



PREPARED FOR THE PLAN COMMISSION

Project Address: 5565 Tancho Drive (District 17 – Ald. Baldeh)
Application Type: Planned Development Zoning Map Amendment
Legistar File ID # [47748](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Michelle Godfrey; Oakwood Lutheran Senior Ministries (OLSM); 6205 Mineral Point Road; Madison, WI 53705
Contact: Thomas Miller; Kahler Slater, Inc.; 111 W. Wisconsin Ave.; Milwaukee, WI 53203

Requested Action: The applicant requests approval to amend a Planned Development - General Development Plan (PD-GDP), as well as approval of an Amended Planned Development - Specific Implementation Plan (PD-SIP) to construct a 73-unit independent-living building, a 30-unit assisted-living addition to an existing facility, and the renovation and expansion of an existing community center at 5655 Tancho Drive.

Proposal Summary: The applicant proposes the expansion and renovation of Oakwood Village Prairie Ridge senior living campus including 73 independent-living units, 30 assisted-living units and renovation and expansion of the community center. Construction of the proposed development is planned to commence in November of 2017 and with completion anticipated in May of 2019.

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

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

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 - 00290 approving the amendment of a Planned Development - General Development Plan, and forward Zoning Map Amendment ID Section 28.022 - 00291 approving an Amended Planned Development District to approve a Planned Development - Specific Implementation Plan for 5655 Tancho Drive to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The roughly 17.9-acre subject site is located at 5565 Tancho Drive, to the northeast of the intersection of its intersection with American Parkway. It falls within Aldermanic District 17 (Ald. Baldeh) as well as the Sun Prairie School District.

Existing Conditions and Land Use: The site is developed with seven buildings of the following uses: two buildings totaling 202 independent living units with below grade parking, a series of interconnected buildings housing a community center, chapel, assisted living, memory care, and skilled nursing facilities and an outbuilding for vehicle and equipment storage. It is zoned Planned Development (PD).

Surrounding Land Uses:

- North:** Single-family residences, zoned Suburban Residential – Compact 1 (SR-C1) and an electrical substation, zoned A (Agriculture); beyond which are office/warehouse buildings, zoned Planned Development (PD);
- South:** Two multi-family residential developments, one with 204 units in six buildings (“Barrington Place”) and the other with 263 units in seven buildings (“50Twenty”), both zoned PD;
- West:** Across American Parkway is the American Family Insurance office park, zoned Suburban Employment Center (SEC); and
- East:** The roughly 230-acre and mostly undeveloped North-East Greenway Park and Greenspace, zoned Conversation (CN) with USH-151 beyond. (Note: the Northeast Greenway Park falls within both the City of Madison and City of Sun Prairie).

Adopted Land Use Plans: Both the [Comprehensive Plan \(2006\)](#) and the [Rattman Neighborhood Development Plan \(1992\)](#) recommend medium-density residential development for the subject property. The [Comprehensive Plan](#) defines medium-density residential development as 16 to 40 units per acre while the [Rattman Plan](#) describes it as roughly 25 units per acre.

Zoning Summary: The property is zoned Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.
Number Parking Stalls	None	219 surface 88 garage (apartment bldg)
Accessible Stalls	Yes	15 surface <i>(See Comment #32)</i>
Loading	None	None
Number Bike Parking Stalls	Multi-family residential: 1 per unit up to 2-bedrooms, ½ space per add’l bedroom; (73) 1 guest space per 10 units (7) Assisted living, congregate care, skilled nursing facility: 1 per 4 units (7) plus 1 per 5 employees (TBD) Community center: As per Zoning Administrator (10)	None <i>(See Comments #29, #30 & #31)</i>
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Other Critical Zoning Items	Urban Design (Planned Development); Barrier Free (ILHR 69), Utility Easements	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by full range of urban services. While limited, weekday-only Metro bus service is located at the intersection of American Parkway and Tancho Drive, daily Metro bus service is located 0.4 miles to the south at the intersection of American Parkway and Buttonwood Drive.

Previous Approvals

At its April 20, 1999 meeting, the Common Council conditionally approved the final plat of "Replat of Lot 2, Porter Plat", City of Madison, Dane County, Wisconsin.

At its April 20, 1999 meeting, the Common Council conditionally approved the rezoning from PUD-GDP and A (Agriculture District) to Amended PUD-GDP and to PUD (SIP) for property located at 5555 Tancho Drive (5541 Tancho Drive for PUD-SIP). The program for Phase I was a 103-unit senior apartment building.

At its June 6, 2000 meeting, the Common Council conditionally approved the rezoning from PUD-GDP to PUD-SIP for property located at 5555 Tancho Drive to allow for the construction of Phase II for Oakwood Village East. The program for Phase II include: A 103-unit apartment building similar to Phase I; a clubhouse including administration and dining areas; a chapel/commons area; a 40-unit assisted care facility; a 20-unit dementia care facility; and a 42-unit skilled nursing facility.

At its November 4, 2003 meeting, the Common Council conditionally approved the rezoning from Temporary Agriculture and PUD-GDP-SIP to Amended PUD(GDP-SIP) for property located at 5541 Tancho Drive and 5601-5801 American Parkway to allow for the construction of additions and alterations to Oakwood Village East. The program included the following: a new 95 independent senior apartment building with below-grade parking; a 350-seat resident assembly/activity area addition to Main Street; an addition to the Health and Wellness Center; a 42-bed, skilled nursing home addition to the existing assisted living facility; a 20-unit memory care facility (in a future phase when additional property in the Northwest corner can be obtained).

On May 23, 2008, a minor alteration was approved for 5833 American Parkway, Oakwood Village East Campus to allow for the addition of a two-story, 2,400-square-foot addition for physical therapy to the skilled nursing building.

Project Description

There are two zoning map amendments being requested: 1) an amendment of a Planned Development - General Development Plan (PD-GDP); and 2) approval of an amended Planned Development - Specific Implementation Plan (PD-SIP) for the proposed development.

As the existing Planned Development – General Development Plan (PD-GDP) includes two 103-unit independent living apartment buildings, clubhouse, 84 units of assisted living, 30 units skilled nursing beds, and an 80-person chapel as its list of permitted uses, this proposal will amend the PD GDP to increase the independent-living by 73 units, increase the assisted-living by 30 units, allow for the renovation of common-area facilities, and including site improvements across the entire 18-acre site.

The amendment to the PD-SIP consists primarily of three components:

1. Independent Living Units -- A new development consisting of 73 units of independent senior living units in three buildings all located atop a one-story, 88-stall parking deck will be constructed approximately halfway along the western property line, in a currently vacant area of the property. The three buildings will be connected to each other via two sky bridges located at the second floor level and to the Community Center via a hallway at the ground floor level. All will have direct access to the under-building parking deck which will take access from the main campus drive aisle via a ramp located at the south end of the garage. The proposed units will consist of one- and two-bedroom units and each will have a 3-season porch/balcony. The top of the parking plinth will be programmed into an outdoor patio with benches, trellis, and rooftop plantings.

Regarding materials, brick will clad the building's base as well as a few vertical elements; a medium-grey clapboard siding will clad the middle (with a dark-grey smooth cement board siding cladding some of the projecting window units), and an ivory-colored, smooth cement board will clad the top. Horizontal bands of white precast stone will differentiate these various sections. Aside from the brick, all materials and colors are intended to match the existing independent living buildings on site.

2. Assisted-Living Units -- A three-story, addition consisting of thirty, one-bedroom assisted-living units will be added to an existing two-story, 40-unit assisted-living facility (for a total of 70 units) located at the north of the site. Each floor will have ten units (which will each have a kitchenette) with a common area located at the north end. The central hallways on the first and second floors will connect to those of the existing facility and an additional hallway on the ground floor will provide access to the community center. Two internal stairwells and elevators will connect all three levels of the addition.

The addition will employ the same architectural style, materials, and roof type as the existing structure. A medium-grey clapboard siding will clad the first and second floors and an ivory-colored, smooth cement board will clad the top. Architectural shingles will clad the gabled and hipped roof.

3. Renovated and Enlarged Community Center -- The campus' existing community center is proposed to be significantly renovated and expanded. Approximately 19,000 square-feet of the roughly 36,600-square-foot facility is slated for significant interior renovations with another roughly 7,800 square-feet to be added to the facility. As stated in the applicant's submitted materials, this work will include: the creation of a gathering area and bistro food service venues, a main street corridor on the south side of the community center, a marketing suite, a lifelong learning room & store, and a spa; the renovation of the service corridor on the north side of the community center, the wellness & fitness components, and the existing chapel; and the relocation of the clinic as well as business center and library to the basement. As part of this proposal, the main entrance (with covered drop-off area) of the community center would also be shifted northwest on the site to in front of the chapel. This will highlight the chapel, which should be noted will be open to not only Oakwood Village residents but also members of the general community.

The new exterior walls of the community center will be clad with an off-white, smooth cement board panel to closely match the existing.

The proposed additions will add 103 units to the campus, raising the total number of units on site from 308 to 411. This will thereby raise the density for the 18-acre site from 17.1 units per acre to 22.8 units per acre.

TABLE 1: UNIT BREAKDOWN BY TYPE

	Existing	Proposed	Total
Independent Living	206	73	279
Assisted Living	40	30	70
Health and Rehab	42	0	42
Memory Care	20	0	20
Total	308	103	411

Site changes will consist primarily of an adjustment to the drive aisles and surface parking lots. For example, the site’s southern drive aisle (located to the south of the existing community center and to the east of the area proposed for the independent living development), will be adjusted accommodate the shifted community center entrance as well as the drive aisle to the proposed independent living development’s under-building parking. Whereas the existing drive aisle had 73 perpendicular stalls (including six accessible), after the site adjustments, there will be 97 stalls (including four accessible). The site’s northern drive aisle and parking will be mostly unaltered save for the parking lot to the east of the proposed assisted living addition. In order to make room for the addition, the parking lot will also be reduced from 59 existing stalls (including six accessible) to 54 stalls (including six accessible).

New stormwater detention ponds will also be added along the western lot line, northwestern corner of the lot, and to the right of the site’s southern entrance.

Regarding the landscape plan, significant plantings are proposed around the southern drive aisle and parking areas (including the stormwater detention ponds), the independent living development, and the assisted-living addition. These changes include foundational plantings, evergreens, shrubs and perennials, ornamental trees.

Analysis and Conclusion

This request is subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

Conformance with Adopted Plans

The Planning Division believes the request is consistent with adopted plan recommendations. Both the [Comprehensive Plan \(2006\)](#) and the [Rattman Neighborhood Development Plan \(1992\)](#) recommend medium-density residential development for the subject site. The [Comprehensive Plan](#) defines medium-density residential development as 16 to 40 units per acre while the [Rattman Plan](#) describes it as roughly 25 units per acre. Even with the 103 additional units, the resulting total of 411 units on the 18-acre site, work out to roughly 22.8 units per acre, which is consistent with these recommendations.

Zoning Map Amendment Standards

Staff believes the Zoning Map Amendment standards are met. These standards state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the [Comprehensive Plan \(2006\)](#), and shall comply with Wisconsin and federal law.

Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan \(2006\)](#). 2010 Wisconsin Act 372 clarified "consistent with" as "further or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098 (1) for further information.

As noted above, the General Development Plan was approved by the Common Council on September 3, 1996. This request is considered a major amendment to the underlying General Development Plan and as such, the Planned Development standards must be applied to this zoning map amendment request. Furthermore, as stated in MGO Sec. 28.098(5)(c)7, *"In considering extensions of approved General Development Plans for unconstructed components/ phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions."*

Staff does not have any concerns related to the appropriateness of the proposed development in its current context. The unit density of 22.8 units per acre for the proposed development is commensurate with those of the surrounding properties, namely the '22 Slate Apartments' (5401 Tancho Drive) at 18.5 units per acre; the Barrington Place Apartments (5201 Brookside Drive) at 24.64 units per acre or the 50Twenty development (5020 Pendleton Drive) at 20.31 units per acre.

The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the following standards of 28.098(2), summarized below, are met:

- (a) Shall not be allowed simply for the purpose of increasing overall density.
- (b) Shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (c) Shall not adversely affect the City's economic health or the cost of municipal services.
- (d) Shall not create disproportionate traffic or parking demands.
- (f) Project Phasing and Assurances of Completion

The Planning Division believes the following standard can be met and staff provides the following additional analysis.

Standard (e) states that *"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 note the applicant's use of materials on the new buildings and additions to match the existing structures. The applicant has also made several changes to the plans to address concerns raised throughout the review process including adding additional fenestration to the façades of the independent living building which face American Parkway.

Urban Design Commission

Staff notes that the project received final approval from the Urban Design Commission at their June 28, 2017 meeting. Those notes are attached.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Conclusion

The applicant requests approval of two zoning map amendments: 1) an amendment of a Planned Development - General Development Plan (PD-GDP); and 2) approval of an amended Planned Development – Specific Implementation Plan (PD-SIP) to construct a 73-unit independent-living building, a 30-unit assisted-living addition to an existing facility, and the renovation and expansion of an existing community center at 5655 Tancho Drive.

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be met with this proposal. From a density standpoint, this development is consistent with both the Comprehensive Plan and the Rattman Neighborhood Development Plan's recommendations for medium-density residential uses. The Planning Division further believes the proposed site design is consistent with the surrounding development pattern. From a design standpoint, the applicant has made several improvements to several of the building fenestrations based on Staff feedback in addition to being granted final approval from the Urban Design Commission on June 28, 2017.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135))

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 - 00290 approving the amendment of a Planned Development - General Development Plan, and forward Zoning Map Amendment ID Section 28.022 - 00291 approving an Amended Planned Development District to approve a Planned Development - Specific Implementation Plan for 5655 Tancho Drive to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

Major/Non-Standard Conditions are Shaded

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

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each private sanitary sewer main that connects to a public City sewer main. For each private sewer main to be plugged where it connect to the City sewer main or manhole, the owner shall complete a sewer plug permit. The permit application is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

2. This site has an existing stormwater mngt system and agreement. The changes and additions being made to the site require that the stormwater plan be updated and likely amended to accommodate the additional measures needed. The applicant shall submit new maintenance agreements and new stormwater plans and calculations to City Engineering for review and approval.
3. Sheet CU100 shows a Public City sewer being relocated. This will require the developer to enter into a developer agreement with the City.

4. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
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. (MGO 16.23(9)(d)(4))
6. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or troester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

7. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering

will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

8. 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))

9. 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).

10. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.

11. 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.

12. 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 the Madison General Ordinances.

13. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

14. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
15. All damage to the pavement on Tancho Dr, American Pkwy, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
16. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

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

17. Site plans indicate a change of route of the public sanitary sewer in the northwest corner of the site near the new Independent Living Addition. This will require partial or whole releases of Public Sanitary Sewer Easements per Doc No's 3919623 and 3965908 and a partial release of Public Sanitary Sewer Easement per Document No 2583797. Upon approval of the re-route by City Engineering, applicant shall prepare metes and bounds legal descriptions and scale map exhibits for the portions to be released and new easements to be created. They shall be provided to Engineering Land Records Coordinator Jeff Quamme for review. Upon approval of the exhibits and payment of the required \$500 administration fee (check payable to City of Madison Treasurer) to cover staff time and recording costs, a Real Estate project will be set up to accomplish the required documents.
18. Submit a PDF of all floor plans for each separate building to Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a preliminary building and preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal. Also provide a list of all existing addresses within the existing memory care, assisted living, and skill nursing buildings.
 19. All site plan sheets shall show as a dark solid line the property division line between the two distinct ownerships within the site. The lot lines have been adjusted by Quit Claim Deed Doc No 3919625. Upon this being shown, if any portion of the new Assisted Living building addition crosses the property line, a Certified Survey Map will be required.
 20. The site plan shall be revised to acknowledge the portion of the Public Sanitary Sewer Easement per Document No 2583797 that has been released by Document No. 3951305.

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

21. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
22. 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.
23. 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.
24. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
25. Applicant shall work with Traffic Engineering to improve pedestrian accommodations through the site. Areas of particular concern are the new addition that seem to have no pedestrian access points and, the connection south of the new parking facility.
26. No design was submitted for the underground parking structure for review by Traffic Engineering. As such, the applicant can expect a full range of comments once submitted to ensure that the site is in compliance with MGO 10.08.
27. 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, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
28. The proposed parking facility has not been properly dimensioned with the submittal. As such, Traffic Engineering is unable to provide an appropriate review, and if the parking geometrics are not in alignment with MGO 10.08 the applicant should expect revisions up to and including structural modifications to bring the site into compliance.

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

29. The applicant proposes a development that does not comply with the bicycle parking requirements of Sections 28.141(4)(g) and 28.141(11). A Planned Development shall comply with all standards, procedures, and regulations of the Zoning ordinance that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

30. Bicycle parking for the Oakwood Village Prairie Ridge improvements shall be provided per Section 28.141(4) and Table 28I-3 as follows:
- Independent living apartment building: 1 per unit up to 2-bedrooms plus ½ space per additional bedroom (73 stalls) 1 guest space per 10 units (7 stalls)
 - Assisted living addition: 1 per 4 units (7 stalls) plus 1 per 5 employees (TBD)
 - Community center addition: As per Zoning Administrator (10 stalls)
31. Per Section 28.141(11), required bicycle parking shall comply with short-term and long-term bicycle parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Identify the locations of the bicycle stalls and label the dimensions of the stalls and the access aisles. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks including any structured or wall mount bike racks.
32. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall clearly show the existing and proposed surface parking accessible stalls. The accessible stalls located in the underground parking garage of the independent living apartment building shall comply with dimensional requirements including the access aisles. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stalls.
33. Identify and label the building materials and colors for the independent living apartment building, assisted living addition, and community center addition. Provide a building materials and colors list.
34. Per the Supplemental Regulations for an Assisted Living Facility, Congregate Care Facility, or Skilled Nursing Facility (Section 28.151), submit a management plan for the assisted living addition portion of the facility.
35. 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.
36. 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 and Chapter 33 Urban Design District 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)

37. MFD will require updating site addressing and way finding signage to facility more efficient emergency responses to the complex.
38. It appears the existing Community Center is construction across a property line. A property line adjustment may be required as a result.

39. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:
- a. The site plans shall clearly identify the location of all fire lanes.
 - b. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building has a fire sprinkler system.

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

40. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2)) will be required for all new residential development associated with this project. This development is within the North Park - Infrastructure Impact Fee district. Please reference ID# 17128 when contacting Parks about this project.
41. The Applicant shall contact Janet Schmidt at jschmidt@cityofmadison.com if they wish to further discuss options for deed restriction to lower the impact fee rate.

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

42. In regards to the proposed fire service main connection to the existing American Parkway water main – Water mains to be connected to the publicly owned distribution system at more than one point may be privately owned and maintained provided that a check valve is installed on the water main at each point of connection to the distribution system to prevent water from flowing back into the distribution system. Each check valve shall be located in a manhole or vault and shall be immediately preceded and followed by a buried or exposed shutoff valve on the main. The water supplier shall have access to the manholes and valves for inspection purposes. (per NR 811.68(3)).
43. Water main piping located in the public right of way shall be constructed in accordance with the City of Madison Standard Specifications for Public Works Construction.
44. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
45. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.