

PLANNING DIVISION STAFF REPORT

November 21, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 4325 Nakoma Rd. (District 10-Ald. Cheeks)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [44564](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Property Owner: Scott Frank; Alternative Continuum of Care, LLC; 719 Jupiter Dr.; Madison, WI 53718

Contact: William A. Simpson; ADCI; 5100 Eastpark Boulevard Suite 310; Madison, WI 53718

Requested Action: The applicant is requesting approval both a Demolition Permit and Conditional Use for the demolition of an existing skilled nursing facility for the construction of a new skilled nursing and assisted living facility.

Proposal Summary: The applicant requests approval of a Demolition Permit to demolish an existing skilled nursing facility for the purpose of constructing a new skilled nursing and assisted living facility. The development proposal includes:

- Three stories and 74 units total;
- 24-hour facility with memory care unit (20 units), skilled nursing (33 units), and assisted living (21 units);
- Porte-cochere covered entry feature located toward the back of the project site;
- Surface (18) and underground (27) vehicle parking stalls (45 total);
- Long-term (16 spaces) and short-term (8 spaces) bike parking (24 total); and
- On-site passive recreation amenities, including an at-grade outdoor seating area, a landscaped area with walking path as well as several above-grade decks. In addition, the development proposal also includes several indoor recreational areas, including a garden room on each floor.

The building resembles a civic/institutional building in mass and scale with flat roof configuration and L-shaped building footprint. The building is primarily clad in composite wood lap siding with wood and stone accents.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits pursuant to Section 28.185(7)(a), MGO, the standards for Conditional Uses pursuant to Section 28.183(6), MGO, and the Supplemental Regulations for skilled nursing and assisted living facility uses pursuant to Section 28.151, MGO.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division does not believe that the Conditional Use Standard No. 9 is met, which speaks to maintaining and creating a sustained aesthetic that is compatible with the existing and intended character of the area and statement of purpose for the zoning district. Conditional Use Standard No. 9, allows the Plan Commission to require the applicant to submit plans to the Urban Design Commission for comment and recommendation. Therefore, Planning Division staff recommends that the Plan Commission **refer** the application request to the Urban Design Commission for review and recommendation. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located just east of the intersection of Nakoma Road and Midvale Boulevard on the south side of the street, just passed Mohawk Drive. The project site is comprised of approximately 52,320 square feet (1.2 acres).

The site is in Aldermanic District 10 (Ald. Cheeks), the Madison Metropolitan School District and the Crawford-Marlborough-Nakoma Neighborhood Association.

Existing Conditions and Land Use: Currently the project site is comprised of two-story, 68-bed skilled nursing facility.

Interior and exterior photos of the existing building can be found on pages 2-8 of the Applicant’s Letter of Intent.

Surrounding Land Use and Zoning:

North: Single-family residential uses; Traditional Residential-Consistent 1 (TR-C1) zoning;

South: Commercial and multi-family uses; SR-V1 zoning;

East: Single-family residential uses; TR-C1 zoning; and

West (across Nakoma Road): Single- and multi-family residential uses, SR-V1 zoning.

Zoning Summary: The project site is currently zoned Suburban Residential-Varied 1 (SR-V1). Generally, the Suburban Residential Varied zoning districts are established to stabilize and protect the essential residential characteristics of residential areas of varying densities and housing types, including:

- Ensure that new building and additions to existing building are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping and similar design features;
- Maintain or increase compatibility between residential and other allowed uses, and between different housing type, where permitted, by maintaining consistent building orientation and parking placement and screening;
- Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Zoning Summary: SR-V1 Zoning District		
Requirements	Required	Proposed
Lot area (sq. ft.)	6,000 sq. ft.	52,320 sq. ft.
Lot width	50’	227.8’
Front Yard Setback	25’ (a)	Adequate (See Zoning Condition # 5)
Side Yard Setback	10’ (b)	Adequate (See Zoning Condition # 5)
Rear Yard Setback	Lesser of 25% lot depth or 30’ (a)	Adequate
Useable Open Space	150 sq. ft. per residential (11,100 sq. ft.) (b)	11,207 sq. ft. (See Zoning Condition # 6)
Maximum Lot Coverage	60%	59.79%

Maximum Building Height	40'	40'
Number Parking Stalls: Assisted living, congregate care, skilled nursing facility	Minimum 1 space per 10 dwelling units or lodging rooms; 1 per 5 beds (15) Maximum 1 per dwelling unit (74)	18 surface 27 underground (45 total)
Accessible Stalls	Yes	1 surface 1 underground
Loading	None	1 (12' x 35')
Number Bike Parking Stalls: Assisted living, congregate care, skilled nursing facility	1 per 4 units (18) + 1 per 5 employees (5) (23 total)	8 surface 14 underground (22 total) (See Zoning Condition # 7)
Landscaping and Screening	Yes	Yes (See Zoning Conditions # 8, 9, 10)
Lighting	Yes	Yes
Building Forms	Yes	Yes, Civic or Institutional

- a) Section 28.151 Assisted Living, Congregate Care Facility, Skilled Nursing Facility. The yard requirements for multi-family use in the district apply.
- b) Section 28.151 Assisted Living, Congregate Care Facility, Skilled Nursing Facility. The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.

Other Critical Zoning Items	
Yes:	Barrier Free (ILHR 69), Utility Easements, Wellhead protection district (WP-10)
No:	Urban Design, Historic District, Floodplain, Adjacent to Park, Wetland

Zoning Tables prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plan: The Comprehensive Plan recommends Medium Density Residential (MDR) development on the project site. The Comprehensive Plan characterizes MDR development primarily as a range of multi-family housing types, including two and three unit buildings as well as larger apartment buildings. The MDR recommendation is mainly applied to portions of established neighborhoods that are composed of primarily “house-like” residential buildings.

The Comprehensive Plan identifies an average density of 16-40 units per acre for the MDR area as a whole. Non-residential uses, including day cares, schools, civic facilities, places of worship and small-scale neighborhood serving retail and service uses, especially in mixed-use buildings are identified as being appropriate in the MDR districts. The MDR areas are really intended to be the supporting development for larger-scale activity centers, providing housing en-mass, “generally should be located around and near more-intensively development areas, such as mixed-use, general commercial or employment district in order to provide convenient access to these activity centers...” (Page 2-82, Comprehensive Plan).

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant requests approval of a Demolition Permit to demolish an existing skilled nursing facility for the purpose of constructing a new skilled nursing and assisted living facility. The development proposal includes:

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The building resembles a civic/institutional building in mass and scale with flat roof configuration and L-shaped building footprint. The building is primarily clad in composite wood lap siding with wood and stone accents.

Analysis and Conclusion

This proposal is subject to the Supplemental Regulations for skilled nursing and assisted living facility uses pursuant to Section 28.151, MGO, the standards for demolition permits pursuant to Section 28.185(7)(a), MGO, and the standards for Conditional Uses pursuant to Section 28.183(6), MGO.

Supplemental Regulations: The development proposal is subject to the Supplemental Regulations for skilled nursing and assisted living facilities pursuant to Section 28.151, MGO, including those that speak to ensuring compatibility with the surrounding uses and development, including submitting a management plan, ensuring that an adequate area of transition between adjacent uses. The Supplemental Regulations also specify the open space, setback and vehicle access requirements for assisted living, congregate care, and skilled nursing facilities.

With regard to providing an adequate area of transition, Zoning staff (Zoning Condition No. 9) has included a conditions of approval to include additional landscape, or a fence along the north, east and south property lines to provide year-round screening and minimize the adverse impacts of headlights and traffic on the adjacent properties.

Demolition Permit: In order to approve the Demolition Permit, Plan Commission must find that the proposed demolition and future use meet the Demolition Permit approval standards pursuant to Section 28.185(7), MGO, including:

- The applicable zoning district provisions for the SR-V1 zoning district and intent and purpose statement expressed in the Zoning Code;
- The city's Comprehensive Plan; and
- The report from the City's Historic Preservation Planner.

Planning Division staff believes that the proposed demolition and future use is consistent with the Zoning Code and Comprehensive Plan in that:

- The development proposal will be compliant with the zoning district development standards for the SR-V1 zoning district, including setbacks, building height, lot coverage and open space requirements. In

addition, the development proposal is consistent with the statement of purpose of the zoning district in that historic building relationships will be maintained.

- The development proposal to reconstruct a skilled nursing and assisted living facility on the project site will serve as a continuation of the existing use, with minimal expansion. The residential use of the project site will be maintained.
- The proposed demolition was reviewed by the Landmarks Commission at its August 19, 2016 meeting, and the city's Historic Preservation Planner. The existing structure was found to have no known historic value.

Conditional Use: Assisted living and skilled nursing facility uses are allowed as conditional uses in the SR-V1 zoning district and are subject to the Conditional Use review criteria pursuant to Section 28.183(6), MGO. Generally, the intent of the Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties.

The Planning Division staff believes that the development proposal to establish an assisted living and skilled nursing facility at 4325 Nakoma Rd. is consistent with Conditional Use Approval Standards 1-5, including those related to:

- Uses, values and enjoyment: The project site, being situated between the intensely development and highly trafficked Midvale Boulevard to the west and the single-family residential development to the east and north, serves as itself an area of transition between commercial/mixed-use and low density residential uses. In addition, the proposed use, being a residential use, will be a continuation of the existing use with minimal expansion is compatible with the surrounding mix of uses and varying levels of development intensity. Planning Division staff anticipates minimal adverse nuisance impacts (Standard No. 1 and 3).
- Normal and orderly development: The project site is located within city limits and is a developed site. The development proposal maintains the existing building relationships and site access points. The development proposal is compliant with the zoning district development standards for the SR-V1 zoning district (Standard No. 4 and 7).
- Adequate facilities: All public utilities required to serve the proposed development are existing. The required site circulation and parking, both bicycle and vehicle, facilities will be provided on site. As indicated on the site plan, Sheet AS.1, a future Metro Transit easement will be dedicated to accommodate future transit facilities (Standards No. 2 and 5).

However, Planning Division staff believes that the development proposal, specifically the proposed building design, is not consistent with the Conditional Use Standard No. 9, which 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 for comment and recommendation” (Section 28.183, MGO).

- **Entrance Orientation.** As proposed, there is currently not an entry oriented toward the street. In order to maintain an active streetscape and positive relationship with the street an active building entrance needs be provided along the street facing façade.
- **Building uniformity/articulation.** Given the overall size and scale of the proposed building in relationship to those surrounding the project site, consideration should be given to providing building articulation and massing that will breakdown the overall mass and scale of the building façade along the street as well as provide pedestrian interest.
- **Corner element.** Currently as indicated on the renderings there is a recessed building entry at the corner. To create a stronger corner presence and establish a relationship/orientation to the street, a stronger corner element should be considered, including incorporating more glazing system at the corner.
- **Building materials.** Planning Division staff supports simplifying the building's composition. Currently there are several building materials proposed, siding (both horizontal and shingle), brick, stone. Consideration should be given to refining the material palette to include a primary building material (typically brick or stone) and an accent material. The application of the materials should support the building articulation/modulation and should also be applied to all four building facades uniformly. Consideration should be given to creating a clear building base-course, middle and top.
- **Landscaping.** There are several blank wall expanses, including retaining walls. The landscape plan should be updated to reflect a more robust planting to minimize the appearance and soften blank walls. In addition, please be sure to coordinate the landscape plan with the elevations (if landscape will be shown in renderings it should reflect what is proposed).

Conclusion: While the Planning Division staff believes that the standards for Demolition Permits can be met, staff does not believe that the development proposal, as proposed, currently meets Conditional Use Standard No. 9, which speaks to maintaining a design aesthetic that is consistent and compatible with the surrounding development and intended character. Planning Division staff believes that the development proposal can meet Conditional Use Approval Standard No. 9 by addressing the design-related key issues identified in this report. Conditional Use Standard No. 9 allows the Plan Commission to require the applicant to submit plans to the Urban Design Commission for comment and recommendation. Staff is recommending that the Plan Commission refer the application request to the Urban Design Commission for review and recommendation.

Public Comment: At the time of report writing, no public comment was received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division does not believe that the Conditional Use Standard No. 9 is met, which speaks to maintaining and creating a sustained aesthetic that is compatible with the existing and intended character of the area and statement of purpose for the zoning district. Conditional Use Standard No. 9, allows the Plan Commission to require the applicant to submit plans to the Urban Design Commission for comment and recommendation. Therefore, Planning Division staff recommends that the Plan Commission **refer** the application request to the Urban Design Commission for review and recommendation. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. The Applicant shall revise Sheet AS.1 to include building setback dimensions and the dimensions of the areas designated as open space.
2. As indicated on Sheet AS.1, a total of 1,354 square feet of open space is provided in the form of balconies and "OFF Public Spaces." In order to confirm that the open space requirements are met, the Applicant shall provide an open space diagram indicating those areas being counted as open space, including those internal to the building. Please note that pursuant to Section 28.151, MGO, a total of 150 square feet of useable open space is required per resident. Useable open space can be provided in the form of outdoor seating areas, gardens and/or recreational facilities.
3. As indicated on Sheet A0.2, a total of 16 bike parking spaces are being reported, however only 14 spaces are shown in the bike parking area. The Applicant shall revise the plans accordingly.
4. The Applicant shall revise Sheet L100 to include the "Future Metro Transit Easement" that is shown on Sheet AS.1.

City Engineering Division (Contact Tom Troester, (608) 267-1995)

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (Section 35.02(14), MGO).
2. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off (Section 16.23(9)(d)(4), MGO).
3. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
4. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)

- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

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

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

5. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and Section 37.09(2), MGO).

PDF submittals shall contain the following information:

- a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
6. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer (POLICY AND Sections 10.29 and 37.05(7)(b) "OVER 10,000 SF OF IMPERVIOUS AREA," MGO).
7. The Applicant shall submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at tstroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.

8. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
9. The Applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity (POLICY).
10. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
11. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
12. 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> (NOTIFICATION).
13. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37, MGO.
14. The Applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (Section 37.05(7), MGO). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
15. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
16. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
17. All damage to the pavement on Nakoma Road, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
18. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).

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

1. The Applicant shall shift the main entrance from the western side of the site to the eastern side of the site as new location will result in improved sight distances and decreased congestion at the Nakoma Road, Mohawk Drive, Hammersley Road intersection. This will also allow the traffic island on Nakoma Road to be shifted west as there will no longer be a need to access the site from this location.
 2. The Applicant shall enter in to a Developer's Agreement with the City of Madison to build a Traffic Island, to be designed by Traffic Engineering, along the curve on Nakoma Road
3. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 4. 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.
 5. 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.
 6. All parking facility design shall conform to the standards as set in section 10.08(6), MGO.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4569)

1. The Applicant shall continue to work with Planning and Zoning staff to modify the building access and entry. The proposed building should have at least one entrance to a public street, courtyard, lawn or other common open space.
2. Section 28.185(7)(a)(5), MGO, 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).
3. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5, MGO shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
4. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. The Applicant shall review the plans to show the front yard and northeast side yard setback distances on the final site plan. Per the Supplemental Regulations pursuant to Section 28.151, MGO, for an Assisted Living Facility, Congregate Care Facility, or Skilled Nursing Facility, the yard requirements for a multi-family use in

the district will apply. The front yard setback is a minimum of 25 feet and the side yard setback is a minimum of 10 feet.

6. The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident (11,100 sq. ft. total), consisting of outdoor seating areas, gardens and/or recreational facilities. Provide details of the balconies and interior recreation facilities contributing toward the useable open space requirement.
7. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11), MGO. Provide a minimum of one (1) bicycle stall per four (4) units plus one (1) per five (5) employees (23 total bicycle parking stalls) located in a convenient and visible area on a paved or impervious surface. Clearly show the interior bicycle parking locations and numbers of stalls. Show the typical dimensions of the interior and exterior bicycle stalls including the access aisles on the final plans. 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.
8. The Applicant shall submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), "*Landscape Plan and Design Standards*," MGO, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
9. The Applicant shall submit details for the pervious paver areas.
10. Provide an appropriate transition area between the use and adjacent properties, using landscaping, screening, and other site improvements consistent with the character of the neighborhood. The Applicant shall work with Planning and Zoning staff to create an appropriate buffer.
11. Pursuant to Section 28.151, "*Supplemental Regulations*," MGO, a management plan for an Assisted Living Facility, Congregate Care Facility, or Skilled Nursing Facility is required. The Applicant shall submit management plan.
12. Per Section 28.186(4)(b), MGO, 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.
13. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, MGO. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development

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

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| <ol style="list-style-type: none">1. Provide a fire evacuation plan in accordance with IFC 404.2.1. MFD is concerned about the number of residents that will not be capable of self evacuation and whether enough staff will be provided to assist those residents to facilitate an efficient evacuation of the building. |
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2. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

3. Provide a fire sprinkler system in accordance with NFPA 13. Sprinkler protection is required below the exterior overhang due to the living/sleeping space above.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

1. Park impact fees (comprised of the Park Development Impact Fee per Section 20.08(2), MGO and the Parkland Impact Fee in-lieu of land dedication per Sections 16.23(8)(f) and 20.08(6), MGO) will be required for all new residential development. The developer must select a method for payment of park fees before sign-off on the Conditional Use. This development is within the Garner impact fee district (SI 29). Please reference ID# 16153 when contacting Parks about this project.
2. The Applicant shall contact Janet Schmidt at jschmidt@cityofmadison.com if they wish to further discuss options for deed restriction to lower the impact fee rate.

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

1. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least 48-hour notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
2. The Applicant's utility contractor shall obtain an excavation permit prior to commencing the water main or service construction in the public right-of-way. This permit application is available on the City Engineering Division website (<http://www.cityofmadison.com/engineering/permits.cfm>).

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

1. The Applicant shall coordinate as necessary with City agencies to draft and record the proposed easement documentation, for the ultimate purpose of Metro Transit being able to relocate the existing bus passenger shelter from Mohawk Drive around the corner onto Nakoma Road - as identified on the site plan as "Future Metro Transit Easement."
 2. The Applicant shall include the location of this easement area on the final documents filed with their permit application, so that Metro Transit may continue to coordinate the ultimate conveyance of this easement.
3. Metro Transit operates weekday transit service along westbound Mohawk Drive onto northbound Nakoma Road - past the existing bus shelter location at bus stop ID #4438 - between roughly 6 a.m. and noon.
 4. Metro Transit operates weekday transit service along northbound Nakoma Road, north of the Mohawk Drive intersection - past the proposed easement area at bus stop ID #4501 - between roughly 6 a.m. and noon, as well as from 1 p.m. through 10 p.m. (the additional afternoon trips approach this stop from the Midvale Boulevard intersection).

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. Applicant is proposing a Metro Transit bus shelter partially located on the project site. The Applicant shall provide a map exhibit and legal description of the area to be included in the easement area as coordinated with Metro Transit staff to Jeff Quamme (jrquamme@cityofmadison.com) to have the Madison Real Estate Project set-up. The Applicant shall also coordinate with Metro Transit staff and determine which entity shall be responsible for the \$500 Real Estate administrative fee for the coordination and recording of this easement document.
 2. The Applicant shall obtain a privilege in streets agreement for the proposed private storm sewer running southeast of the site within the public right-of-way from the Office of Real Estate Services. The approval of this development does not constitute or guarantee approval of the encroachments. Provide an electronic copy of the map exhibit and word document of the legal description to the Land Records Coordinator, (Jeff Quamme – jrquamme@cityofmadison.com) for review and comment.
 3. The address of 4325 Nakoma Road will be retired with the demolition of the existing building. The new building is assigned an address of 4327 Nakoma Road. 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.
4. Applicant shall be aware and is responsible for any coordination regarding improvements and grade change proposed within the MG&E easement per Document No. 2004420.
 5. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.