

From: Parks, Timothy
Sent: Friday, February 11, 2011 12:18 PM
To: Scanlon, Amy
Subject: Tree Preservation plan for 209 N Prospect Avenue

Amy,

I have reviewed the attached plan sheet for the Sager residence at the above address pursuant to the condition of the Barash Certified Survey Map approval from April 2008, which required a tree preservation plan be approved by the Planning Division and Landmarks Commission as part of any new construction on Lot 2. The same approval also required approval of a stormwater drainage plan by the City Engineer prior to the issuance of permits for the construction of a new principal building on Lot 2, which I recall was required due to concerns expressed in 2008 about the potential for flooding on the adjacent property at 211 N. Prospect Avenue and other properties to the north of the subject site.

It appears that implementation of the approved stormwater management plan for Lot 2 will cause the removal of 5 trees (shown as #4-8) that the Sager's indicated they wished to preserve (shown in green on the attachment) as well as one tree (#3) that the Sager's tree consultant indicated should be removed due to age, species, etc. Site grading appears also likely to cause the removal of tree #9 also shown previously for preservation.

As a result of the tree removal that appears required in order to implement the required stormwater drainage plan, I recommend that the Landmarks Commission consider requiring the Sager's to plant a mix of canopy and coniferous trees to replace the trees that will be removed. Please note that "replacing" these trees does not necessarily mean that the same type or number of trees needs to be planted. However, the value of the replacement trees to be planted, should be commensurate with the overall value of the trees being removed and should be placed in a fashion that achieves the aesthetic desired by the owner and does not interfere with the equally important stormwater drainage requirements.

The final tree planting and preservation plan for the Sager property should be submitted for final administrative approval by Planning Division staff prior to the issuance of building permits for the new residence on Lot 2.

If you or the Landmarks Commission should have any questions about this matter, please do not hesitate to contact me.

All the best,

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