

PLANNING DIVISION STAFF REPORT

April 2, 2018



PREPARED FOR THE PLAN COMMISSION

Project Address: 402 Rustic Drive (District 3 - Ald. Hall)
Application Type: Conditional Use
Legistar File ID # [50679](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Kate Shaw and Travis Stone; LifeSong Living, LLC; 402 Rustic Drive; Madison, WI 53718
Contact: Robert Feller; Iconica; 901 Deming Way Suite 102; Madison, WI 53717

Requested Action: The applicant requests conditional use approval to convert a single-family residence exceeding 10,000 square-feet into a community living arrangement (CLA) facility.

Proposal Summary: The applicant proposes to construct an addition to an existing single-family residence that would be used as a community living arrangement for physically disabled seniors. The proposed two-story addition, with a basement, would add 11,910 square-feet of living space to the existing facility and could accommodate 20 total residents. The site is currently used as a licensed Adult Family Home with the Wisconsin Department of Health. This proposal meets the definition for a community living arrangement per M.G.O. §28.211.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses [M.G.O. §28.183], as a *community living arrangement* with more than 15 residents is a conditional use in the SR-C1 (Suburban Residential – Consistent 1) zoning district. Furthermore, buildings or structures with floor area exceeding 10,000 square feet require conditional use approval in all residential districts. The Supplemental Regulations [MGO §28.151] contain further regulations for both of these requests.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for conditional uses are met and **approve** the request for a community living arrangement in a single-family home exceeding 10,000 square feet in SR-C1 (Suburban Residential – Consistent 1) zoning at 402 Rustic Drive. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 51,056 square-foot (1.2 acre) subject site is located on the south west side of Rustic Drive in between Saturn Drive and Jubilee Lane. It is in Aldermanic District 3 (Ald. Hall), as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing building that is currently used as an adult family home. M.G.O. §28.211 defines an adult family home as, "A State of Wisconsin licensed or certified place where three (3) or (4) adults reside and receive care, treatment, or services that are above the level of room and

board and that may include up to seven (7) hours per week of nursing care per resident.” According to the applicant, there are currently eight (8) resident studios in the building. The City’s Assessor’s records indicate that the building was constructed in 2001 and changed from a residential classification to a commercial classification in 2015.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned Traditional Residential – Consistent 3 (TR-C3);

South: Single-family homes, zoned Suburban Residential – Consistent 1 (SR-C1);

East: Large-lot single-family homes in the Town of Blooming Grove; and

West: Vacant residential parcels in Grandview Commons, zoned Planned Development (PD).

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Low Density Residential (LDR) for the subject site, defined as 0 to 15 dwelling units per acre. The [Sprecher Neighborhood Development Plan](#) (1998, Amended 2005) also recommends LDR for subject site, but defines this density at 0 to 8 dwelling units per acre.

Zoning Summary: The project site is currently zoned Suburban Residential – Consistent 1 (SR-C1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	51,056 sq. ft.
Lot Width	60’	115’
Front Yard Setback	30’	38.8’
Side Yard Setback	One-story: 6’	Adequate (20)
Rear Yard Setback	Equal to building height but at least 35’	Adequate
Maximum Lot Coverage	60%	46.7%
Maximum Building Height	35’	Less than 35’ (21)
Number Parking Stalls	Community Living Arrangement: As determined by Zoning Administrator based on number of rooms/employees	11
Accessible Stalls	Yes	1
Loading	Not required	None
Number Bike Parking Stalls	Community Living Arrangement: As determined by Zoning Administrator based on number of rooms/employees	Garage stalls (22)
Landscaping and Screening	Yes	Yes (24)(25)
Lighting	Yes	Yes
Building Forms	Yes	Civic and Institutional Building
Other Critical Zoning Items		
Yes:	Barrier Free (ILHR 69), Utility Easements	
No:	Historic District, Floodplain, Adjacent to Park, Wetlands, Wellhead Protection District, Urban Design	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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. There is peak hour Metro Transit service to the south of the subject site at the corner of Dominion Drive and Jubilee Lane.

Previous Approvals

In 2013, the Plan Commission approved a request for a conditional use for the subject property. The conditional use allowed an addition to an existing residence to be constructed, creating a structure exceeding 10,000 square-feet

of floor area, as part of the conversion to an adult family home. Adult family homes are permitted uses in Suburban Residential – Consistent 1 (SR-C1) zoning, however, structures exceeding 10,000 square-feet of floor area require conditional use approval. Therefore, for this approval, the Plan Commission did not review the adult family home component of this project. At the time of approval, the applicant had indicated that they were state-licensed for up to four residents.

Project Description

The applicant, LifeSong Living, proposes to construct a two-story addition with a finished basement. This condition would include a 3,970 square-foot first floor, a 3,970 square-foot second floor, and a 3,970 square-foot basement. As part of this addition there would be a 400 square-foot porch and a 489 square-foot sunroom on the front of the existing building. The applicant also proposes to establish a community living arrangement on the property. Per M.G.O. §28.032(1), these two requests are considered conditional uses in the Suburban Residential – Consistent 1 (SR-C1) zoning district.

M.G.O. §28.211 defines a community living arrangement as, “Any facility licensed or operated by the State of Wisconsin Department of Health and Family Services, including child welfare agencies, group homes for children, foster homes, treatment foster homes, and community based residential facilities, where care, treatment or services about the level of room and board but less than skilled nursing care are provided to persons residing in the facility. Such care, treatment or services are provided as the primary function of such facility. Adult family homes, day care homes, nursing homes, general hospitals, special hospitals, prisons, jails and foster family homes that are the primary domiciles of a foster parent and four (4) or fewer children are not community living arrangements for purposes of this ordinance.”

According to the applicant, the two-story addition would add 12 private suites, a living room, utility and storage rooms, a laundry room, a four season room, and a full kitchen. The new proposed basement below the addition would include common areas for fitness, arts, crafts, family gatherings, and music. The applicant has ensured that the new addition would be built to the Americans with Disabilities Act (ADA) and [Universal Design](#) standards. The home provides 24/7 care and services and has one awake staff person and one backup staff person on site at all times.

As proposed, the addition would be on the north east portion of the site, attached to the front of the existing home. According to the submitted site plan, the addition would include a front facing two-car garage that would have its own driveway. The applicant is proposing to also keep the existing driveway that serves the main entrance and parking area for the building. There are 10 parking stalls proposed for visitors and staff, along with one accessible stall.

As part of the construction process, 19 trees would be removed. The applicant has submitted a landscaping plan as part of this application, which includes new plantings facing Rustic Drive, as well as plantings around the front entrance. The applicant is also proposing to change the grade by roughly four feet on the front of the site in order to accommodate the new addition.

Project Analysis and Conclusion

This proposal is subject to the approval standards for conditional uses. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

Land Use and Plan Consistency

The Planning Division believes that the proposed use is generally consistent with the recommendations in the [Comprehensive Plan \(2006\)](#) and the [Sprecher Neighborhood Development Plan](#) (1998, Amended 2005). Both Plans call for low density residential (LDR) for the subject site. The [Comprehensive Plan \(2006\)](#) defines LDR as 0 to 15 dwelling units per acre and the [Sprecher Neighborhood Development Plan](#) defines LDR as 0 to 8 dwelling units per acre. As proposed, this community living arrangement would have 20 units for elderly residents. Despite being located in the Suburban Residential – Consistent 1 (SR-C1) zoning district, where multi-family homes are not allowed, this proposal can still operate under definition for a community living arrangement serving more than 15 residents per M.G.O §28.151. While this project would add a significant amount of density to an overall low density neighborhood, it is not a high traffic site or commercial destination. Furthermore, the subject site is 1.2 acres, and Planning Staff does not believe that 20 residents on the property would significantly modify the density calculations for the entire neighborhood.

As a Condition of Approval, Staff will require that the applicant provide up to date licensing with the Wisconsin Department of Public Health.

Supplemental Regulations

According to Table 28C-1 in M.G.O. §28.032(1), community living arrangements with more than 15 residents are a conditional use in SR-C1 zoning districts, and must adhere to the Supplemental Regulations for this use. The Supplemental Regulations are:

- a) The loss of any state license or permit by a CLA shall result in an automatic revocation of that facility's use permit.
- b) The applicant must disclose in writing the capacity of the community living arrangement.
- c) No community living arrangement shall be located within two thousand five hundred (2,500) feet of an existing community living arrangement.
- d) The total capacity of all CLAs within an aldermanic district shall not exceed twenty-five (25) persons or one percent (1%) of the population, whichever is greater, of such district.
- e) All CLAs serving more than fifteen (15) residents require conditional use approval, regardless of the distance from other CLAs or the density of CLAs within the aldermanic district.
- f) No conditional use permit under this section shall be transferable to another location or person.
- g) The bulk requirements for multi-family uses in the district apply. For purposes of calculating bulk requirements, one (1) bedroom is equal to one (1) lodging room and five (5) lodging rooms is equal to one (1) dwelling unit. If the number of lodging rooms is not divisible by five (5), round up to the nearest dwelling unit for the purpose of determining bulk requirements. For example, six (6) lodging rooms equal two (2) dwelling units.

Furthermore, buildings or structures exceeding ten thousand (10,000) square feet in floor area must also adhere to the following supplemental regulations:

- a) In any residential district, building floor area, bulk, height and massing may be limited as part of the conditional use approval in order to ensure compatibility with surrounding uses.
- b) In any residential district, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Staff believes that these Supplemental Regulations can be found met. Based off the 2010 census data, Planning Staff created a map illustrating the estimated population by aldermanic district in December 2017. According to this data,

there are 13,999 residents living in Aldermanic District 3. The proposed CLA could accommodate 20 residents, which would represent 0.14% of the total district population. While the proposed CLA is quite large, it does not exceed 1% of the population of the aldermanic district in which it is located. Furthermore, there are no registered community living arrangements within 2,500 feet of this proposal.

Conditional Use Standards

The Plan Commission shall not approve a conditional use without finding that all of the conditional use standards of §28.183(6) M.G.O. are met. In regards to community living arrangements, Conditional Use Approval Standard #8 states that in order to approve a conditional use, the Plan Commission shall:

1. Bear in mind the City general intent to accommodate community living arrangements.
2. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the percentage by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

Despite the significantly larger size of the building and overall density of the site compared to other properties in the neighborhood, Staff supports the general intent to accommodate community living arrangements.

Staff also believes that the second part of Conditional Use Standard #8 can found be met. According to the Wisconsin Department of Health Services, there are no other community living arrangements within 2,500 feet of the subject property. In keeping with the population projections for Aldermanic District 3, this community living arrangement would not exceed 1% of the population.

Furthermore, Conditional Use Approval Standard #3 states that in order to approve a conditional use, the Plan Commission must find "the uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." Staff acknowledges that this expansion would drastically change the makeup and character on the front of the site, especially with the addition of a new driveway and the loss of 19 existing trees. However, given its current use as a registered community based residential facility on a large lot, and the anticipated limited impacts on surrounding properties in terms of noise, traffic, and overall density, Staff does not believe that adding an addition to expand its services would substantially impair or diminish the existing property in the neighborhood.

Conditional Use Approval Standard #4 states that the Plan Commission must find that "the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district." Staff notes that this building would be considerably larger than the other homes in the neighborhood, but Staff does not believe that this community living arrangement would transform the normal and orderly development of the low density neighborhood in the future. Given the Supplemental Regulation which requires that no CLA be established within 2,500 feet of an existing CLA, another large CLA would not be allowed in the surrounding neighborhood.

However, due to the size of the structure and more commercial character of the site plan, Staff believes certain modifications are necessary to better align this proposal with this standard. Staff believes the two parking stall closest to the street, extending beyond the front of the garage, should be removed or relocated. If this were a new

building, parking would not be allowed between the front of the building and the street. Staff also notes that the front building perspectives do not match the building elevations. As a condition of approval, Staff will require the applicant provide elevations that match the building perspectives. With these adjustments, the Planning Division believes that this standard can be found met. Staff also notes that while the front of the door is not recessed behind the house as would be required for new construction, City Zoning has determined that this aspect of the proposal complies with Zoning regulations.

Lastly, Conditional Use Approval Standard #2 requires that the Plan Commission find that, “the City is able to provide municipal services to the property where the conditional use is proposed, given due consideration to the cost of providing those services.” In reviewing this application, Metro Transit indicated that this property is located outside of paratransit service area. In order for this standard to be found met, the applicant shall be responsible for all the daily transportation requirements of the residents at this facility.

Conclusion

The Planning Division believes that the proposal to convert a single-family residence exceeding 10,000 square-feet into a community living arrangement can be found to meet the Conditional Use Approval Standards and recommends that it be approved by the Plan Commission. While this request will certainly modify the character of this property with a large addition on an already-large structure, Staff notes that the development is situated on a large lot.

At the time of report writing, staff was not aware of any neighborhood concerns on this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the approval standards for conditional uses are met and **approve** the request for a community living arrangement in a single-family home exceeding 10,000 square feet in SR-C1 (Suburban Residential – Consistent 1) zoning at 402 Rustic Drive. This request is subject to the input at the public hearing and the conditions recommended by other reviewing agencies.

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

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

1. The applicant shall provide up to date licensing with the Wisconsin Department of Public Health for their community living arrangement.
2. The applicant shall remove the two parking spots closest to Rustic Drive on the northern portion of the site.
3. The applicant shall submit elevations that match the building perspectives provided for final sign-off.

Engineering Division - Main Office (Contact Brenda Stanley, (608) 231-9127)

4. The Applicant shall make improvements to Rustic Drive. The improvements shall consist of installing curb and gutter and pavement as necessary to match into centerline. (MGO 16.23(9)(d)(6))

5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO16.23(9)(d)(4))
6. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
7. 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.

8. 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:
 - l. Building Footprints
 - m. Internal Walkway Areas
 - n. Internal Site Parking Areas
 - o. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - p. Right-of-Way lines (public and private)
 - q. Lot lines or parcel lines if unplatted
 - r. Lot numbers or the words unplatted
 - s. Lot/Plat dimensions
 - t. Street names
 - u. Stormwater Management Facilities
 - v. Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

9. This is a redevelopment requiring TSS Control to the TMDL standard. 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))
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. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
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% off of the proposed development when compared with the existing site. Or 60% reduction from just the parking lot compared to no controls.

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

13. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor of all existing and proposed units/rooms on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.
14. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

15. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
16. 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.
17. The applicant shall provide a minimum 5' paved walkway from public sidewalk to front entrance.
18. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

19. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. TE recommends parking stalls on the site adjacent sidewalks be shortened to 16' in length to allow for 2' of vehicle overhang. This 2' of vehicle overhang space can be included in the sidewalk width. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.

Zoning (Contact Jenny Kirchgatter, (608) 266-4569)

20. Show the north side yard setback distance as measured to the proposed primary addition on the site plan.
21. Show the height of the proposed building addition on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
22. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of eight (8) short-term bicycle parking stalls 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. Site plan page A100 indicates bicycle parking will be provided within the garage. Demonstrate that bicycle parking meeting the minimum dimensional requirements can be accommodated within the garage or provide additional bicycle stalls meeting the bicycle parking design and location requirements. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
23. Identify the 18' x 20' paved area adjacent the handicap accessible stall. Verify whether this area is intended for parking.
24. 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.
25. Provide screening for the proposed condensing units. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.
26. The community living arrangement shall comply with the supplemental regulations per MGO Section 28.151 Community Living Arrangement (CLA) Serving More Than 15 Residents.
27. Per Section 28.186(4)(b), 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.

Fire Department (Contact William Sullivan, (608) 261-4289)

28. Conversion from a single family dwelling to a commercial building requires elements, new & existing, to comply with the current adopted building & fire codes. Provide a discharge directly to the exterior or a lobby with an obvious exit path from the stair in the northwest corner of the proposed addition per IBC 1027.

29. Provide fire protection systems in accordance with IBC/IFC Chapter 9.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

30. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is more than one mile walking distance - meaning the site would be greater than the ¼ mile regulatory distance from all day scheduled bus service, that disqualifies any trips at this location for passengers who might otherwise be eligible for door-to-door paratransit service.
31. The applicant shall be responsible for all the daily transportation requirements of the residents at this facility.

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

32. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 18115 when contacting Parks about this project.