



Project Address: 2002 Tennyson Lane (12th Aldermanic District – Alder Palm)
Application Type: Rezoning & Conditional Use
Legistar File ID # [53812](#) & [53619](#)
Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Todd Gebhardt; Packtenn, LLC; 3314 Packers Avenue; Madison, WI 53704
Contact: Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Ave #201; Middleton, WI 53562

Requested Action: The applicant is requesting approval to rezone 2002 Tennyson Lane from SR-C1 (Suburban Residential – Consistent 1 District) to CC-T (Commercial Corridor-Transitional District). The applicant is also requesting a total of seven conditional use requests – five for the Mixed-Use Building: 1) for a mixed-use building in the CC-T District with more than twenty-four (24) dwelling units; 2) for a mixed-use building in the CC-T District with non-residential uses constituting less than 75-percent of the building’s ground-floor area; 3) for a mixed-use building in the CC-T District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including all frontage at a street corner; 4) for a multi-tenant building in the CC-T District exceeding forty thousand (40,000) square feet of floor area; and 5) for a vehicle sales and service window associated with a food and beverage use; and two for the Multi-Family Building: 1) for a building (with an individual establishment) in the CC-T District exceeding twenty-five thousand (25,000) square feet of floor area; and 2) for a multi-family building with more than eight (8) dwelling units in the CC-T District.

Proposal Summary: The applicant is seeking approval for a two-phase, two-building development at 2002 Tennyson Lane. The first phase is a four-story 67-unit mixed-use building with 2,000 square feet of rentable commercial space, an associated vehicle sales and service drive-through window, and 62 structured parking stalls. The second phase is a four-story, 62-unit apartment building with 57 structured parking stalls. The buildings will share a surface parking lot and stormwater detention area.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO §28.182(6)] and Conditional Uses [MGO §28.183(6)]. It is also subject to the Supplemental Regulations pertaining to *Dwelling Units in Mixed Use Buildings* [MGO §28.151].

Review Required By: Plan Commission and Common Council.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** the rezoning and conditional use requests to rezone 2002 Tennyson Lane from SR-C1 (Suburban Residential – Consistent 1 District) to CC-T (Commercial Corridor-Transitional District) and to construct a development consisting of a four-story, 67-unit, mixed-use building with 2,000 square feet of rentable commercial space and a vehicle sales and service window and a four-story, 62-unit apartment building. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is a 3.24-acre (141-322 square-foot) parcel located at the northwesterly corner of the intersection of Tennyson Lane and Packers Avenue. It is within Aldermanic District 12 (Alder Palm) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is currently vacant and zoned SR-C1 (Suburban Residential – Consistent 1 District).

Surrounding Land Uses and Zoning:

North: A farmstead in the Town of Burke, zoned County C-2 Heavy Commercial;

West: A senior housing assisted living facility zoned PD (Planned Development District);

South: Across Tennyson Lane, four unit apartments, zoned SR-V1 (Suburban Residential – Variable 1 District), and an 8-unit condominium building and larger apartment buildings beyond, both zoned SR-V2 (Suburban Residential – Variable 2 District); and

East: Across Packers Avenue, a mobile home park zoned PMHP (Planned Mobile Home Park District)

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject site and the properties to the north as Neighborhood Mixed-Use (NMU). The [Northport Warner Park Sherman Neighborhood Plan](#) (2009) presents two detailed multi-use development possibilities for the Raemisch property directly to the north, but notes that this site could be integrated with uses on the lands to the north and south, including residential uses with an opportunity for a limited neighborhood mixed-use node at the intersection of Packers Avenue and Tennyson Lane.

Zoning Summary: The subject property is currently zoned Suburban Residential – Consistent 1 (SR-C1) but is proposed to be rezoned to the CC-T (Commercial Corridor-Transitional) District.

Requirements	Required	Proposed
Lot Area	None	141,322 sq. ft.
Lot width	None	227 ft.
Usable open space	24,960 sq. ft.	37,309 sq. ft.
Lot coverage	85%	62%
Front yard	50% of building at 25 ft. max	21.1 ft.
Side yards	None	18.1 ft.
Rear yard	20 ft.	39.6 ft.
Building height	5 stories/68 ft.	4 stories

Site Design	Required	Proposed
Number parking stalls	No minimum, 322 maximum	205
Accessible stalls	4	4
Loading	No	No
Number bike parking stalls	144 (1.)	144
Landscaping	Yes	Yes
Lighting	Yes	Yes

Other Critical Zoning Items	Utility Easements
------------------------------------	-------------------

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including hourly Metro Transit service along Tennyson Avenue, through the Packers Avenue intersection.

Project Description

The applicant proposes to construct a development consisting of a four-story, 67-unit, mixed-use building with 2,000 square feet of rentable commercial space and a vehicle sales and service window, as well as a four-story, 62-unit apartment building. In order to do so, the applicant is seeking to rezone the property from SR-C1 (Suburban Residential – Consistent 1 District) to CC-T (Commercial Corridor-Transitional District) as well as approval of seven conditional uses, as previously noted.

The development will be constructed in two phases. Phase I will consist of the construction of Building “A” (as labelled on the submitted plans), which is a mixed-use and “L”- shaped building, primarily four stories in height (but dropping down to three on the ends), and located at the southern end of the site. Roughly 2,000 square-feet of commercial space will occupy the southwestern corner of the ground floor and a vehicle sales and service window, along with the associated vehicle queuing lane, will be located along the western elevation of the commercial space. The rest of the ground floor and upper floors will consist of residential dwelling units, 67 in all. The unit mix will consist of eight (8) efficiency, 47 one-bedroom, and 12 two-bedroom units.

Parking for this mixed-use building (i.e. Phase I) will consist of 62 under-building automobile stalls, and 44 surface stalls (for an overall ratio of roughly 1.6 stalls per dwelling unit). It will have 64 under-building bicycle parking stalls (51 floor-mounted and 13 wall-mounted) and 12 surface stalls for residential tenants, their guests, and the commercial patrons and employees.

As part of Phase I, a large, roughly 4,600-square-foot detention basin will also be constructed to the north of Building “A” along the Packers Avenue frontage.

Phase II will consist of a 62-unit, multi-family building, also “L”- shaped and 3-4-stories in height, and located at the northern end of the site. The unit mix will consist of seven (7) efficiency, 40 one-bedroom, and 15 two-bedroom units. It will have 42 under-building automobile parking stalls and 57 surface stalls allotted to it (also for an overall ratio of roughly 1.6 stalls to dwelling units). Bicycle parking will consist of 59 under-building stalls and nine surface stalls.

The two buildings will be nearly identical, save for their differing orientation and the location of the garage door for the under-building parking deck. In terms of building materials, the buildings both have a cast stone base and cladding consisting of composite horizontal lap siding and composite paneling.

Usable open space located primarily to the west of the buildings, in and around the parking lot, but also via the private balconies (each unit has one), as well as the roughly 340-square-foot roof deck that sits atop both buildings.

Analysis & Conclusion

This proposal is subject to the approval standards for Zoning Map Amendments [MGO §28.182(6)] and Conditional Uses [MGO §28.183(6)]. It is also subject to the Supplemental Regulations pertaining to *Dwelling Units in Mixed Use Buildings* [MGO §28.151].

Adopted Plan Recommendations

The Planning Division believes the proposal is generally consistent with the adopted plans. The [Comprehensive Plan](#) (2018) identifies the subject site and the properties to the north as Neighborhood Mixed-Use (NMU). The NMU category includes relatively small planned activity centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Development and design within NMU areas should be compact and walkable; buildings should be oriented toward streets, with buildings close to public sidewalks; and private off-street parking should be placed behind buildings or underground. The [Northport Warner Park Sherman Neighborhood Plan](#) (2009) presents two multi-use possibilities for the Raemisch property directly to the north of the subject property, recommending a combination of several housing types, commercial space, open space, and urban agriculture. Regarding the subject property, it also recommends that the development of the Keller property (i.e. the subject property) *“could be integrated with and connected to uses on land lying to the north and south. Future use of this site could focus on residential uses with an opportunity for a limited neighborhood mixed-use node at the intersection of Packers Avenue and Tennyson Lane. Other uses could include urban agriculture development integrated with and connected to uses north of this parcel.”*

Standards for Zoning Map Amendments

This proposal is subject to the standards for Zoning Map Amendments, as the applicant is requesting a rezoning from SR-C1 (Suburban Residential – Consistent 1 District) to CC-T (Commercial Corridor-Transitional District). These standards state that such 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.” Given that all the adopted plans call for neighborhood mixed-use development (i.e. primarily residential development with limited neighborhood-serving commercial uses) on this site, Staff believe the proposed rezoning from SR-C1 to CC-T is therefore generally consistent with the plan recommendations. Staff believes that the standards for Zoning Map Amendments can be found met.

Conditional Use Standards

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a) are met. That section also states: “The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison [Comprehensive Plan](#) and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans.”

The Planning Division believes the conditional use standards can be found met, given the conditions of approval included with this report, and provides additional discussion of Standard 9.

Standard 9 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.”* (Please see Attachment 1 at the end of this report, which contains the District’s Statement of Purpose).

Staff believe that certain modifications would better align the project with this Standard and the referenced Statement of Purpose for the CC-T District. The Statement of Purpose states, in part, that development in this district being “*equally conducive to pedestrian, bicycle, transit and motor vehicle activity.*” Staff note that the addition of a sidewalk along the entire Packers Avenue frontage will improve the pedestrian orientation and interface. (Traffic Engineering is requiring the applicant to install just such a sidewalk). Additionally, after conversations with Staff, in order to meet the Zoning Code, the applicant has also added at least one street-oriented entrance on each building – along the southern elevation of Building “A” (near the commercial component), and along the eastern elevation of Building “B”. (These are shown on the plans included in the Plan Commission’s packet of materials for review) (A third entrance has been added to Building “A”, at the corner of Tennyson and Packers, but it is not really considered a residential entrance given the fact that it accesses the building’s exercise room. (The entrance was added so the tenants of Building “B” could access this shared amenity)). However, considering factors such as the length of both eastern façades (roughly 340 total feet) and only one pedestrian entrance from Packers Avenue, Staff believe that the buildings, as currently proposed, are still too oriented towards the surface parking lots to their rear. Therefore, Staff recommend that additional pedestrian entrances to the ground-floor residential units located along Packers Avenue and Tennyson Lane be added before final sign off.

Lastly, Staff have concerns related to the proposed landscaping for the site. Given the grade change west to east across the subject site, the result is an additional roughly four feet of building foundation that is exposed along the eastern facades of both buildings. Staff therefore believe that a combination of taller foundation plantings, two to three feet in height (at the time of initial planting) should be added to better screen these blank areas of the façades.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Conclusion

In conclusion, the Planning Division believes the subject request could be found compatible with the adopted plans and could be found to meet the approval standards for rezonings and conditional uses. With the conditions recommended by the reviewing agencies, Staff do not believe that the proposal will have significant negative impact on the surrounding area.

Recommendation

Planning Division Recommendations (Contact Chris Wells (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards met and **approve** the rezoning and conditional use requests to rezone 2002 Tennyson Lane from SR-C1 (Suburban Residential – Consistent 1 District) to CC-T (Commercial Corridor-Transitional District) and to construct a development consisting of a four-story, 67-unit, mixed-use building with 2,000 square feet of rentable commercial space and a vehicle sales and service window and a four-story, 62-unit apartment building. This recommendation is subject to input at the public hearing and the following conditions:

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

Planning Division (Contact Chris Wells, (608) 261-9135)

1. The applicant shall revise their plans to include additional pedestrian entrances to the ground-floor residential units located along Packers Avenue and Tennyson Lane with details to be approved by Planning Division Staff.
 2. The applicant shall revise the landscaping plan as necessary so that the majority of foundation plantings around the eastern half of both buildings are at least two (2) to four (3) feet in height (at the time of initial planting), for approval by Planning and Zoning Staff.
 3. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
4. The applicant shall revise the drawings to show all proposed entrances and walkways.
 5. The applicant shall add material color callouts to the elevations.
 6. The applicant shall correct the scale bars on Sheets C1.3 - C1.5.

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

7. Regarding the overflow of the storm sewer system or pond, as designed, it is at capacity and Staff are concerned it will overflow into the underground parking. This shall be revised.
8. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements including sidewalk along Packers Avenue and public sewer to serve the development. 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)
9. 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 signoff. (MGO 16.23(9)(d)(4))
10. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.(POLICY) The elevation of the sewer being connected to at the corner of Tennyson and Kipling appears to be incorrect.
11. The property is an open contaminant site with the WDNR (BRRTS #0313553975). Submit a digital copy of the site investigation report to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com). Applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (e.g. vapor mitigation, dewatering).

12. 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.
13. 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.

14. 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).

15. 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))

16. 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 Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City
17. 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.
18. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. (POLICY)
19. 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.
20. 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)
21. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building. (POLICY)

22. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. (POLICY)
23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
24. 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% (control the 5 micron particle) off of newly developed areas compared to no controls.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
26. 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.
27. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
28. The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to. (POLICY)
29. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
30. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.. (MGO 16.23(9)(d)(6))
31. 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)
32. The Applicant shall Construct Sidewalk to a plan approved by the City along Packers Ave.

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

33. Upon approval of the proposed concrete stairs, stormwater management facilities and possible retaining wall lying within the 15' wide City of Madison Easement for Public Storm Sewer per Doc No. 5069034 (CSM No. 13716) a Consent to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate items needed and fees with Jeff Quamme at jrquamme@cityofmadison.com or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097). Applicant shall make every effort to move any private improvements outside of the easement area. Approval of encroaching improvements shall be received from City Storm Water Engineering prior to preparation of the final document.
34. The 15' wide Public Sanitary Sewer Easement within this site per CSM No. 13716 shall be shown on all of the site plan sheets.
35. The base address of Building B is 2002 Tennyson Ln. The base address of Building A is 2024. Tentative address for Building A Commercial is 2036 Tennyson Ln. 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.
36. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

- | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>37. The applicant shall be required to extend the existing median on Packers Avenue to provide Right in/Right Out access only from the proposed Packers Avenue driveway.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
38. The Applicant shall Construct Sidewalk to a plan approved by the City along Packers Ave
 39. 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.

40. 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.
41. 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.
42. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
43. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
44. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
45. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
46. The applicant shall work with Traffic Engineering to alter drive-through geometry and/or onsite signing and marking to ensure orderly on-site operation and protect the public Rights of Way from negative impacts.
47. One way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the Exit.
48. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
49. Parking stalls that are located next to a sidewalk shall have a barrier between the stall and the sidewalk to serve as protection for any pedestrians.
50. Provide pedestrian access to all building entrances from the public Right-of-Way.
51. Applicant shall submit for review a vehicular turning movement template demonstrating the use of the order board and pick-up window.
52. All vehicle service window access aisles shall have a minimum outside turning radius of thirty (30) feet.
53. Covered parking is not dimensioned and as such not reviewable at this time. The applicant should be aware this may lead to major site changes once the dimensions are provided.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

54. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.

55. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
56. 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).
57. Submit a revised landscape plan calling out individual plant species.

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

58. MFD has concerns about the aerial access lanes meeting the intent of the fire code. Part of the aerial lane is shown in the grass and on the sidewalk as well as only a limited area of the 4 story portion of the building has access. Adjustments and better details/notes will be necessary.

Parks/Forestry Review (Contact Kate Kane, (608) 261-9671)

59. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 13120.4 when contacting Parks about this project.
60. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.
61. 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 Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction.

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

62. Metro Transit operates daily transit service along Tennyson Avenue through the Packers Avenue intersection, at least once an hour. Bus stop ID #5427 is opposite the proposed project site along the south side of Tennyson Avenue, west of Packers Avenue.

**ATTACHMENT 1: STATEMENT OF PURPOSE FOR
COMMERCIAL CORRIDOR - TRADITIONAL DISTRICT (MGO §28.067)**

(1) Statement of Purpose

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- (a) Improve the quality of landscaping, site design and urban design along these corridors.
- (b) Maintain the viability of existing residential uses located along predominantly commercial corridors.
- (c) Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- (d) Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (e) Structured parking is encouraged.