



PREPARED FOR THE PLAN COMMISSION

Project Address: 6509 Normandy Lane (District 19 – Ald. Clear)
Application Type: Conditional Use
Legistar File ID # [45130](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant | Contact: Mark Hammond; MSP Real Estate; 7901 W National Avenue; West Allis, WI 53214
Owner: Gerard F. Dohm Revocable Living Trust, Steven J. Dohm, Trustee; 2890 Henshue Rd, Madison, WI 53711
Requested Action: The applicant requests approval of a conditional use to construct a mixed-use building in a planned multi-use site.
Proposal Summary: The applicant proposes to develop a mixed-use building with 2,300 square feet of commercial space and 57 apartments.
Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] and the Supplemental Regulations for Dwelling Units in Mixed Use Buildings [MGO §28.151].
Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct a mixed-use building in a planned multi-use site containing 2,300 square feet of commercial space and 57 apartments. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The property is on southeast corner of the intersection of South Yellowstone Drive and Normandy Lane. The parcel is within Aldermanic District 19 (Ald. Clear) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is a 1.67-acre parking lot, part of the “Market Square” commercial development.

Surrounding Land Use and Zoning:

North: Office buildings, zoned SE (Suburban Employment District);
South: Commercial Development; (including movie theater), zoned CC (Commercial Center District)
East: Commercial Development, zoned CC; and
West: Commercial Development, zoned CC.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends general commercial development on the subject property. The plan includes a specific note stating that “The lands along the north side of Odana Road are currently developed with a wide variety of predominantly suburban style commercial and office uses. In the future, at least portions of this area have the potential to be redeveloped as integrated, urban style Community Mixed-use Districts that include residential as well as commercial uses, and which provide a more engaging and pedestrian-oriented environment.

Zoning Summary: The property is zoned CC (Commercial Center District)

Requirements	Required	Proposed
Front Yard Setback	85' maximum	32.2'
Side Yard Setback	Two-story or higher: 6'	Adequate
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district.	The required rear yard setback shall be the same as the required side yard setback: 6'	Adequate
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for > 1-bedroom units (13,760 sq. ft.)	25,579 sq. ft.
Maximum Lot Coverage	85%	65%
Maximum Building Height	5 stories/ 68'	3 stories
Site Design	Required	Proposed
Number Parking Stalls	No minimum	58 garage 50 surface (108 total)
Accessible Stalls	Yes	Yes
Loading	None	1 (11' x 36')
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (57) 1 guest space per 10 units (6) General retail, service business, office: 1 per 2,000 sq. ft. floor area (2 minimum) (65 total)	18 garage 18 surface (36 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Yes, Flex Building
Other Critical Zoning Items	Urban Design (Planned Multi-Use Site), Barrier Free (ILHR 69), Utility Easements	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located within an environmental corridor.

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

Related Reviews and Approvals

WHEDA Section 42 Tax Credits – If land use entitlements are granted, the applicant intends to submit application materials in late January 2017 seeking Wisconsin Housing and Economic Development Authority (WHEDA) tax credits for the project.

Affordable Housing Funds - In conjunction with WHEDA tax credits, the applicant requested a total of \$1.24 million dollars in City of Madison support for the affordable housing units. At their November 22, 2016 meeting, having received recommendations from the Community Development Block Grant Committee, Board of Estimates, and staff from the Department of Planning and Community and Economic Development, the Common Council approved the request for \$850,000 in 2017 City funding support, assuming all land use entitlements are eventually granted. Please see Legislative Item [44932](#) for more details on this request.

Project History – Previous Approval

In July 2007, the Common Council approved a zoning map amendment to rezone the property to the PUD (Planned Unit Development District) to allow for the development of a four-story, 91-unit residential condominium. That approval was never implemented and has since expired.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to construct a three-story mixed-use building with 57 senior apartments and approximately 2,300 square feet of commercial space. This request is subject to the approval standards for conditional uses and the supplemental standards for dwelling units in mixed-use buildings.

Please note that the plans before the Plan Commission have been revised since the applicant's original submittal in October 2016. The proposal was originally submitted as a four-story mixed-use building with 73 apartments. Notable changes include the removal of the fourth story, reduction in the number of dwelling units, and the conversion from a family-supporting housing development to a senior, age-restricted development. The current senior housing proposal has been awarded affordable housing funding from the City of Madison and staff understands that the applicant will be submitting for additional tax credit financing from the Wisconsin Housing and Economic Development Authority (WHEDA).

The proposed development includes 28 one-bedroom and 29 two-bedroom units. Plans show that there will be 58 covered automobile parking stalls and 50 surface stalls. A total of 36 bicycle parking stalls are provided. Approximately 2,300 square feet of ground floor commercial space is located on the building's eastern side, along South Yellowstone Drive. Commercial tenants have not yet been identified. The building is set back over 30 feet from the public streets. This setback exceeds what is required by the City's Zoning Code, but is consistent with a private restriction requiring a minimum 30 foot setback on the subject site and other properties within the surrounding "Park Towne" development area.

The Zoning Code designates "dwelling units in mixed-use buildings" as a conditional use in CC (Commercial Center District) zoning. Additionally, multi-tenant buildings exceeding 40,000 square feet in floor area and changes to an existing planned multi-use site require Conditional Use approval. As such, this proposal must be reviewed against the conditional use standards.

The code states that the Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plans and finding that all of the conditional use standards of §28.183(6) MGO are met. In regards to the adopted plans, the Planning Division believes that this proposal is consistent with the Comprehensive Plan's recommendation for general commercial development and the specific map note that states "In the future, at least portions of this area have the potential to be redeveloped as integrated, urban style Community Mixed-use Districts that include residential as well as commercial uses, and which provide a more engaging and pedestrian-oriented environment."

In consideration of the Conditional Use standards, the Planning Division believes they can be met with certain modifications. The Planning Division's concerns relate primarily to Conditional Use Standard 9 which states:

Conditional Use Standard 9. *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 recommendations.*

The Planning Division notes that the applicant received a recommendation for "initial" approval from the Urban Design Commission at their November 30, 2016 meeting. The notes from that meeting are attached. While the applicant has adjusted the plans based on initial staff feedback (see supplements at the back of the applicant's materials), the Planning Division recommends a few further modifications to better align the project with the above standard and the aforementioned Plan recommendation to "provide a more engaging and pedestrian-oriented environment." The Planning Division first recommends that the plans be revised to include additional street-oriented entrances and sidewalk connections. The originally submitted plans for the 73-unit building included additional entrances and sidewalk connections, though these were removed in subsequent versions. The Planning Division believes that the previous orientation had more street activation and recommends that these street-oriented entrances and sidewalk connections be re-established. The Planning Division further recommends that any individual entrances be designed to include features such as steps, stoops, overhangs, or other features to highlight these entrances and separate them from grade. Staff believes that this is an important consideration, especially considering the building's length which exceeds 350 feet.

The Planning Division also recommends that the plans be revised to better integrate the street-facing HVAC louvers that currently face out towards South Yellowstone Drive. Other such louvers are side-loaded and are less visible from the street. Finally, based on the recommendation of the UDC, the extending "fin" features that separate some decks are recommended to be revised to be better integrated with the façade.

With the proposed design modifications, the Planning Division believes the applicable standards can be met. At the time of report writing, the Planning Division was not aware of neighborhood concerns on this proposal.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct a mixed-use building in a planned multi-use site containing 2,300 square feet of commercial space and 57 apartments. 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 Kevin Firchow, (608) 267-1150)

1. That the project receives final approval from the Urban Design Commission prior to sign-off by the Planning Division.
2. That the plans shall be revised to include additional street-oriented entrances for ground floor units and connections to the sidewalk. These entrances shall include features such as steps, stoops, overhangs, or other features. These details shall be approved by Planning Division staff after review by the Urban Design Commission.
3. That the plans shall be revised to reconfigure any street-facing HVAC louvers so they are not on a street-facing wall. These details shall be approved by Planning Division staff after review by the Urban Design Commission.

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

4. Due to sanitary sewer capacity constraints, developer will be required to construct public sewer main from west of the project site. Developer will be required to enter into a City-developer agreement for this sewer work.
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 ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) 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. 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.
7. 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.

Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or troester@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.

8. 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 troester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) 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).
9. 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.
10. The applicant shall demonstrate compliance with Section 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.
11. 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)
12. The lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds. (POLICY)
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.

14. 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 of the Madison General Ordinances.
15. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
16. 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)
17. 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)
18. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
19. All damage to the pavement on Yellowstone Dr, Normandy Ln, 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)

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

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| <p>20. Provide the document of record confirming the release of the Cross Access Easement for the Benefit of R & D Partnership Properties per Doc. No. 2144275 that encumbers this property.</p> |
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21. Proposed trees are shown in the electric and telephone easements along Normandy Lane. Any landscaping is subject to the rights of those utilities to install and maintain their facilities. It is recommended that any new landscaping be placed outside of the easement area.
 22. 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.
 23. 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.

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

24. The applicant shall work with Traffic Engineering to provide a direct pedestrian connection from the rear sidewalk and Yellowstone Drive.
25. 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.
26. 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.
27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

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

29. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:
- a. The site plans shall clearly identify the location of all fire lanes.
 - b. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
 - c. Provide a fire lane that extends to within 250-feet of all exterior portions of the structure, since the building will have a fire sprinkler system.
 - d. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
 - e. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
 - f. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs.
 - g. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
 - h. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

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

30. Submit an overall site plan exhibit for the entire planned multi-use site showing the area from Normandy Lane to Odana Road and Grand Canyon Drive to S Yellowstone Drive.
31. This project is designed as a planned multi-use site. Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
32. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141.11 and shall be designated as short-term or long-term bicycle parking. A minimum of 57 resident bicycle stalls are required plus a minimum of 6 short-term guest stalls. At least 90% of required resident bicycle parking shall be designed as long-term parking located in enclosed and secured or supervised areas provided protection from theft, vandalism and weather. Required long-term resident bicycle parking shall not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking.
33. Bicycle parking for the commercial tenant space shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. As each tenant space is leased, the bicycle parking requirements will be reviewed for compliance with the required type and number of parking spaces, prior to obtaining Zoning approval for each future tenant space use.
34. Clearly label the garage and surface bicycle parking locations and numbers of stalls on the final plans. Show the typical dimensions of the bicycle stalls including the access aisles. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike racks to be installed, including any structured, vertical or wall mount racks.
35. Install two (2) planting islands in the row of parking immediately adjacent the proposed building. A planting island shall be located at least every twelve (12) contiguous stalls with no break.
36. Submit complete building elevations of all four sides of the building. Clearly identify and label building materials and colors.
37. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
38. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per

Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.

39. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
40. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances 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.

Parks / Forestry (Contact Janet Schmidt, (608) 261-9688)

41. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) 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 Garner impact fee district (SI 29). Please reference ID# 16158 when contacting Parks about this project.
42. On January 1, 2017 any development that meets the requirements of the Low –Cost Housing shall be exempt from Park Impact Fees, per MGO Chapter 20. The determination whether a proposed development will create Low-Cost housing, and how much Low-Cost housing it will create, shall determined by the City’s Community Development Division.
43. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
44. Forestry will permit the tree removal of two pre-emptive Ash trees on S. Yellowstone Drive. The 1st and 2nd Ash trees southwest of Normandy La. have already been evaluated and designated as future tree removals due to our emerald ash borer survey in the past.
45. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2016/Part2.pdf>.
46. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2016/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait

period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

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

47. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/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.
48. 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 Tim Sobota, (608) 261-4289)

49. Metro Transit operates daily bus trips at least once every 60 minutes in both directions along Odana Road, serving bus stops both southeast and southwest of the proposed development at the Potomac and Grand Canyon signalized intersections. Weekday peak hour service operates every 30 minutes in both directions.
50. Metro Transit operates additional daily bus trips at least once every 60 minutes in both directions along Mineral Point Road, serving bus stops just over 1/4 of a mile north of the proposed development at the Yellowstone intersection (currently non-signalized, but planned for traffic signal installation). Weekday peak hour service operates every 15 minutes in both directions.