



PREPARED FOR THE PLAN COMMISSION

Project Address: 8421 Mansion Hill Avenue (District 1, Alder Duncan)
Legistar File ID #: [85319](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Owner: Randall Theis and Theis Trust; 8821 Mineral Point Road, Madison, WI 53593

Applicant: Joe McCormick; JD McCormick Properties; 101 North Mill Street, Madison, WI 53715

Contact: Kevin Burow; Knothe & Bruce Architects; 8401 Greenway Boulevard, Suite 900, Middleton, WI 53562

Requested Actions: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a four-story, 136-unit multifamily building with an accessory outdoor pool.

Proposal Summary: The applicant proposes to construct a four-story, 136-unit multifamily building with an outdoor pool at 8421 Mansion Hill Avenue.

Applicable Regulations & Standards: Standards of approval for conditional uses are found in MGO Section 28.183(6). Supplemental Regulations for outdoor recreation are found in MGO Section 28.151.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** a four-story, 136-unit multifamily building with an outdoor pool at 8421 Mansion Hill Avenue. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 118,852 square-foot (2.7-acre) parcel is located at the southeast corner of Mansion Hill Avenue and Mica Road. It is located within District 1 (Alder Duncan) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is vacant. It is zoned Traditional Residential-Urban 2 (TR-U2) District.

Surrounding Land Use and Zoning:

North: Across Mansion Hill Avenue, Midtown Commons Park, zoned Traditional Residential-Urban 2 (TR-U2) District; farmland (Town of Middleton);

East: Badger Mill Creek, zoned Conservancy (CN) District; mix of multifamily, two-unit, and single family buildings, zoned Planned Development (PD) District;

South: Badger Mill Creek, zoned CN District; farmland (Town of Middleton); Mid Town Road; and

West: Across Mica Road, two-story multifamily buildings; South Pleasant View Road.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Medium Residential (MR) development for the subject property. Adjacent properties are recommended for Parks and Open Space (P) and MR development. The area at the northeast corner of South Pleasant View Drive and Mid Town Road is recommended for Neighborhood Mixed-Use (NMU) development. The [High Point-Raymond Neighborhood Development Plan](#) (Amended 2017) recommends Housing Mix 4 (HM4) development for the subject property. Adjacent properties are recommended for Park and Other Open Space, Housing Mix 3 (HM3), and HM4 development. The area at the northeast corner of South Pleasant View Drive and Mid Town Road is recommended for Neighborhood Mixed-Use development.

Zoning Summary: The property is zoned Traditional Residential-Urban 2 (TR-U2) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	350/d.u. = 47,600	118,852
Lot Width	50 ft	375 ft
Front Yard Setback	15 ft	18.9 ft
Max. Front Yard Setback	30 ft	18.9 ft
Side Yard Setback	10 ft	13.4 ft
Rear Yard Setback	20 ft	132 ft
Usable Open Space	40 ft/d.u. = 5,440 sq ft	27,430 sq ft
Maximum Lot Coverage	80%	64%
Maximum Building Height	6 stories/78 ft	4 stories/54.5 ft

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. It is located outside of Metro Transit’s paratransit service area.

Project Description, Analysis, and Conclusion

Previous Approvals

In 2020, the Springs at Pleasant View Final Plat was approved and the subject site was rezoned to the TR-U2 District (Legistar ID [60906](#), [60685](#)). Per the Planning Division Staff Report staff felt that the TR-U2 District could implement the residential development densities recommended in the [High Point-Raymond Neighborhood Development Plan](#), and recommended a restriction be placed on the subject site (Lot 3) to limit the density to 50 dwelling units per acre. The proposed development complies with the density limit on the Final Plat.

Project Description

The applicant provided [revised plans](#) dated October 21, 2024. The applicant proposes to construct a four-story, 136-unit multifamily building with an accessory outdoor pool. The four-story building would have 19 lofted units. The lofts extend above the fourth story approximately 6.5 feet. The lofted units are located at the center of each wing.

The site is located at the southeast corner of Mansion Hill Avenue and Mica Road. Mica Road was constructed to the edge of the southern property line and is planned to extend south to Mid Town Road when those properties develop. Badger Mill Creek runs along the south and east property lines.

The development includes a u-shaped building with the open end facing Mica Road. The setbacks range from 18.9 to 20.1 feet along Mansion Hill Avenue and 13.6 to 31.1 feet along Mica Road. There is a parking lot adjacent to the east façade that is accessed from Mansion Hill Avenue. There is a second parking lot along adjacent to the south facade that is accessed from Mica Road. It also provides access to the underground parking. There are two building entrances along the north façade, and the units have individual, street level entries. An outdoor amenity space with a pool faces Mica Road. There are two sidewalk connections to the outdoor amenity space. The amenity space is setback approximately 32 feet from the property line. Two stormwater basins are located at the eastern and southern edges of the property.

The primary building materials are light tan brick veneer and gray composite lap siding. The secondary materials include a light grey brick veneer and dark gray/brown composite panel. The light tan brick is applied at intervals on the first three stories. The gray composite siding is applied between the light tan brick and on the fourth story. The composite panel is applied at the end caps and the lofted units.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Medium Residential (MR) development with a density range between 20-90 units per acre generally recommended. The recommended building height ranges from 2-5 stories. MR areas are recommended for may include a variety of relatively intense housing types, including townhouses, small multifamily buildings, and large multifamily buildings.

The [High Point-Raymond Neighborhood Development Plan](#) (Amended 2017) recommends Housing Mix 4 (HM4) development with up to 50 units per acre for individual developments. The average density of all HM4 areas is planned to be 35 units per acre. Individual developments near or at the 50 dwelling unit per acre density are recommended only as part of well-designed projects that are coordinated with the development of mixed-use areas. The maximum recommended building height is four stories. Building types may include townhouses and multifamily buildings.

The density of the proposed development is 50 units per acre. Staff acknowledge that the Neighborhood Development Plan recommends that developments that are 50 units per acre should be coordinated with the development of mixed-use areas. While a mixed-use development is not being proposed at this time, staff note that the property to the south is recommended for Neighborhood Mixed-Use development. Additionally, staff calculated the average density of existing HM4 areas to be approximately 33 units per acre. With the proposed development the average density would be approximately 35.6 units per acre.

Staff emphasize that a zoning change is not being sought. Approvals in 2020 established TR-U2 zoning in which large multifamily buildings are already allowed. In the TR-U2 District multifamily dwellings with more than 36 units are a conditional use and multifamily dwellings with less than 36 units are a permitted use. The proposed building complies with the density and height requirements in the TR-U2 District. The proposed density of 50 units per acre is within the density range allowed in the District, which allows up to 124 units per acre for multifamily dwellings with more than 36 units. Additionally, the proposed four-story building is less than the six-story maximum permitted in the District.

Staff believe the proposed development is generally consistent with the recommendations in the adopted plans.

Supplemental Regulations

Supplemental Regulations for outdoor recreation are found in MGO Section 28.151.

- a) Outdoor storage shall be located outside of the front yard setback and shall not be placed between the principal building and the abutting street.
- b) Except in the IG District, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park.
- c) Outdoor storage shall be screened from abutting residential uses with a building wall or solid, commercial-grade fencing, wall, evergreen hedge, or equivalent material. All screening shall be at least six (6) feet in height and no more than eight (8) feet in height. Screening along district boundaries, where present, may provide all or part of the required screening. (Am. by ORD-14-00001, 1-14-14)
- d) In the EC District, all storage except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, and no storage shall exceed the height of such screening. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five (5) percent of the total lot area.

Staff believe the Supplemental Regulations are met.

Conditional Use Standards

The applicant proposes to construct a four-story multifamily building with 136 units and an outdoor pool. A residential building with 60 or more units is a conditional use in the TR-U2 District. The outdoor pool is considered an outdoor recreation use, which is a conditional use in the TR-U2 District.

The conditional use approval standards state that 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.

Staff believe the conditional use standards can be found met, subject to the recommended conditions of approval.

Conclusion

Given due consideration of adopted plans, staff acknowledge that in the High Point-Raymond Neighborhood Development Plan (Amended 2017) individual developments at 50 dwelling unit per acre density are recommended only as part of well-designed projects that are coordinated with the development of mixed-use areas. While the proposed building is not being coordinated with the development of a mixed-use area the property to the south is recommended for Neighborhood Mixed-Use development. The proposed density is generally consistent with the Medium Residential recommendation in the Comprehensive Plan (2023). Staff note that a zoning change is not being requested and the proposed development complies with the density and height requirements in the TR-U2 district.

Staff believe the approval standards can be found met, subject to the recommended conditions of approval.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** a four-story, 136-unit multifamily building with an outdoor pool at 8421 Mansion Hill Avenue.

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

Engineering Division (Contact Tim Troester, 267-1995)

1. 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)
2. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer
3. This development is subject to impact fees for the Upper Badger Mill Creek Storm and Sanitary Impact Fee Districts. All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED
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. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Valley Ridge Interceptor Assessment District (\$90.86/ 1000 sf 2024 rate).
6. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
7. 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.
8. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
9. 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.

10. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
11. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
12. Include calculations in the stormwater management report that show how a 500-year storm event, as identified in Madison General Ordinance Chapter 37, would be handled by the proposed site design. These calculations are required to show that the proposed building does not flood during this design storm event using the site grades proposed.
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. **Thermal Control:** Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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.

Traffic Engineering Division (Contact Luke Peters, 266-6543)

15. 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.
16. 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.

17. 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.
18. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
19. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
20. 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.
21. 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.
22. 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.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. The current plans show a reduction of the vision triangle at the corner of Mansion Hill Ave. and Mica Road, contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process.
23. All parking ramps as they approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
24. 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 Andrew Oliver, (267-1979, aoliver@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.
25. 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.
26. The applicant shall provide a clearly defined 5' walkway, from the front door to the public sidewalk, 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.

27. "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.
28. 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.
29. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
30. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Parks Division (Contact Kathleen Kane, 261-9671)

31. Excess parkland dedication occurred under the Springs at Pleasant View Plat (Outlots 2 and 3) and has been credited to the 136 MF units proposed on Lot 3 of the plat.
32. Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2)) are not required for this proposal.

33. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)) will be required for all new residential development associated with this project. This development is within the West Park- Infrastructure Impact Fee district. Please reference ID# 20023.2 when contacting Parks about this project.

Forestry (Bradley Hofmann, 267-4908)

34. As defined by Madison General Ordinance 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Water Utility (Contact Jeff Belshaw, 261-9835)

35. 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, 261-4289)

36. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is over one and one quarter miles walking distance, and the parcels would be greater than the ¾ mile regulatory distance from all day scheduled service - for passengers who might be eligible for door-to-door paratransit service.

37. Metro Transit operates limited weekday peak hour only commuter transit service along Waldorf Boulevard near this property.

38. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 10 Weekday & 0 Weekend. Please contact Metro Transit if additional analysis would be of interest.

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

39. If there are frost walls and/or footings required for any of the stoops/stairs within the Public Utility Easements on the perimeter of the site, written permission from the utilities shall be required.

Parking Utility (Contact Trent Schultz, 246-5806)

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

Zoning (Contact Jacob Moskowitz, 266-4560)

41. 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. 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 installed on the private property.

42. 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 less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

43. As proposed, the new rooftop mechanical equipment will not be visible to view. Upon installation, if the new rooftop mechanical equipment is visible, screening will be required per Section 28.142(9)(d).

The following agencies reviewed the request and recommended no conditions of approval: Fire Department