



PLANNING DIVISION STAFF REPORT

November 21, 2016

PREPARED FOR THE PLAN COMMISSION

Project Address: 489 Commerce Dr. (District 9 – Ald. Skidmore)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [44732](#) and [43951](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Owner: Fred Rouse; Rouse Management Co.; 2428 Perry St.; Madison, WI 53713

Project Contact: Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Ave.; Middleton, WI 53562

Requested Action: The applicant requests approval of an amended PD-GDP (Planned Development-General Development Plan) and new PD-SIP (Planned Development Specific Implementation Plan).

Proposal Summary: The applicant requests approval of a PD-GDP amendment and a new PD-SIP for the construction of a four-story multi-family residential building on a vacant lot in the Ganser Heights Planned Development. The development proposal includes:

- A mix of efficiency, one, and two bedroom units, 80 apartment units total;
- Surface and underground vehicle parking;
- Long and short-term bike parking; and
- Private decks and balconies, and a fourth-story community room and deck amenities.

Architecturally, the proposed building takes on a more modern design motif with a flat roof configuration and L shaped footprint. The material palette is primarily comprised of masonry and composite siding with wood and metal accent details.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO.

The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1), MGO and other PD requirements. Pursuant to Section 33.24(4)(c), MGO, the Urban Design Commission (UDC) shall review the design of all proposed developments that are considered planned developments, and shall report its findings and recommendations to the Plan Commission and Common Council. The Urban Design Commission is required to review and make a recommendation to the Plan Commission on both the GDP and SIP based on the design objectives in Subsection 28.098(1), MGO and other PD requirements.

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00254, rezoning 489 Commerce Drive from PD-GDP (Planned Unit Development Plan-General Development Plan) to amended PD-GDP and PD-SIP (Planned Development – General Development Plan and Specific Implementation Plan) creating Section 28.022-00255 to Common Council with a recommendation of **approval**.

This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located at the northeast corner of Commerce Drive and Watts Road within the Ganser Heights Planned Development and is comprised of approximately 80,700 square feet (1.85 acres).

The site is within Aldermanic District 9 (Ald. Skidmore) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The project site is currently undeveloped.

Surrounding Land Use and Zoning: The project site is zoned Planned Development (PD) and is part of the Ganser Heights PD. The properties adjacent to the project site on the north (Homewood Suites Hotel and Hilton) and east (currently vacant) are also within the Ganser Heights PD. All properties within Ganser Heights are subject to the underlying General Development Plan (GDP) and the developed properties also include an approved Specific Implementation Plan (SIP).

North (across Homewood Way): Hotel uses within Ganser Heights PD; PD-SIP zoning;

South (across Watts Road): Assisted living and skilled nursing facility (All Saints), not part of Ganser Heights PD; PD-SIP zoning;

East: Undeveloped property within Ganser Heights PD, zoned PD-GDP. This property is also the subject of a Land Use Application request for the construction of a four-story hotel use with 106 rooms. Please refer to Legistar # [44733](#) and [43729](#); and

West (across Commerce Drive): Mixed-use development, including residential and commercial uses (retail, office, restaurant use), not part of Ganser Heights, zoned PD-SIP.

Zoning Summary: The project site is located within an existing Planned Development-General Development Plan (PD-GDP) known as Ganser Heights. The PD-GDP zoning text identifies hotels, retail uses less than 5,000 square feet, restaurants, offices, residential units on the second floor of either building fronting Watts Road and accessory or common elements related thereto as permitted uses.

Zoning Criteria – PD-GDP		
Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans	As per submitted plans
Lot Width	As per approved plans	As per submitted plans
Front Yard Setback	As per approved plans	As per submitted plans
Side Yard Setback	As per approved plans	As per submitted plans
Rear Yard Setback	As per approved plans	As per submitted plans
Usable Open Space	As per approved plans	As per submitted plans
Maximum Lot Coverage	As per approved plans	As per submitted plans
Floor Area Ratio	As per approved plans	As per submitted plans
Maximum Building Height	As per approved plans	As per submitted plans
Number Parking Stalls	None	81 enclosed 43 surface (124 total)
Accessible Stalls	Yes	Yes (See Zoning Condition # 1)
Loading	None	None

Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (80) 1 guest space per 10 units (8) (88 total)	72 enclosed 16 surface (88 total) (See Zoning Conditions # 1 and 2)
Landscaping and Screening	Yes	Yes (See Zoning Condition # 3)
Lighting	Yes	Yes

Other Critical Zoning Items	
Yes:	Urban Design (PD), Barrier Free (ILHR69), Utility Easements
No:	Historic District, Floodplain, Adjacent to Park, Wetlands, Wellhead Protection

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plan: The Comprehensive Plan recommends General Commercial (GC) development and uses for the subject property. Generally, the Comprehensive Plan identifies GC areas as providing a wide range of goods and services, both in compact urban settings as activity centers and in a larger scale development format as ‘big box’ retailers and “heavy” commercial uses not generally compatible with residential or small-scale commercial activities. While the Comprehensive Plan does identify these areas as being primarily comprised of non-residential uses, it does also recognize that limited residential uses may be present throughout the district (Page 2-92-93, 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 is requesting approval of two zoning map amendments for the construction of a four-story multi-family building. The subject site is one of the remaining undeveloped parcels in the Ganser Heights Planned Development, originally approved in 2006. This request is subject to the approval standards for Planned Developments.

The first component of this request is an amendment to the underlying General Development Plan (GDP) to add “Multi-family Residential Dwelling Units” to the list of permitted uses. Currently, the site is approved for hotel, retail uses less than 5,000 square feet, restaurants, offices, residential units on the second floor of either building fronting Watts Road and accessory or common elements related thereto as permitted uses.

The second component of this request is for a new Specific Implementation Plan (SIP) for the site and building plan details. The proposed building is a four-story multi-family residential building. The development proposal includes:

- A mix of efficiency, one, and two bedroom units, 80 apartment units total;
- Surface (43 stalls) and underground/partially below grade (81) vehicle parking (124 total);
- Long-term (53 floor mounted stalls, plus 19 wall mounted stalls) and short-term (8 stalls) bike parking (88 total); and
- Private decks and balconies, and a fourth floor community room and deck amenities.

Architecturally, the proposed building takes on a more modern design motif with a flat roof configuration and L-shaped footprint. The material palette is primarily comprised of masonry and composite siding with wood and metal accent details.

Analysis and Conclusion

Zoning Map Amendment and Planned Development: This proposal is subject to the standards for Zoning Map Amendments pursuant to Section 28.182(6), MGO and Planned Developments pursuant to Section 28.098, MGO. The below analysis begins with a summary of adopted plan recommendations as the applicable standards cite these recommendations.

Conformance with Adopted Plans

AS part of the General Commercial (GC) district, the Comprehensive Plan recommends primarily non-residential commercial retail and service business establishments, including offices, clinics and health care facilities, hotels and motels, restaurant, entertainment, etc. While the Comprehensive Plan does recognize the GC district as being primarily comprised of non-residential uses, it does recognize that residential uses may exist within commercial and employment districts. In addition, more specifically, while the Comprehensive Plan acknowledges that the GC district is not generally expected to include residential uses, it also recognizes that the GC district areas may be located adjacent to higher density residential uses (Page 2-92, Comprehensive Plan).

Although not a commercial use, staff believes the proposed multi-family use, is related to commercial development as a supporting use and can generally be found consistent with the adopted Plan recommendations. In addition, when looking at related land use recommendations in the Comprehensive Plan, including Medium Density Residential recommendation, which is immediately adjacent to the project site and which is reflective of the development present in the area surrounding the project site, the Comprehensive Plan recognizes that those land uses are generally consistent and compatible with commercial development (Pages 2-84-5, Comprehensive Plan).

As stated in the Comprehensive Plan, *"the [land use] maps are a representation of the recommended pattern of future land uses at a large scale, and is not intended for application on a parcel-by-parcel basis; nor should it be interpreted as similar to a zoning district map"* (Page 2-77, Comprehensive Plan). In proximity to, and directly adjacent to the project site across Watts Road to the south, is a land use recommendation for Medium Density Residential (MDR) development. It is clear that residential development was anticipated within the PD as residential units are identified as a permitted use in the previously approved PD Zoning Text.

The immediately surrounding area provides a variety of uses, services and amenities, including a variety of multi-family residential, including life-stages housing and levels of care, City of Madison parklands, office, grocery, dental clinic, athletic club, retail, lodging and restaurant uses. Such uses are identified by both the zoning district and Comprehensive Plan as being consistent and compatible with residential development. Based on the mix of uses in proximity to the project site, staff concludes that the proposed multi-family development will not only support the surrounding uses, but is also consistent and compatible with the surrounding uses and adopted Comprehensive Plan.

Zoning Map Amendment Standards

Staff believes that the broad standards for Zoning Map Amendments can be met. Such standards state that amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law.

Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Section 28.098(1), MGO for further information.

The specific approval standards for Planned Developments are provided in Section 28.098(2), MGO. In summary, staff believes the standards can be met, with the recommended conditions.

Staff provides some additional discussion on Planned Development Standards (e) which requires the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with the existing or intended character of the area and (f) which requires that the PD Plan to include open space suitable to the type and character of the development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors.

With regard to Standard (e), as a result of the grade across the project site there are areas that have considerable blank wall exposure, especially along the north and east building elevations. Enhancing the overall landscape treatment of the site in these areas would help to soften the remaining blank wall expanses.

With regard to Standard (f), the at-grade open space shown on the site plan is primarily comprised of small left-over landscape spaces. In order to satisfy Standard (f), Planning Division staff believes that additional shared, passive at-grade open space needs to be provided. Decreasing the overall onsite parking or integrating a mix of compact stalls into the overall parking layout would result in the creation of additional open space area. Consideration should be given to locating the additional open space area as it relates to either utilizing the detention pond located on the project site or expanding the area located near the east side of the building.

Finally, staff notes that all Planned Developments are required to have a site-specific zoning text. The Planning Division has recommended modifications that are listed in the Recommendation section of this report. As a result of the development proposal, the Zoning Text will need to be amended to reflect the addition of a multi-family residential use as a permitted use, and to modify the height requirement from two to four stories. Planning Division staff is supportive of increasing the building height given the intent of the Planned Development was to encourage mixed-use buildings of more than one story, and at this location "...at least a full two stories," as noted in the staff report dated April 24, 2006, and the surrounding context, which includes a variety of building heights, up to and including four stories.

Urban Design Commission: The Urban Design Commission (UDC) reviewed this request at their October 26, 2016 meeting and granted final approval. The UDC comments and motion included improvements to the landscape plan to provide additional canopy trees in the parking area and for better integration of the detention pond into the site layout as an amenity to reflect consistency with Standards (e) and (f).

For the Urban Design Commission's consideration, Planning Division staff identified the following design related considerations:

- Currently, the at-grade open space shown on the site plan is primarily comprised of small left-over landscape spaces. Consideration should be given to providing a shared, passive at-grade open space amenity. Decreasing the overall onsite parking or providing a mix of compact stalls could result in the creation of additional open space (Planned Development Standard (f) suitable open space).
- As shown on the site plan a detention pond is located in the northeast corner of the project site along Homewood Way. Although this area cannot be considered useable open space, consideration should be given to the overall integration of the pond as a landscape feature.
- While residential development was anticipated in the original PD-GDP zoning text, the general intent of the planned development was more commercial and mixed-use oriented. Given the intended mixed-use and commercial intent of the planned development, consideration should be given to providing a building corner presence at the primary street intersection (Watts/Commerce) that is more reflective of a commercial building and activity. In addition, consideration should be given to locating an active lobby and/or leasing office at the corner in addition to the exercise room as well as utilizing floor plate heights that are more reflective of commercial development as well as utilizing floor plate heights that are more reflective of commercial development (Planned Development Standard (e) architectural styles and building forms).
- Enhancing the overall landscape treatment of the site both in terms of increasing the overall number plantings and diversification of species, and in softening the remaining blank wall expanses, especially along the north and east elevations (Planned Development Standard (e) architectural styles and building forms).

While staff had identified the commercial appearance of the proposed building as a design consideration, the UDC felt that the building design was adequate to maintain the intent of the Planned Development with the elongated glass, as proposed.

Please refer to the attached Urban Design Commission Report for a complete composition of their comments.

Public Comment: At the time of report writing, the Planning Division was not aware of neighborhood concerns on this proposal.

Conclusion: The Planning Division staff believes that the standards for Zoning Map Amendments and Planned Developments can be met and that the proposed residential development is generally consistent with City adopted plan recommendations. Planning Division staff anticipates that the impacts will be similar to the existing mixed-use and residential development that is already present in the area. The Planning Division believes that, with the conditions of approval the development proposal will meet the standards for Zoning Map Amendment and Planned Developments. Urban Design Commission granted final approval of this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022-00254, rezoning 489 Commerce Drive from PD-GDP (Planned Unit Development Plan-General Development Plan) to amended PD-

GDP and PD-SIP (Planned Development – General Development Plan and Specific Implementation Plan) creating Section 28.022-00255 to Common Council with a recommendation of **approval**. This recommendation is subject to 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 provide amended Zoning Text to reflect the multi-family residential use and modify the height section of the Zoning Text to reflect the increased building height for the building located at the northeast corner of Watts Road and Commerce Drive at four stories.
 2. The Applicant shall continue to work with Planning Division Staff to improve the landscape plan to provide additional canopy trees in the parking area and additional plantings along blank wall expanses, and for better integration of the detention pond into the site design as an amenity in conjunction with improving the at-grade passive open space provided on site.
3. A note shall be placed on the building plans and in the Zoning Text stating that the proposed residential use will be designed so that traffic-induced interior noise levels will not exceed 52 decibels.

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

1. 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 ttroester@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.

2. 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 ttroester@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).
3. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations. 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. (POLICY and MGO 37.09(2)).
4. 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 ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
5. 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.
6. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08 of the Madison General Ordinances 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.

7. 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).
8. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
9. Prior to approval, this project shall comply with Chapter 37, MGO 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.
10. Prior to approval, this project shall comply with Chapter 37, MGO regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37, MGO.
11. 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.
12. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right-of-way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing-off on this development (POLICY).
13. 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).
14. 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).
15. All damage to the pavement on Commerce Dr & Watts Rd, 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).

Traffic Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4899)

1. 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.

2. 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.
3. 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.
4. All parking facility design shall conform to Section 10.08(6), MGO.
5. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

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

1. Reconfigure the first floor accessible stall and access aisle or the bicycle stalls immediately adjacent the access aisle to prevent bicycles from encroaching into the access aisle. The access aisle must remain clear of obstructions including bicycles.
2. The Applicant shall submit a detail of the proposed ground mounted and wall mounted bicycle racks.
3. The Applicant shall submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d), MGO.
4. 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.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31, "Sign Codes," MGO, and Chapter 33, "Urban Design District" ordinances. 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)

1. Coordinate official building addresses with City Engineering.

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 rezoning. This development is within the Elver impact fee district (SI37). Please reference ID# 16147 when contacting Parks about this project.
2. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

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

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

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

1. The proposed lot line adjustment requiring a Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
2. The site plan shall also reference the Declaration of Private Storm and Sanitary Sewer Easement per Document No. 4248057.
3. Provide the recorded copy of the proposed private stormwater management easement that will amend/revise Doc No. 4248056.
4. Homewood Way was never approved for a private named drive. It shall be removed from the site plan. Homewood is an existing name elsewhere in the City and therefore is not approved for a private street/named Drive.
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.