easement for the benefit of the future Lot 2 east of this site shall be recorded after the pending Certified Survey Map and prior to final site plan sign off.
35. The pending private sanitary sewer easement for the benefit of the future Lot 2 east of this site shall be recorded after the pending Certified Survey Map and prior to final site plan sign off.
36. Identify on the plans the future lot numbers of the pending Certified Survey Map. Also place the correct bearing and distance for the west line of this lot. There are two different notations.
37. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.

Zoning (Contact Jacob Moskowitz, 266-4560)

38. The In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the CC-T district.
39. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
40. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required 3 accessible stalls including 1 van accessible stall.
41. Provide a detail of the proposed bike rack.
42. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
43. Clarify the zoning text to say that all buildings will at least two stories in height.
44. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

The following agencies reviewed the request and recommended no conditions of approval: Fire Department, Parks Division, Parking Utility