

PLANNING DIVISION STAFF REPORT

October 16, 2017

PREPARED FOR THE PLAN COMMISSION



Project Address: 2810 Coho Street
Application Type: Conditional Use
Legistar File ID # [48769](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Prabhu Kasthurirangaian, Hotel of the Arts Madison, LLC; 1756 N. Humboldt Avenue, Milwaukee.

Property Owner: State of Wisconsin Investment Board; 121 E. Wilson Street; Madison.

Requested Action: Approval of a conditional use to construct a five-story, 112-room hotel at 2810 Coho Street.

Proposal Summary: The applicant is requesting approval to construct a five-story, 112-room 'Microtel' hotel and surface parking on the vacant parcel. The proposed building will have approximately 57,000 square feet of gross floor area. The applicant wishes to commence construction of the facility as soon as all regulatory approvals have been granted, with completion anticipated in December 2018.

Applicable Regulations & Standards: Table 28D -2 in Section 28.061(1) of the Zoning Code identifies hotels, inns and motels as permitted uses in CC (Commercial Center District) zoning. Section 28.068(4) limits individual establishments in CC zoning to 25,000 square feet of floor area unless approved as a conditional use. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission not find the conditional use standards met for the proposed hotel at 2810 Coho Street at this time, and that it **refer the project to the Urban Design Commission for an advisory recommendation**. Should the Plan Commission find that the standards for approval are met, it should approve the project subject to input at the public hearing and the conditions from reviewing agencies on page 6 of this report.

Background Information

Parcel Location: The subject site is a 1.66-acre parcel located on the west side of Coho Street, approximately 225 feet north of Greenway Cross, and approximately 1,000 feet south of the W. Beltline Highway south frontage road; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is undeveloped, zoned CC (Commercial Center District).

Surrounding Land Use and Zoning:

North: One- and two-story general office buildings along Luann Lane, zoned CC (Commercial Center District);

South: Multi-family dwellings on Greenway Cross in the City of Fitchburg;

East: Three-story general office building and vacant land across Coho Street in the City of Madison, zoned CC; multi-family dwellings on Coho Street and Greenway Cross in the City of Fitchburg;

West: Christopher Terrace Condominiums on Luann Lane, zoned SR-V2 (Suburban Residential–Varied 2 District).

Adopted Land Use Plans: The [Comprehensive Plan](#) recommends that the subject site and surrounding properties to the north and east for General Commercial development. Properties to the west along Luann Lane are recommended for Medium-Density Residential development.

The [Arbor Hills-Leopold Neighborhood Plan](#) includes a series of land use, safety, transportation, and economic development recommendations for the portions of the City of Madison, City of Fitchburg and Town of Madison generally bounded by the Beltline, Fish Hatchery Road, Seminole Highway and High Ridge Trail (on the south). The plan includes the subject site as part of the “Greenway Cross Employment/Business Area,” which generally recommends employment and employment-supporting uses in two- to six-story buildings along and east of Coho Street. See the “Analysis” section of this report for more information.

Zoning Summary: The site is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard	Maximum of 100’	87.3’
Side Yards	Two-story or higher: 6’	77.8’ North 56.7’ South
Rear Yard	The lesser of 20% of lot depth or 20’	Adequate (See * below)
Maximum Lot Coverage	Maximum 85%	Less than 85%
Maximum Building Height	5 stories, 68’	67.9’ (See Zoning conditions)
Auto Parking Minimum	No minimum	95
Auto Parking Maximum	Hotel: 1.5 per bedroom (168)	95
Accessible Stalls	Yes	4
Bike Parking	Hotel: 1 per 10 bedrooms (11)	4 (See Zoning conditions)
Loading	2 (10’ X 50’)	0 (See Zoning conditions)
Building Forms	Flex building	(See Zoning conditions)
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Historic District	
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator		

*: Rear or Side Yard Height Transitions to Residential Districts: Where the CC District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval.

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The overall site is served by a full range of urban services. Metro Transit provides daily bus service along Greenway Cross, at stops in the Coho Street intersection, just south of the project location. Trips operate at least once an hour all day.

Project Description

The applicant is requesting approval of a conditional use to construct a five-story, 112-room 'Microtel' hotel on a vacant 1.66-acre property located on the west side of Coho Street, approximately 200 feet north of Greenway Cross. The subject site is zoned CC—Commercial Center District, and its southern edge abuts the City of Madison/City of Fitchburg corporate limits.

The proposed building will be located near the center of the 205-foot wide lot, approximately 87.5 feet from the Coho Street property line. The hotel will be surrounded on the north, west and south sides by surface parking for a total of 95 automobiles. The lobby of the proposed hotel will be located at the northeastern corner of the first floor, with the main entrance located along the eastern façade. A porte cochere will extend from that façade over a guest drop-off area proposed between the building and Coho Street. A small patio is proposed adjacent to the entrance. The remainder of the first floor will have 12 guest rooms, a fitness room, a breakfast room, and office and support spaces for the hotel. Plans for the upper four stories of the hotel call for 25 guest rooms per floor, as shown on Sheet A-2. The proposed building will have 57,014 square feet of gross floor area.

The hotel will primarily be clad in a blue fiber cement panel on the upper four floors with a contrasting red brick veneer at the base, that includes veins of brick that extend upward to second floor height. The building will be topped with a gable roof that runs east-west along the length of the building.

Analysis

Hotels are permitted uses in the CC zoning district. However, individual establishments in CC zoning exceeding 25,000 square feet of floor area require conditional use approval. As noted above, the proposed Microtel will have 57,014 square feet of floor area. Additionally, the Zoning Administrator indicates that the plans for hotel do not identify the two 10-foot wide and 50-foot long loading stalls required for this use, which may be reduced through conditional use approval.

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a) are met. That section also states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans."

The subject site and neighboring properties to the north and east are recommended for General Commercial uses in the Comprehensive Plan. General Commercial districts are typically located along major thoroughfares and at highway intersections, and should have direct access to the regional transportation network. Relatively higher-density housing may be located near General Commercial districts with large numbers of employees. Depending on specific uses, the districts may require significant buffering along the transition between other adjacent land uses. Hotels and lodging are listed among the land uses recommended for General Commercial districts.

The subject site and surrounding properties area also located within the boundaries of the 2013 Arbor Hills-Leopold Neighborhood Plan, which identifies the site and other properties in the area bounded by the Beltline, Cannonball Path, Madison-Fitchburg city limits, and St. Joseph's Church in the "Greenway Cross Employment/Business Area." Building off the predominance of office buildings in this area, which it describes as being "similar to a business park," the neighborhood plan recommends additional employment uses on vacant parcels or as part of any future redevelopment. The plan recommends that new buildings and improvements to existing buildings use high-quality materials, environmentally-friendly design practices, and design features that reflect surrounding

natural features to create a readily identifiable and attractive identity and character. Higher density, mixed-use development (office, high-tech, restaurants, etc.) and more compact building forms are encouraged to make transit a more viable and attractive alternative to automobiles. In addition to employment uses, the plan encourages other new businesses to locate in the sub-area, including hotels, and recommends street-fronting, compact building forms to help create a more pedestrian-friendly, attractive and sustainable built environment. Building heights that complement, and do not overwhelm surrounding development, but that are a minimum of two stories in height and up to six stories of height are recommended in this area, with building designs that feature “urban character,” and include flat or hipped roofs, large first floor windows, well-defined entrances, facades with windows, and no blank walls. Parking and loading in this sub-area is recommended in the rear or sides of buildings or possibly on side of structure, with interior sidewalks for pedestrian circulation.

The Planning Division believes that the proposed hotel can meet the standards for conditional use approval. Although located at the southern edge of a larger retail/service/employment zone that extends south from the Beltline between Todd Drive and Fish Hatchery Road, and adjacent to a large medium-density residential area in the City of Fitchburg to the south and the City of Madison to the west, staff does not believe that the proposed use is inconsistent with its surroundings. The proposed lodging use is generally consistent with the statement of purpose for the CC district, which states that the district “is established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.” The district is also intended to encourage diversification of land use in commercial centers, encourage appropriate transitions between higher-intensity uses and adjacent lower-density residential districts, and to facilitate development consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

However, in considering whether the proposed 57,014 square-foot hotel meets the standards for approval, the Planning Division believes that the Plan Commission should give particular consideration to standard #9, which states:

“When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.”

Staff is concerned that the proposed building as submitted does not reflect an environment of sustained aesthetic desirability and believes that an advisory recommendation by the Urban Design Commission should be provided before the Plan Commission renders a decision on the conditional use request. The physical design of the proposed hotel is critically important for a myriad of reasons, including for the conditional use to be fully consistent with the Arbor Hills-Leopold Neighborhood Plan; to create an attractive addition to the existing employment and residential uses present along Coho Street and surrounding the site; and to enhance the appearance of the surrounding area when viewed from a distance, as the building will have considerable visibility from the Beltline north of the site.

Among staff’s concerns with the proposed building are an exterior that appears to lack a distinct base, middle, and top, with a façade design that favors “solids” (walls/siding) over “voids” (windows, doors). Staff encourages a greater balance of solids and voids given the scale and visibility of the building, which seems to be overwhelmed by the deeply colored fiber cement panel siding. Overall, the choice and color of building materials to be used should be given thorough consideration. Consistent with the neighborhood plan recommendation against “blank

walls,” staff also believes that more window openings should be pursued on the western façade, or that the western façade should at least be more significantly articulated to lessen the blankness shown on the plans submitted. While it is the rear wall of the building, it will be visible above the two- to three-story residential properties to the west, and staff feels that more should be done to not present a “back” to those residential properties. Staff also feels that the wall-mounted PTAC units need to be better integrated into the exterior design of the building.

Given the five-story height proposed, staff also recommends that a flat roof or other roof style be considered to provide an appropriate “top” to the building that is appropriate within its context. The proposed gable roof negatively accentuates the height of the building and does not seem to fit the mostly flat-roofed commercial building forms to the north between the site and the Beltline. If the project is referred to the Urban Design Commission for an advisory recommendation, staff recommends that perspectives be presented that depict the five-story building from the north and northeast from the Beltline, from Greenway Cross south of the site, and from Luann Lane west of the site.

Conclusion

The applicant is seeking conditional use approval to construct a hotel building that exceeds 25,000 square feet of floor area. The Planning Division believes that establishment of a hotel at this location is generally consistent with the statement of purpose of the existing CC zoning, the General Commercial land use recommendation for the site in the Comprehensive Plan, and with the recommendations for the “Greenway Cross Employment/ Business Area” in the Arbor Hills-Leopold Neighborhood Plan.

However, staff does not believe that the proposed five-story building as submitted will create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area as required by conditional use standard #9, and that the Plan Commission should refer the request to the Urban Design Commission for an advisory recommendation as allowed by the Zoning Code. In particular, the proposed hotel lacks a distinct base, middle and top, has a predominance of solids versus voids, and may propose a roof form that accentuates the height of the building, which will have significant visibility near and far given the proposed scale.

In the event that the Plan Commission can find that the standards for approval are met, including standard #9, it should grant approval subject to the conditions in the following section.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission not find the conditional use standards met for the proposed hotel at 2810 Coho Street at this time, and that it **refer the project to the Urban Design Commission for an advisory recommendation**.

Should the Plan Commission find that the standards for approval are met, it should approve the project subject to input at the public hearing and the following conditions:

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

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

1. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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 working days prior to requesting City Engineering sign-off.
2. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Arbor Hills Pumping Station. \$13.00/1,000 square feet.
3. 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.
4. 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., and; 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.
5. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project, additional WDNR, Public Health Madison-Dane County, and/or City Engineering Division approvals may be required prior to the issuance of the required Erosion Control Permit.
6. 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 (TSS-TMDL removal and oil/grease control) 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 (east) at jbenedict@cityofmadison.com, final document and fee should be submitted to City Engineering.
7. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
8. 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 NR-216 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.

9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates.
10. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
12. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of Madison General Ordinances.
13. This project is required to provide oil/grease control for the parking lot and drive up entry.
14. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
15. 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); 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. E-mail 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.
16. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street

names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

17. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
18. All work in the public right of way shall be performed by a City-licensed contractor.
19. All damage to the pavement on Coho Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

20. The site plan shall show and label the public utility easements on the north, west and east sides of the site per the St. Joseph's Plat.
21. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
22. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
23. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior hotel room addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

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

24. The applicant shall install a five (5) foot pedestrian walkway for the public sidewalk on Coho Street to the main entrance.
25. The applicant shall ensure the 10-foot vision triangle is maintained at a vertical clearance between 30 inches and 10 feet at all entrances.
26. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, Traffic Engineering Shop, 1120 Sayle Street (266-4766). The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering Division office with final plans for sign off.
27. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface

types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

28. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
29. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
30. All parking facility design shall conform to the standards in MGO Section 10.08(6).
31. The applicant shall modify the northern entrance so as to limit the possibility for conflicting lefts, this can be accomplished by either centering the entrances or pushing the entrance to the north.

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

32. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
33. Show the height of the proposed building on the elevations as measured from the existing grade. The maximum height is 68 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.
 34. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of eleven (11) 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 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. Provide a detail of the proposed bike rack.
 35. Required loading facilities shall comply with MGO Section 28.141(13). Provide two (10' x 50') loading areas with 14 feet of vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. **The required number of loading spaces may be reduced through conditional use approval.**
 36. 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 10,000 square feet in size must be prepared by a registered landscape architect.

37. Screening is required adjacent the Zoning district boundary along the west property line. Screening shall be provided along the side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
38. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
39. 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.
40. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of Madison General Ordinances. 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)

41. Additional detail regarding the fire access lanes will be necessary at site verification. Ensure an aerial access lane can be accommodated and is identified on the fire access plan. Plans should include widths and inside turn radii of the fire lanes.
42. Fire sprinklers may be required in the proposed building overhangs.
43. The location of the new fire hydrant shall be coordinated with Water Utility and Madison Fire Department.

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

44. Water main/lateral piping located in the public right-of-way shall be class 52 ductile iron pipe, per City of Madison Standard Specifications for Public Works Construction. Current Utility Plan depicts C-900 piping for entire water lateral.
45. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) 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/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. 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.

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

46. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street

tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Forestry will be removing the center tree of the three city street trees (9" diameter Norway Maple) due to declining tree health (therefore no permit required) and pruning the remaining two trees. Following the completion of the project Forestry will evaluate the site of the center tree removal for a replacement tree species. Please update this removal and replacement with your plans. Add note "Tree Planting by City Forestry". Please add size and species to the plan for the two remaining trees: 11" Norway Maple (South Tree) & 8" Norway Maple (North Tree).

47. Existing street trees shall be protected. Please include the following note on the site plan: "Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction." Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction.

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

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