

PLANNING DIVISION STAFF REPORT

September 15, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 1402 Wyoming Way (18th Alder District)

Application Type: Conditional Use

Legistar File ID # [89234](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Timothy M. Parks, Planning Division

Summary

Applicant & Property Owner: Scott Chehak, Madison Metropolitan School District; 545 W Dayton Street; Madison, WI 53703

Contact: Susan Bowersox; OPN Architects; 301 N Broom Street, Suite 100; Madison WI 53703

Requested Actions: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, and consideration of a conditional use in the SR-C1 District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a new public school building to replace the existing school building (Black Hawk Middle School and Gompers Elementary School) at 1402 Wyoming Way.

Proposal Summary: The applicant is requesting the two conditional use approvals to allow construction of new combination middle school/elementary school to eventually replace the current one on the site. Staff note that the applicant is not currently seeking a demolition permit to raze the existing school; they will seek approval of this permit after the new building is fully constructed, likely in late 2027. The applicant proposes to begin construction of the development in early 2026.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032 states that in the Suburban Residential-Consistent 1 (SR-C1) District, a conditional use is required for both a *'School, Public or Private'* and *'Building or structure with floor area exceeding 10,000 sq. ft. in floor area.'* Furthermore, MGO Section 28.151 lists Supplemental Regulations for both uses. Additionally, the project requires Urban Design Commission approval as a public building pursuant to MGO Section 33.34(4)(d).

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendations: The Planning Division recommends the Plan Commission find that the standards for conditional uses are met and **approve** two conditional uses in the Suburban Residential-Consistent 1 (SR-C1) District – 1) for a school, public or private, and 2) for a building or structure exceeding 10,000 square feet in floor area – to allow construction of a new public school building to replace the existing school building (Black Hawk Middle School and Gompers Elementary School) at 1402 Wyoming Way. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 7 of this staff report.

Background Information

Parcel Location: The 835,501-square-foot (19.18-acre) subject site is located to the southeast of the intersection of Comanche Way and Wheeler Road. The parcel is located within Alder District 18 (Ald. Glenn) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with the existing Black Hawk Middle School/Gompers Elementary School. The joint facility is currently located along the site's Comanche Way/Wyoming Way frontage (i.e. to the southwest). A surface automobile parking lot is located to the west of the building and takes access from Comanche Way/Wyoming Way at the southwest corner of the site, near the intersection with Monica Lane. The remainder of the site is grass. The site is zoned Suburban Residential-Consistent 1 (SR-C1) District.

Surrounding Land Uses and Zoning:

North: Across Wheeler Road are the Cherokee Garden Condominiums, zoned SR-V2 (Suburban Residential – Varied 2) District;

East: The Eden Vista senior living facility, zoned PD (Planned Development District), and single-family residences as well as a facility for a religious organization, all zoned SR-C1 (Suburban Residential – Consistent 1) District;

Southwest: Across Wyoming Way are single-family residences zoned SR-C1; and

West: To the west, including across Comanche Way are single-family residences, all zoned SR-C1 (Suburban Residential – Consistent 1) District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) identifies the subject site and parcels to the southeast for Special Institutional (SI) uses, which it notes is used primarily to “*identify current or recommended locations for grade schools, colleges, the UW-Madison campus, and relatively large places of assembly and worship.*” The [Cherokee Neighborhood Development Plan](#) (2007) also recommends SI uses for the subject parcel.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	835,480
Lot Width	60 ft	850 ft
Front Yard Setback	30 ft	146 ft, 426 ft
Side Yard Setback	6 ft	345 ft, 120 ft
Maximum Lot Coverage	60%	34%
Maximum Building Coverage	50%	7%
Maximum Building Height	35 ft	33.5 ft
Lot Area (sq. ft.)	8,000	835,480

Site Design	Required	Proposed
Number Parking Stalls	1 per classroom = 56	56
Electric Vehicle Stalls	10% EV Ready = 6	14
Accessible Stalls	3	3
Loading	No	No
Number Bike Parking Stalls	1 per 5 students = 110	112
Landscaping and Screening	Yes	Yes (See Comments #38 & #39)
Lighting	Yes	Yes
Building Form and Design	Yes	Civic and Institutional

Other Critical Zoning Items	
Yes:	Urban Design (public building), Utility Easements, Wellhead Protection
No:	Historic District; Floodplain, Wetlands, Adjacent to Park, TOD Overlay, Barrier Free (ILHR 69)

Tables Prepared by Jacob Moskowitz, 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 a full range of urban services. Metro Transit operates daily all-day transit service along Wheeler Road adjacent this property - with trips at least every 75 minutes.

Project Description

The applicant is requesting two conditional use approvals in order to construct a new combination middle school/elementary school to eventually replace the current one on the site (Black Hawk Middle School and Gompers Elementary School). Staff note that the applicant is not currently seeking a demolition permit to raze the existing school; they will seek approval of this permit after the new building is fully constructed, likely in late 2027.

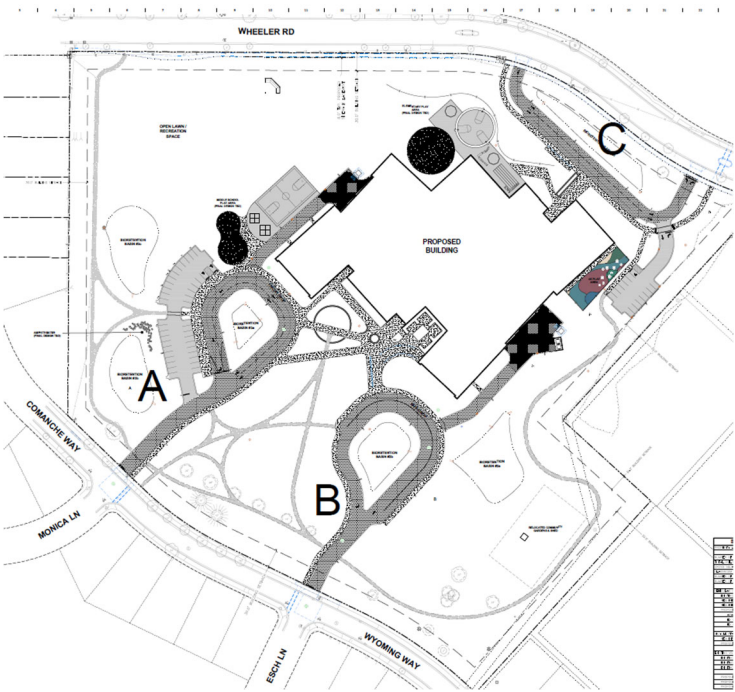
Whereas the current building is located along the site’s Comanche Way/Wyoming Way frontage (i.e. to the southwest), the new building will be located centrally on the site. The proposed building will be two levels – roughly 90,800 square-feet on the lower level and 110,000 square-feet on the upper.

As for site access, whereas the current building takes access solely from Comanche Way/Wyoming Way at the southwest corner of the site, near the intersection with Monica Lane, the new facility will have access from both Comanche Way/Wyoming Way to the southwest as well as Wheeler Road to the north.

Gompers Elementary School will have a dedicated looped drop-off for automobiles located along Wheeler Road (labelled “C” in the graphic to the right). It will also provide access to 15 automobile surface parking stalls. The school’s main entrance is located along the building’s northeast façade, and provides access to the upper floor.

Black Hawk Middle School’s dedicated access will be located along Comanche Way/Wyoming Way, at the southwest corner of the site, directly across from the intersection with Monica Lane. (It is labelled “A” in the graphic to the right.) This access with looped turnaround will be used for the drop off/pick up of middle school students and will also provide access to 41 surface automobile parking stalls.

The third access, located along Wyoming Way, across from the intersection with Esch Lane, will be used by yellow school buses and para-transit vehicles for students of both schools. It is labelled “B” in the graphic to the right.



As for other site features, there will be a number of bioretention basins located on the southern half of the site. The open lawn recreation space will be located at the northwest corner of the site while dedicated play areas are located around the perimeter of the building – a play area for the middle school located near the west corner of the building, a play area for the elementary school located at the north corner of the building and a play area for the 4K students located at the east corner.

Regarding exterior materials, grey precast concrete paneling, medium-grey ACM (Aluminum Composite Material) paneling, and beige brick will clad the majority of the building. A splash of color in the form of terra cotta wall paneling will be used to call out the elementary school entrance on the northeast façade and the middle school entrance on the southwest façade.

Analysis

This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032 states that in the Suburban Residential-Consistent 1 (SR-C1) District, a conditional use is required for both a ‘*School, Public or Private*’ and ‘*Building or structure with floor area exceeding 10,000 sq. ft. in floor area.*’ Furthermore, MGO Section 28.151 lists Supplemental Regulations for both uses.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2023) identifies the subject site and parcels to the southeast for Special Institutional (SI) uses, which it notes is used primarily to “*identify current or recommended locations for grade schools, colleges, the UW-Madison campus, and relatively large places of assembly and worship.*” The Comprehensive Plan goes on to note, for SI uses, “*schools and places of assembly and worship should be located to provide convenient access to such facilities. Larger uses in particular should be located on or near an arterial or collector street, and be designed so that high volumes of traffic will not be drawn through local neighborhood streets. SI uses should be served by public transit, if feasible, and good bicycle and pedestrian access should be provided to and within the site. Accessing the site via biking and walking should be encouraged with site design elements such as placing the building close to the street and providing bicycle parking close to building entrances. SI uses may require buffering from adjoining uses. Large SI uses are often highly visible and should be designed to fit gracefully with, rather than dominate, their surroundings.*”

The [Cherokee Neighborhood Development Plan](#) (2007) also recommends SI uses for the subject parcel.

Staff believe the proposal to construct a new combination middle/elementary school on the site to eventually replace the existing facility of the same use is entirely consistent with both plans.

Supplemental Regulations

Supplemental Regulations for *Schools, Public and Private*:

- a) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- b) Where the use is conditional, 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 believe these requirements can be found satisfied. The City's Zoning Administrator determined that because the proposed building take access, in part, from Wheeler Road, which is classified as an 'Urban Collector', Regulation (a) above, is satisfied. Regarding Regulation (b), Staff believe that this regulation can be found met given the substantial setback from the adjacent uses – roughly 350 feet between the west corner of the proposed building and the single-family parcels to the west and roughly 150 feet from the east corner of the building and the senior living facility property to the southeast. Staff believes that this wide buffer coupled with the horizontal layout of the building's massing negates the need for additional screening.

Supplemental Regulations for *Buildings or Structures Exceeding Ten Thousand (10,000) Square Feet in Floor Area*.

- 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.

For the reasons noted just above, Staff also believe these supplemental regulations can also be found met.

Conditional Use Standards

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), Approval Standards for Conditional Uses, are met. That section 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. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."*

The Planning Division believes that the Plan Commission may find that the conditional use standards are met to approve the new school complex. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the project, nor should the establishment of the conditional uses impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Staff note that Wheeler Road, which is proposed to now provide access to the elementary school is classified as an 'Urban Collector' which has Metro Transit service with trips at least every 75 minutes. While Comanche Way/Wyoming Way is classified as a local street, staff note that the current facility is entirely served by this stretch of road. Therefore, with the traffic reduction represented by the aforementioned elementary school access moving to Wheeler Road, staff believe that the continued use of Comanche Way/Wyoming Way represents an improvement over the current arrangement. No agency comments have been submitted that would suggest that the standards of approval cannot be met.

Urban Design Commission (UDC)

MGO Section 33.24(4)(d) states that the UDC shall approve plans for all buildings proposed to be built or expanded by the City and by any local governmental entity which has the power to levy taxes on property located within the City, which includes the school district.

At its meeting of September 3, 2025, the Urban Design Commission **granted initial approval** of the proposed new MMSD Gompers Elementary and Black Hawk Middle Schools located at 1402 Wyoming Way with the condition that the building design be refined to incorporate more color where feasible, including for example window frames, metal panels, window mullion extensions, fence color, etc.

Additional Information regarding the UDC's motion of initial approval is found under [Legislative File 88480](#) which includes the [UDC Staff Report](#) and the draft copy of the [UDC Meeting Summary](#).

Public Input

At the time of report writing, Staff have received one comment in general opposition to the proposal to construct a new school on the site. It has been uploaded to [Legislative File](#) for this request.

Conclusion

The Planning Division believes that the Plan Commission may find that the proposed development meets the standards for conditional use approval and the applicable supplemental regulations. The project's proposed use is a continuation of what is currently on the site and is consistent with the recommendation for the site of Special Institutional (SI) uses in both the [Comprehensive Plan](#) and [Cherokee Neighborhood Development Plan](#). Furthermore, Staff notes that the design has been reviewed by the Urban Design Commission who granted it initial approval at their September 3, 2025 meeting with only minor feedback.

Recommendation

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

The Planning Division recommends the Plan Commission find that the standards for conditional uses can be found met and **approve** two conditional uses in the Suburban Residential-Consistent 1 (SR-C1) District – 1) for a school, public or private, and 2) for a building or structure exceeding 10,000 square feet in floor area – to allow construction of a new public school building to replace the existing school building (Black Hawk Middle School and Gompers Elementary School) at 1402 Wyoming Way. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies listed below.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. All discharges from the site will be directly connected to the public storm sewer system. The applicant shall provide stamped as-builts of the storm sewer system as a condition of occupancy.
2. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
3. Construct sidewalk, terrace, curb, gutter, and pavement along Wheeler Road and Wyoming Way to a plan approved by the City Engineer.

4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
5. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
6. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
7. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
8. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
9. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
10. 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 NR216 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. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

11. Revise the site plan 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)
12. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
13. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

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

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

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

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

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

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

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

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

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

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

15. 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).

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

16. Grant a Permanent Limited Easement for Public Sidewalk through the property running from running along Wheeler Rd. The final Width and location of this easement is to be approved by Engineering and Traffic Engineering. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the required Madison Real Estate project.
17. The Right-of-Way of the easterly curving section of Wheeler Road has been incorrectly shown on the face of the plan. Per the legal description as provided in the title commitment the southerly Right-of-way of Wheeler Rd is described in Document 3470680 intending to be 33' southwesterly of the described Centerline. Revise the Survey and the plans to show the correct Right-of-Way as called for in the Deed. Note: the northerly Right-of-Way of Wheeler Road has been acquired and vacated in various documents unrelated to the southerly side. they were not simultaneous and the Right-of-way varies with separate Centerlines proposed at different times. Additionally it can not fully be determined how the northerly Right-of- way of Wheeler Rd was established from this survey.

18. Release the 10' Electrical Easement per Doc 3585804 to allow for the construction of the new improvements
19. Coordinate and request from the utility companies serving this area the easements required to serve this development.

Additionally, there appear to be existing utilities within the site that do not currently have formal easements rights, work the companies serving the area to formalize these rights as needed

20. 1505 Wheeler Rd & 1410 Wyoming Way are the addresses for the elementary and middle school. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

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| <ol style="list-style-type: none">21. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Wheeler Road.22. The applicant shall be responsible for the construction of a traffic island, marked continental crosswalk, pedestrian ramps, and an RRFB to facilitate pedestrian crossings of Wheeler Road.23. The applicant shall be responsible for the construction of a minimum five (5)-foot wide sidewalk connecting the future sidewalk on their frontage to the Comanche/Wheeler intersection. |
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24. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 25. 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.
 26. The City Traffic Engineer may require public signing, marking and street lighting related to the development; the Developer shall be financially responsible for such signing, marking and street lighting.
 27. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 28. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

29. One way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the Exit.
30. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
31. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
32. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.
33. Include a parking plan demonstrating how specific stalls, to be used by the school site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
34. Applicant shall submit for review a student drop off and pickup plan. This plan shall include the number of students, estimated modes of arrival by percentage, estimated arrival times and any requested passenger loading zones.
35. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
36. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

37. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tadm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

38. 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.
39. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be planted on the private property.

40. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of greater than or equal to fifty percent (50%) glass, at least eighty-five percent (85%) of the glass must be treated. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. Identify which glass areas will be treated, and provide a detail of the specific treatment product that will be used.
41. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

42. This property is in a Wellhead Protection District–Zone (WP-13). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.
 43. Update utility plan to show a proposed valve at the connection to the public water main.
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/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. 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.

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

45. As identified on plans submitted for review and in coordination with any public works improvements, the applicant shall install and maintain an accessible bus boarding pad - as shown in the public right-of-way - at the Metro bus stop zone that is on the south side of Wheeler Road, east of (Private) Golf View Drive.
 46. As identified on the plans submitted for review, the applicant shall install and maintain a new passenger seating amenity across the sidewalk from the planned bus stop zone - either as part of the private landscape plan or in the public right-of-way area. If located in the public right-of-way, the applicant should be aware of the requirements set forth in MGO 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Bench) application and should contact the City's Office of Real Estate Services for information and assistance with the Privilege in Streets (Bus Bench) application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign off - if located in the public right-of-way.

47. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

48. Metro Transit operates daily all-day transit service along Wheeler Road adjacent this property - with trips at least every 75 minutes.

49. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 14 Weekday & 13 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

The Planning Division, Fire Department, Parks Division, and Forestry have reviewed this request and recommended no conditions of approval.