

# PLANNING DIVISION STAFF REPORT

March 7, 2022

PREPARED FOR THE PLAN COMMISSION



**Project Address:** 2902 Dryden Drive (District 12 – Ald. Abbas)  
**Application Type:** Demolition Permit and Conditional Use  
**Legistar File ID #:** [69321](#) and [69322](#)  
**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:** Alan Steinhauer; Prism Development, LLC; 1865 Northport Drive, Suite B; Madison, WI 53704  
**Contact:** Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Avenue; Middleton, WI 53562

**Requested Action:** Consideration of a demolition permit to demolish a bank/office building; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with greater than 36 dwelling units; and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a four-story, 45-unit apartment building.

**Proposal Summary:** The applicant proposes to demolish a one-story, former bank/office building and construct a four-story, roughly 65,000-square-foot apartment building with 45 residential units and underground parking. The development will be part of a planned multi-use site, which contains a large shopping center (Northside Town Center). Project construction is anticipated to begin in the summer of 2022, with projected completion in summer of 2023.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185] and Conditional Uses [MGO §28.183(6)].

**Review Required By:** Urban Design Commission (UDC) and Plan Commission (PC)

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find that the approval standards for demolition and conditional uses are met, and **approve** the demolition and conditional use requests. These recommendations are subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

## Background Information

**Parcel Location:** The 34,780-square-foot (0.80-acre) subject site is located to the west of the intersection of Northport Drive and Dryden Drive. It is located in Alder District 12 (Ald. Abbas) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is part of a planned multi-use site, which contains the Northside Town Center. The subject parcel has an existing, one-story, roughly 1,500-square-foot former bank/office building. The building is located near the southeastern property line and has a drive-through lane, which takes access from Dryden Drive, running counterclockwise around it. A small surface parking lot is located to the southwest of the building. The rest of the lot is grass.

**Surrounding Land Uses and Zoning:**

North: Across Northport Drive is the Northport Apartments multi-family development, zoned Suburban Residential – Varied 2 (SR-V2);

East: Across Dryden Drive is a restaurant (McDonald’s) with a vehicle access sales and service aisle, zoned Commercial Corridor-Transitional (CC-T);

South: Multi-family building, zoned CC-T; and

West: Large multi-tenant commercial building (Northside Town Center), zoned CC-T.

**Adopted Land Use Plan:** The [Comprehensive Plan \(2018\)](#) recommends Community Mixed-Use (CMU), which is classified as two to six floors and up to 130 dwelling units per acre (du/ac). The CMU category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. The [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#) calls for a future redevelopment of the entire Northside Town Center. More information on that recommendation is provided in the Analysis Section of this report.

**Zoning Summary:** The subject property is zoned Commercial Corridor – Transitional (CC-T)

Requirements	Required	Proposed
Lot Area (sq. ft.)	500/d.u. = 22,500	34,780
Lot Width	None	145 ft
Front Yard Setback	5 ft	12 ft
Max. Front Yard Setback	25 ft	12 ft
Side Yard Setback	10 ft	51 ft
Usable Open Space	40 sq ft/d.u. = 1,800 sq ft	15,557 sq ft
Maximum Lot Coverage	85%	61%
Maximum Building Height	5 stories/78 ft	4 stories/50 ft

Site Design	Required	Proposed
Number Parking Stalls	No minimum, 112 maximum	54
Accessible Stalls	2	2
Loading	No	No
Number Bike Parking Stalls	50	51
Landscaping	Yes	Yes <i>(See Comment #37)</i>
Lighting	Yes	Yes
Building Forms	Yes	Large Multi-Family

<b>Other Critical Zoning Items</b>	Urban Design (Planned Commercial Site) & Utility Easements
------------------------------------	--

*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, including Madison Metro. The nearest Metro stop is located just steps away from the subject site at the Northport/Dryden Drive intersection.

**Project Description**

The applicant first proposes to demolish the existing, roughly 1,500-square-foot, one-story, former bank/office building. According to the City Assessor’s Office, the building was constructed in 1980. Photos of the structure have been submitted by the applicant and are available for viewing [here](#).

The new building will be roughly 65,000 square-feet in size, four floors in height, and have 45 units (38 1-bedroom units and seven 2-bedroom units). The primary entrance will be located at the eastern corner of the building while the six ground floor units facing the two street frontages will all have walkup access in addition to internal access. Plans show that all of the units will either have individual balconies or patio space. In terms of amenities, the building will have a shared common room with a roof deck on the fourth floor and an exercise room on the first.

Regarding parking, the building will have 43 underground parking stalls and 11 at grade stalls located on the southwestern side of the building. These stalls are all accessed from Dryden Drive via a shared access drive located on an outlot directly to the southwest of the subject property. This shared access drive will also continue to provide access to both the residential building located to the south as well as the North Side Town Center, the existing shopping center and large, planned multi-use site, located to the west. In regards to bicycle parking for the development, 45 long-term stalls for the residents are provided, as well as six surface stalls for guests. No loading zone is provided, nor is one required by Zoning.

In terms of the building's palette of colors and materials, the building's first floor and four-story corner element will be clad with a white stone veneer, while the rest of the building will be clad with mix of dark brown and wood composite siding. White and blue composite paneling will be used for the trim.

## Project Analysis

The proposed project is subject to the standards for Demolition Permits [MGO §28.185(7)] and Conditional Uses [MGO §28.182(6)].

### Conformance with Adopted Plans

The [2018 Comprehensive Plan](#) recommends Community Mixed-Use (CMU), which is classified as two to six floors and between seven and up to 130 dwelling units per acre. As previously mentioned, the CMU category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. Furthermore, the Plan states that, "*Many of the City's aging, auto-oriented strip commercial centers are recommended for CMU redevelopment due to their accessible locations along major transportation corridors and the opportunities to significantly increase integrated housing and commercial development.*" Regarding the proposal of a purely residential building in a mixed-use district, Staff point out that the Plan notes, "*While both residential and nonresidential uses are accommodated within mixed-use districts, not every building in a mixed-use district needs to include both residential and non-residential uses.*" In total, the Planning Division believes that the development of a residential building on the subject property, given its context within a larger commercial site, generally conforms to the Plan recommendations.

Additionally, the [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#) calls for the eventual redevelopment of the entire Northside Town Center. Although this project is only one piece of the entire planned multi-use site, staff does not believe that this development will preclude future development of the larger site. Furthermore, the Plan recommends the addition of a future public street extending from Dryden Drive to N Sherman Avenue. While the City is not requiring any formal dedication or reservation, given that the outlot adjacent to the site is being preserved with this proposal, staff also does not believe that this proposal will preclude that future street connection from eventually coming to fruition. A graphic depicting potential redevelopment scenarios of Northside Town Center is provided for reference (the subject site is outlined in red).

Concept A: North-South Main Street, Mixed-Use  
Redevelopment



Concept B: East-West Main Street, Mixed-Use  
Redevelopment



In terms of density and height recommendations, this proposal is well within the recommendations for CMU at four stories and roughly 56 dwelling units per acre.

### Demolition Approval Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.

The commercial building proposed for demolition is a roughly 1,500-square-foot, one-story, former bank building which, until recently, was used as an office building. According to the City Assessor's Office, the building was constructed in 1980. While no structural information has been provided, the applicant has submitted photos of the structure which are available for viewing [here](#).

One of the demolition approval standards that the Plan Commission needs to find met states, *"The applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building."*

Regarding this point, in communication with Staff, the applicant noted, *“This existing building is a large one-story commercial structure that is 44 feet by 46.5 feet and as such would not be able to be moved to a new site without cutting it into pieces. It also has a stone veneer façade and a uniquely shaped pitched roof structure. As such, this would be a challenge for the pitched roof structure to be able to be reused after being cut into sections, and the stone façade would need to be cut up as well. Based on this, it was determined that it is not feasible to try to reuse this building at a new location.”*

Finally, the demolition standards state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At their January 10, 2022 meeting, the Landmarks Commission found that the building at 2902 Dryden Drive has no known historic value.

The Planning Division believes that the Demolition Approval Standards can be found met.

### **Conditional Use Standards**

The applicant is requesting approval of two conditional uses: 1) for a multi-family dwelling with greater than 36 dwelling units in the Commercial Corridor-Transitional (CC-T) District uses in the Commercial Corridor- Transitional (CC-T) Zoning District; and 2) to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use.

In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation. The Planning Division believes that this proposal conforms to the adopted plan recommendations for the subject site. Staff believes that the standards can be found met and provides further discussion on Standards #5 and #9.

Conditional Use Standard #5 states, *“Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.”* The Planning Division believes that this standard can be found met. According to Traffic Engineering, the proposed building placement will not prevent a future public street connecting from Dryden Drive to N Sherman Avenue given the outlot to the south. Furthermore, the Planning Division does not believe that this apartment proposal will preclude the future redevelopment of the larger shopping center.

Conditional Use Standard #9 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 (UDC) for comment and recommendations.”* The Urban Design Commission (UDC) reviewed this request on an informational basis at their March 31, 2021 meeting. At their February 23, 2022 meeting, they gave the project unanimous final approval with the following two conditions: 1) Add additional plant screening on west side of property, using smaller scale trees in combination with shade trees to provide canopy support to the roof deck. Consideration should be given to replacement of Maple trees with Muscle Wood and Quaking Aspen with Honeylocust, or similar plant typologies; and 2) Change the guardrail on the west side of the roof deck to a more solid design for more effective screening. (The draft of the UDC report

from February 23 is included at the end of this staff report.) As no rooftop mechanicals or HVAC “wall-pack” penetrations/louvers have been shown on the submitted plans, Staff have also included a condition of approval requiring any such HVAC “wall-pack” penetrations/louvers to be oriented perpendicular to the main facade, and provided within the recessed balcony spaces. Considering the advisory recommendation of final approval from the UDC, their recommended conditions, and the condition regarding “wall-pack” units, the Planning Division believes the Plan Commission may find this standard met.

Given that this development is also considered a planned multi-use site, a recommendation from the Urban Design Commission (UDC) is again required. As mentioned above, at their February 23, 2022 meeting, meeting in regular session, the UDC voted to recommend that the Plan Commission approve this request with the two conditions of approval. Therefore, the Planning Division believes that this standard can be found met.

### Public Input

At the time of report writing, staff have not received any written comments.

## Conclusion

The applicant proposes to demolish a one-story, 1,500-square-foot office building and construct a four-story, roughly 65,000-square-foot apartment building with 45 residential units and underground parking. The development will be an addition to an existing planned multi-use site that contains the Northside Town Center.

The Planning Division believes that this proposal can be found to meet the approval standards for demolition and removal permits as well as conditional uses. As proposed, the added residential density will be in keeping with the [Comprehensive Plan \(2018\)](#) land use recommendations for the subject site. Furthermore, staff does not believe that this proposal will preclude the future development of the Northside Town Center, including a new public street connecting Dryden Drive to N Sherman Avenue.

## Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for demolition and conditional uses are met, and **approve** the demolition and conditional use requests. These recommendations are subject to input at the public hearing and the conditions from reviewing agencies in this report.

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

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

1. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

**Urban Design Commission** (Contact Jessica Vaughn, Urban Design Commission Secretary, (608) 267-8740)

2. Add additional plant screening on west side of property, using smaller scale trees in combination with shade trees to provide canopy support to the roof deck. Consideration should be given to replacement of Maple trees with Muscle Wood and Quaking Aspen with Honeylocust, or similar plant typologies
3. Change the guardrail on the west side of the roof deck to a more solid design for more effective screening

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

- |   |
|---|
| <p>4. The applicant shall revise the plans to get drainage to Dryden Drive or shall provide Engineering of documentation of an agreement in place with the private property owner of Sherman Plaza showing this development has the right to discharge onto private property.</p> |
|---|
5. 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)
  6. Reconstruct damaged sidewalk, terrace, curb & gutter and asphalt as required to a plan as approved by City Engineer
  7. 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))
  8. Obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)), MGO 35.02(4)(c)(2)), and MGO 37.05(7)
  9. 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))
  10. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
  11. 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.
  12. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.

13. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

14. 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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto: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>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

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.

15. 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: Peak discharge from the site shall be reduced by 15% compared to existing conditions during the 10-year storm event.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to 95% of the existing discharge volume as calculated using the 10-year storm event.

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.



16. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
17. 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering – Mapping** (Contact Jeffrey Quamme, (608) 266-4097)

18. The west side of the building is 11.6 feet from the property line, thus encroaching into the existing 12' wide Public Utility Easement adjacent to the west line of this parcel. The building shall be moved outside of the easement or applicant shall obtain releases of that easement area from the utilities allowed to serve the area. The easement shall be shown and noted on all site plans.
19. The parking area that is for the benefit of the parcel to the south, as depicted and granted in Document No 5542669, is being modified. The agreement shall be amended to reflect the change in size and configuration of the easement area.
20. The address of 2902 Dryden Dr will be retired and archived with the demolition of the building. The address of the proposed apartment building is 2904 Dryden Dr.
21. 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.
22. Submit a site plan and complete building Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan.

The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. For any changes, the final approved Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final set of filed site plans.

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

23. 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; 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.

24. 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.
25. 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.
26. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
27. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
28. 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.
29. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
30. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
31. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
32. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
33. 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 three stories prior to sign-off to be reviewed and approved by DeAndre Newson, (266-4768, [dnewson2@cityofmadison.com](mailto:dnewson2@cityofmadison.com)) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
34. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

35. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. (28.183(6)(a)(6), MGO)
36. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on Northport Drive will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

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

37. 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. Trees within the right-of-way cannot be counted.
38. Provide detail on building elevations showing compliance with Sec. 28.129 Bird-Safe Glass Requirements.
39. Designate electric vehicle parking stalls on the plan. Sec. 28.141(8)(e)2. requires at least 10% EV Ready Spaces and 2% EV Installed Spaces.
40. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
41. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
42. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

**Madison Fire Department** (Contact Bill Sullivan, (608) 261-9658)

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

**Parks Review** (Contact Kathleen Kane, (608) 261-9671)

43. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 21041 when contacting Parks about this project.

**Forestry Review** (Contact Brad Hofmann, (608) 266-4816)

44. Tree Protection: On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.

45. Street Tree Plantings: Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add the following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

46. PVC is not an approved material within the ROW. Update Utility plan with approved material.
47. 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.
48. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

**Metro Review** (Contact Timothy Sobota, (608) 261-4289)

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