



Project Addresses: 4602 and 4698 Eastpark Boulevard
Application Type: Conditional Use/ Alteration to Approved Conditional Use
Legistar File ID # [84811](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Clark J. Brenner, UW Health; 7974 UW Health Court; Middleton.

Contact Person: Dan Morgan, Flad Architects; 644 Science Drive; Madison.

Property Owners: University Hospital and Clinics Authority (4602 Eastpark Boulevard); American Family Insurance Corporate Real Estate; 6000 American Parkway; Madison.

Requested Actions: Consideration of a major alteration to an approved conditional use in the Suburban Employment Center (SEC) District for a hospital to allow construction of a 120,000 square-foot addition to UW Health East Madison Hospital at 4602 and 4698 Eastpark Boulevard.

Proposal Summary: UW Health is requesting approvals to construct a 120,000 square-foot addition to its East Madison Hospital. The addition will be constructed off the northern wall of the existing hospital on land owned by the applicant at 4602 Eastpark Boulevard. However, site improvements to support the addition will extend onto an undeveloped parcel located to the north, which is addressed as 4698 Eastpark and is owned by American Family Insurance. The proposed addition was originally submitted as an administrative alteration for the hospital at 4602; however, the expansion onto the adjacent parcel requires that the conditional use approval for the hospital be expanded to include the 4698 parcel. The applicant is also requesting to expand an existing surface parking lot located southeast of the hospital on the 4602 parcel.

The applicant indicates that construction of the addition will commence as soon as all regulatory approvals have been granted, with completion anticipated by June 2026.

Applicable Regulations & Standards: Table 28D-2 in Section 28.061(1) of the Zoning Code identifies hospitals as a conditional use in the SEC (Suburban Employment Center) zoning district subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** a major alteration to an approved conditional use in the Suburban Employment Center (SEC) District for a hospital to allow construction of a 120,000 square-foot addition to UW Health East Madison Hospital at 4602 and 4698 Eastpark Boulevard subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 6**.

Background Information

Parcel Location: The hospital is located on a 41.5-acre parcel addressed as 4602 Eastpark Boulevard; 4698 Eastpark is an undeveloped 57.5-acre parcel primarily located north of the hospital but addressed from Eastpark

Boulevard, which is located south of the hospital. Portage Road forms the western boundary of both parcels comprising the overall site. The site is located in Alder District 17 (Madison) and the DeForest Area School District.

Existing Conditions and Land Use: The existing hospital at 4602 Eastpark is an up to five-story, approximately 494,000 square-foot hospital with 1,100 parking stalls; the 4698 Eastpark parcel is undeveloped. Both parcels are zoned SEC (Suburban Employment Center District).

Surrounding Land Uses and Zoning: The subject site is surrounded by undeveloped land in the American Center to the immediate east. A single-family residence located on Portage Road in the Town of Burke sits adjacent to the northwestern corner of the current hospital parcel. Undeveloped land and Burke Lutheran Church are located further north of the site along the east side of Portage Road. American Family Insurance’s corporate headquarters campus is generally located to the northeast of the site, while Alliant Energy and Summit Credit Union operate large office buildings to the southeast. UW Health’s new Eastpark Medical Center medical office building is located due south of the existing hospital at 4621 Eastpark. Interstate 39/90/94 is located 500 feet west of the site. The properties in the City neighboring the subject site are zoned SEC (Suburban Employment Center).

Adopted Land Use Plans: The subject site is located within the boundaries of the 2019 [Rattman Neighborhood Development Plan](#), which recommends most of the subject site and surrounding parcels in the American Center for Employment uses, with the exception of the western portion of the 4698 parcel, which is recommended for Stormwater and Other Open Space.

The land uses recommended for the subject site in the 2023 [Comprehensive Plan](#) generally mirror the land uses recommended in the Rattman plan, with parcels to the southwest, south, and east recommended for Employment (E), while a portion of the 4698 parcel and the parcels immediately to its north are recommended for Park and Open Space (P).

Zoning Summary: The property is zoned SEC (Suburban Employment Center District).

Requirements	Required	Proposed
Lot Area	3 acres (per Supplemental Regulations)	41.46 acres
Lot Width	100’	1386’ along Eastpark Blvd.
Front Yard Setback	10’	Adequate, Existing
Side Yard Setback	10’	Adequate, Existing
Rear Yard	The greater of 30’ or 45% of building height	Will Exceed (See conditions)
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Coverage	50%	Less than 50%
Minimum Building Height	22’ measured to building cornice	2 stories/46’
Maximum Building Height	None	2 stories/ 46’(Addition)
Automobile Parking	No minimum required; Maximum: As determined by Zoning Administrator	954 surface; 270 garage (1,224 total)
Electric Vehicle Stalls	10% EV ready: 12	5 EV ready (surface); 4 EV (garage) 6 EV ready (garage)
Accessible Stalls	Yes	51 surface; 20 garage
Loading	Not Required	Existing
Bike Parking	Hospital: 1 per 2,000 sq. ft. floor area (60 for addition)	29 surface; 10 garage (39 total) (See conditions)

Requirements	Required	Proposed
Building Forms	Civic or Institutional Building	Will Comply
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements, Wetlands	
No:	Urban Design, Wellhead Protection, Waterfront Development, Floodplain, Landmarks, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: A drainage corridor that extends southwest from the ridge on which the American Family Insurance headquarters complex is located extends adjacent to the easterly edge of the 4602 parcel and is located within a mapped environmental corridor.

Public Utilities and Services: The site is currently served by a full range of urban services, including all-day Metro Transit service along Eastpark Boulevard adjacent to this property on the A2 spur of the Bus Rapid Transit line, with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays and Saturdays). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 33 Weekday and 24 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Previous Approvals

On February 4, 2013, the Plan Commission approved a conditional use in the O-4 (Administrative Office and Research and Development District) [1966 Zoning Code] for a five-story, 494,000 square-foot hospital and helipad at 4602 Eastpark Boulevard in the American Center.

On February 18, 2013, the Plan Commission approved a Transportation Demand Management (TDM) Plan for the approved hospital development at 4602 Eastpark Boulevard.

A minor alteration was approved on January 10, 2020 to allow construction of a 1,516 square-foot addition to the west wing of the hospital.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for Hospitals:

- (a) The facility 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.
- (c) The boundaries of the institution shall be as defined in the conditional use permit or Master Plan. The institution that is defined by the boundaries shall be a minimum of three (3) acres.

Project Description

The applicant, UW Health/ University Hospital and Clinics Authority, is requesting approval of a major alteration to a conditional use for UW Health East Madison Hospital at 4602 Eastpark Boulevard to allow construction of a 120,000 square-foot addition to the existing 495,516 square-foot facility. A portion of the site improvements to support the hospital addition will extend onto the adjacent parcel at 4698 Eastpark Boulevard, which requires that the conditional use site be expanded to include that parcel.

UW Health East Madison Hospital currently occupies a 41.5-acre lot located in the northeastern quadrant of Eastpark Boulevard and Portage Road on the western edge of The American Center. The existing hospital consists of a five-story west wing with approximately 289,516 square feet of floor area, a two-story center wing with 102,250 square feet, and a two-story east wing with 69,700 square feet, for a total of 495,516 square feet of area. A 31,000 square-foot central utility plant and loading dock that serves the hospital campus is located in a separate building located between the west wing and Portage Road. A parking structure for 270 automobiles is located between the northeasterly wall of the east wing and the easterly property line, with 833 surface parking stalls located between the west and center wings and central plant and Eastpark Boulevard, and surrounding the parking garage. Primary access to the hospital is provided from a drive from Eastpark that leads to a drop-off and valet parking area in front of the center wing; a second driveway from Portage Road serves the loading and service functions on the west side of the proposed hospital campus. The helipad is located in the northeastern corner of the site and connected to the rest of the campus by internal drives.

The proposed addition will be constructed off the north wall of the west wing. The additional 120,000 square feet to be constructed will primarily be located on the first-floor level and will include additional operating rooms and associated spaces for the hospital as shown on Sheet A-111 of the attachment labeled 'Architectural Plans.' The addition will also include mechanical and shell spaces on the lower level and a small addition to the second floor of the west wing, as well as a separate mechanical penthouse at the northeastern corner of the building. In order to provide fire access to the north side of the hospital, a fire lane that currently parallels the north wall of the building will be relocated to encircle the addition. The new fire lane and the grading required along the northern edge of the 4602 Eastpark Boulevard to accommodate it cannot be contained to the existing hospital site and will instead extend onto the undeveloped 57.5-acre parcel to the north addressed as 4698 Eastpark as shown on Sheets C2.00 and C2.01 of the attachment labeled 'Civil Plans_1' on the legislative file for this conditional use alteration ([84811](#)). The owner of the 4698 parcel, American Family Insurance, has consented to this land use application and granted the hospital an easement to construct the fire lane on its property.

The proposed alteration also calls for the expansion of the surface parking generally located between the buildings and Eastpark Boulevard. A 121-stall lot is proposed to be constructed off the current eastern edge of the parking lot, which will bring the number of surface stalls on-site to approximately 954 and a total of 1,224 stalls across the site including the parking structure. Citing low utilization of existing bike parking located across the hospital site, the applicant has received approval of a reduction to the number of bike parking stalls required to serve the proposed addition.

Analysis & Conclusion

Hospitals are a conditional use in the SEC zoning district, and previously in the O-4 zoning district that this portion of The American Center was zoned at the time the hospital was first proposed. At the time the hospital was approved in 2013, there was considerable discussion by City agencies and at the Plan Commission regarding the

impact the regional medical facility could have on the transportation network surrounding The American Center and the then lack of transit service to the center and hospital site, which resulted in approval of the hospital being conditioned on a number of improvements to road network in the center and its surrounding area and the introduction of all-day transit service to the hospital timed with its 2015 opening. Despite the nearly 25% increase in the size of the hospital represented by the proposed addition, staff was inclined to review the proposed addition and additional parking as a minor alteration to the approved conditional use for 4602 Eastpark Boulevard given that the additional floor area and parking was unlikely to affect the impact the hospital has on its surroundings or on the regional transportation network.

However, during review of the minor alteration for the additions submitted in June 2024, it was determined that the conditional use site was being expanded beyond the limits of the 4602 parcel onto the adjacent property at 4698 Eastpark Boulevard, thereby requiring that the alteration instead be considered by the Plan Commission. Conditional use approvals are tied to specific properties, as reflected on the plans approved by the Commission, and the conditional use site boundaries are the ones used to send the public hearing notices required by Section 28.181 of the Zoning Code prior to consideration of a conditional use request by the Plan Commission. While the proposed expansion onto the 4698 parcel is modest (a 10,500 square-foot easement area on a 57.5-acre parcel), the Zoning Administrator has determined that a minor alteration cannot be approved beyond the limits of the conditional use approved by the Plan Commission and that *any* expansion of a conditional use site regardless of size requires Plan Commission approval.

In preparation of the Plan Commission's review of the expanded conditional use site, notice has been sent to the owners and occupants of all properties in the City of Madison and Town of Burke located within 200 feet of the combined 4602 and 4698 Eastpark Boulevard parcels.

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 the [standards for approval in Section 28.183(6) are met]."

The Planning Division believes that the Plan Commission may find the standards for conditional use approval and the supplemental regulations for hospitals are met to allow the proposed expansion of UW Health East Madison Hospital at 4602 Eastpark Boulevard. The project has been reviewed by City agencies, and no concerns have been raised that would suggest that the standards for approval and supplemental regulations could not be met. The expanded hospital and additional parking should have limited or no impact on the uses, values and enjoyment or normal and orderly development of nearby properties. Further, the modest expansion of the hospital onto the 4698 parcel should not negatively affect the ability for that site to be developed in the future with the employment uses planned for the eastern portion of that property in the [Rattman Neighborhood Development Plan](#) and [Comprehensive Plan](#).

The extension of site improvements related to the hospital addition also does not appear to significantly affect the portion of the 4698 parcel recommended for open space by the [Rattman Neighborhood Development Plan](#). As noted in the plan, a portion of the 4698 parcel is part of a large open space preservation area generally located north and west of the American Family Insurance headquarters campus. The open space preservation corridor is recommended to protect the scenic wooded slopes, hills, and valleys located along an east-west ridgeline and to visually separate the

residential neighborhood area planned to the north from The American Center development to the south. The open space corridor that extends in part across 4698 includes a portion of the wildlife retreat area established with the original American Center subdivision, which includes an easement for a public recreational trail that crosses the northern portion of the wildlife retreat area and provides access to a lookout point near Hoepker Road with long views to the southwest toward the State Capitol. The proposed addition and associated fire lane will avoid most of the wooded hill on 4698 that forms the majority of the portion of that parcel recommended for open space (the impacts are best shown on Sheet C1.02 of the 'Civil Plans_1' attachment).

Finally, no alder, public, or neighborhood association comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted subject to the proposed conditions.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards for conditional uses are met to **approve** a major alteration to an approved conditional use in the Suburban Employment Center (SEC) District for a hospital to allow construction of a 120,000 square-foot addition to UW Health East Madison Hospital at 4602 and 4698 Eastpark Boulevard subject to input at the public hearing and the conditions from reviewing agencies that follow.

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

Planning Division

1. Clearly show and label all property lines on all plan sheets, and include setback dimensions for the buildings to the nearest property lines on the site plan sheet(s).
2. Provide a data table for the site on the final plans that includes the area in square feet and acres of the overall hospital site (including the portion of 4698 Eastpark included in the hospital conditional use); existing and proposed square feet of the hospital; number of floors (per wing); number of automobile and bike parking stalls on the site following the project (including EV stalls); and a calculation and plan detail for lot coverage and building coverage.

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

3. This site will disturb 20,000 square feet or more of land area and require an Erosion Control (EC) Plan. Please submit the Erosion Control Permit Application with an 11- by 17-inch copy of an erosion control plan (send PDF) to Daniel Olivares (daolivares@cityofmadison.com) at City Engineering. Full EC permit fees include \$200 base fee with disturbance area fee calculated as \$5 per 1,000 square feet of disturbance area. Do not use commas in the area inputs. Permit fee must be paid as check made out to "City of Madison Treasurer".
4. The applicant shall include on the Erosion Control Plan information with regard to how concrete wash water shall be handled and where on-site mixing operations will be located and how those operations shall be protected to prevent movement of concrete into the drainage system as part of the Erosion Control Plan.

5. Demonstrate compliance with MGO Section 37.07 and 37.08 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.
6. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Provide a copy of the issued NR-216 permit to City Engineering. The City's Erosion Control Permit cannot be issued until the NR-216 coverage is shown to be in place. Contact Daniel Olivares at daolivares@cityofmadison.com with questions.
7. This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval. Storm Water Management Permit fees include \$400 base fee with New Impervious and/or Redevelopment disturbance area fee(s) calculated as noted on the application. Do not use commas in the area inputs. Permit fee must be paid as check made out to "City of Madison Treasurer".
8. Submit the completed stormwater management summary template as an MS Excel file along with your Storm Water Management reports is in accordance with MGO Section 37.09(1)(a).
9. The applicant shall submit prior to plan sign-off, Stormwater Management Plan Narrative & Report, and shall provide copies of the stormwater management modeling data files. Examples of typical programs/files include: WinSLAMM, RECARGA, TR-55, HYDROCAD, Excel sediment loading calculations, etc. Provide SWM modeling files via cloud file sharing program when possible. WinSLAMM files cannot be delivered to City email accounts. Copies of all calculations, modeling inputs and outputs data shall be provided as PDF documents as well.

Report shall be stamped (see note below) by a Licensed P.E. In regard to Stormwater Management Report:

- City Engineering needs to have the original "wet-stamped" Stormwater Management report on file.
 - As an alternative to a wet-stamp, an electronic stamp is permitted under MGO Sec. 2.02(7)(b)2 only if there are both an electronic signature and "a security procedure is used". It is not enough if just a security procedure is used to lock down the document—the signature itself must be electronic. Adobe Sign has been the most effective program for locking, encrypting and verifying documents. Verify the report is locked and not editable. It should not be possible to select and delete any text or image within the document. The document should have a certificate verifying it has been saved as a valid certified document.
10. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to detain the 2-, 10-, 100- and 200-year storm events, matching post development rates to predevelopment rates. New development on lots where local detention basin provides detention for the 2- to 100-year storm events must provide on-site detention for the 200-year storm events, matching post development rates to predevelopment rates. Note - assume regional detention meets hypothetical design storm rate control for post-development for preexisting lot conditions. Design a hypothetical basin for the lot that meets the required runoff rate controls for 1- to 200-year design storms. Subtract volume required for 200-year design storm from largest design storm for regional detention design, and provide that volume on-site. For existing 2- to 100-year detention: Post-development 200-year volume

(af) minus Post-development 10-year volume (af) equals required storage volume in acre-feet (convert to CF). Model the post-development 100-year to show that the peak storage volume (CF) is equal or greater than the number calculated above. Basin should fill during the 100-year event.

11. Prior to approval, this project shall comply with MGO Section 37.09(3)(a)1.a. regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
12. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with MGO Chapter 37.
13. This development is required to provide oil/grease control treating the first half-inch of runoff over the entire parking lot in accordance with MGO Chapter 37.
14. Submit a draft Stormwater Management Maintenance Agreement, form titled DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, for review and approval that covers inspection and maintenance requirements for any best management practices (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 legal size paper (8.5- by 14-inch) 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 Daniel Olivares at daolivares@cityofmadison.com. Final document and fee should be submitted to City Engineering.
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 Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

16. Coordinate and request from the utility companies serving this area the easements required to serve this development.
17. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to access, utilities, storm sewer, retaining wall, pavement, storm management, and drainage that are necessary to accomplish the site development as proposed prior to final sign off. The document(s) shall be executed and recorded prior to building permit issuance. The proposed development shows paving, a retaining wall, storm sewer, possible other utilities, crossing the parcel boundary into the American Family lands and will disrupt site drainage, that will need to be addressed in a formal agreement to be constructed as proposed. Also, there will be removal of trees as proposed that needs to be addressed with the adjacent owner.
18. Identify on the plans the lot and block numbers of any recorded Certified Survey Map or plat. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

19. Submit, prior to plan sign-off, a single digital CADD file to the Public Works Development Manager (Tim Troester ttroester@cityofmadison.com for West or Brenda Stanley bstanley@cityofmadison.com for East). The digital CADD file shall be to scale and represent final construction. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval Submittal instructions.

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

20. Note: The applicant has submitted the requested traffic study; the study has been reviewed and accepted by the Traffic Engineering Division.

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

21. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO Section 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

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

22. Clearly identify and label the property lines on the proposed overall site plan. Show the rear yard building setback distance on the site plan as measured from the northeast corner of the building addition to the property line.

23. Bicycle parking for the hospital addition shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). A minimum of 60 short-term bicycle parking stalls are required. The applicant proposes 39 existing bicycle stalls. A bicycle parking reduction of 12 stalls has been approved.

24. Identify the existing and proposed bicycle parking stall locations on the site plan. If additional bicycle parking stalls are proposed reducing the amount of a bicycle parking reduction, new bicycle parking shall be located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Provide a detail of the proposed bike rack.

25. Update the landscape plan to show the previously approved landscaping as well as the proposed landscaping. The landscape plan and landscape worksheet shall be stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size shall be prepared by a registered landscape architect.

26. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

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

Parks Division (Contact Ann Freiwald, (608) 243-2848)

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

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

27. Privately owned water mains to be connected to the publicly owned distribution system at more than one point are required to install a check valve 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 shut-off valve on the main. The water supplier shall have access to the manholes and valves for inspection purposes. (per NR 811.68(3)).

Forestry Section (Contact Brandon Sly, (608) 266-4816)

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

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

28. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface and the passenger waiting shelter with seating amenity at the existing Metro bus stop on the north side of Eastpark Boulevard, east of Portage Road (#9300). 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.