



PREPARED FOR THE PLAN COMMISSION

Project Address: 2161 Rimrock Road
Application Type: Conditional Use
Legistar File ID # [55596](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Josh Wilcox, GBA Architecture | Design; 2248 Deming Way, Suite 120; Middleton.

Property Owner: Madison Rimrock Retail Investors I, LLC/ North Central Group; 1600 Aspen Commons, Suite 200; Middleton.

Requested Action: Approval of a conditional use in the Suburban Employment (SE) District for general retail; consideration of a conditional use in the SE District for food and beverage establishment(s); consideration of a conditional use in the SE District for an outdoor eating area for a food and beverage establishment; consideration of an alteration to a conditional use planned multi-use site, all to allow construction of two commercial buildings for future food and beverage and retail tenants with vehicle access sales and service window and outdoor eating area(s).

Proposal Summary: The applicant is requesting approval two one-story commercial buildings on a 1.44-acre outparcel located between the Home 2 Suites hotel and Rimrock Road. The approximately 9,000 square feet of proposed space will be comprised of a 5,300 square-foot southern building (Building A) at the southwestern corner of the property adjacent to the westbound Beltline off-ramp to Rimrock Road and a 3,600 square-foot northern building (Building B) In the northwestern corner of the parcel adjacent to the Rusk Avenue-Rimrock Road intersection. A restaurant is envisioned to occupy the southern building, while two tenant spaces are planned for the northern building, including one eyed for a coffee shop. Outdoor eating areas are proposed adjacent to both buildings, with a vehicles access sales and service window proposed to serve the coffee shop tenant in the northern building. Construction of the buildings will commence as soon as all regulatory approvals have been granted, with completion anticipated in January 2020. The adjacent hotel is nearing completion according to the applicant.

Applicable Regulations & Standards: Table 28F-1 in Section 28.082(1) of the Zoning Code identifies general retail and food and beverage establishments as conditional uses, and outdoor eating areas associated with food and beverage establishment as conditional accessory uses in SE (Suburban Employment) zoning. Vehicle access sales and service windows are permitted accessory uses in the SE district. A planned multi-use site, defined as “a specified area of land comprised of one or more contiguous ownership parcels or building sites that share access and circulation or off-street parking,” which contains more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use requires conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional uses for general retail and food and beverage uses with outdoor eating areas for two commercial buildings to be constructed at 2161 Rimrock Road subject to input at the public hearing, final Urban Design Commission approval, and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 1.44-acre parcel located in the northeastern quadrant of the Beltline Highway (US Highways 12 and 18)/Rimrock Road (CTH MM) interchange; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned SE (Suburban Employment District).

Surrounding Land Uses and Zoning:

North: State of Wisconsin Department of Revenue in the Town of Madison;

South: Beltline Highway;

West: Coyle Carpet, Gates Auto Body/ Enterprise Rental Car, Dane County Credit Union, Dane County Sheriff Ferris Center and Clarion Suites Hotel in the Town of Madison;

East: Home 2 Suites Hotel, zoned SE (Suburban Employment District); wetlands and the Beltline Highway-John Nolen Drive interchange, zoned CN (Conservancy District).

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and adjacent Department of Revenue property to the north for Employment uses. The subject site is also located within the boundaries of the South Madison Neighborhood Plan, though that plan does not contain any specific land use, design or redevelopment recommendations for this site.

Zoning Summary: The site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	62,441
Lot Width	65'	326.85'
Front Yard	None	Adequate (See conditions)
Side Yard	15' or 20% building height	Adequate (See conditions)
Rear Yard	30'	Adequate (See conditions)
Maximum Lot Coverage	75%	To be determined (see conditions)
Minimum Building Height	22' to the building cornice	Less than 22' (See conditions)
Maximum Building Height	5 stories / 68' per zoning	1 story
Auto Parking	Food and beverage uses: 15% of capacity of persons (TBD)	73 (See conditions)
Bike Parking	General retail, office: 1 per 2,000 sq. ft. floor area (4); Food and beverage uses: 5% of capacity of persons (TBD)	8 (See conditions)
Loading	None	None
Building Forms	Free-standing Commercial Building	(See conditions)

Other Critical Zoning Items	
Yes:	Urban Design (Planned Multi-Use Site), Barrier Free, Utility Easements
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

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

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates weekday transit service along Rimrock Road past the site, and weekend service one block to the north on Rimrock north of Rusk Avenue. Metro Transit operates daily transit service along Rimrock Road north of the Rusk Avenue intersection.

Previous Approvals

Portions of the subject site were attached to the City from the Town of Madison on November 30, 2010 following approval of an Early Attachment and Revenue Sharing Agreement between the City and Town.

On February 1, 2011, the Common Council approved a request to rezone 2155-2205 Rimrock Road from Temp A. (Agriculture District) and C3L (Commercial Service and Distribution District) to C3L [1966 Zoning Code] to allow demolition of five existing buildings and construction of a seven-story, 247-room hotel and conference center. The Plan Commission approved the related demolition permit and conditional use requests for this project on January 24, 2011 subject to approval of the rezoning of the property. On October 3, 2011, the Plan Commission approved a major alteration to the approved conditional use for the hotel to allow for a six-story, 201-room facility to be constructed instead of the seven-story version previously approved.

On March 5, 2018, the Plan Commission approved a demolition permit and conditional uses to demolish four commercial buildings located on the 4.5-acre site and construct a 143-room hotel at 2153 Rimrock Road, and approved a three-lot Certified Survey Map to reconfigure six existing parcels into two commercial lots (including the subject site) and one outlot.

Project Description

The applicant and property owner are requesting conditional use approvals to allow construction of two one-story commercial buildings on a 1.44-acre outparcel located on the east side of Rimrock Road between Rusk Avenue and the Beltline Highway. The subject site is part of a planned multi-use site that includes the adjacent Home 2 Suites hotel (under construction) and a surface parking lot in the City used by the adjacent State of Wisconsin Department of Revenue office building, which is located on three parcels in the Town of Madison. All six parcels, including the office building property in the Town, share access from the Rimrock Road-Rusk Avenue intersection.

The proposed commercial buildings will be located along the northern and southern edges of the site and include approximately 9,000 square feet of gross floor area, with parking for 73 autos proposed primarily between the two buildings. The southern building (Building A) is proposed as a 5,300 square-foot restaurant-tavern, which will be located at the southwestern corner of the property adjacent to the westbound Beltline off-ramp to Rimrock Road. The building will be oriented to the north and the surface parking lot, and will include outdoor eating areas

adjacent to the northern and western facades. A tiered retaining wall is proposed along the southern and western edges of Building A, with the western outdoor eating area proposed to be between 1-9 feet below the grade of the sidewalk that will be extended in the Rimrock Road right of way as a condition of the proposed development. In addition to dining accommodations in the western outdoor eating area, the site plans also include a fire pit and outdoor cooking area. The exterior of the building will be clad with a combination of stone and manufactured wood, and will include overhead doors opening onto the western outdoor eating area.

The northern building (Building B) is proposed as a 3,600 square-foot structure, which will be located in the northwestern corner of the parcel adjacent to the Rusk Avenue-Rimrock Road intersection. Two tenant spaces are planned for the northern building, including one intended for use as a coffee shop. The building is oriented to the south and the parking lot, and includes a vehicles access sales and service window to serve the anticipated coffee shop tenant, which will circulate around the northern and western walls of the building. Outdoor seating for the tenant spaces is planned along the southern wall of the building. Building B will be clad with a combination of metal panels and stone, with wood accents to match the wood materials on Building A.

Access to the subject site will be provided by a right-in/right-out driveway from Rimrock Road and from a driveway located on the adjacent hotel site, as shown on the attached site plans. A trash enclosure to serve the buildings is proposed along the eastern edge of the site.

Analysis & Conclusion

General retail, food and beverage establishments (except catering), and outdoor eating areas are conditional uses in the SE (Suburban Employment) zoning district. In addition, the subject site shares access with the adjacent hotel and Department of Revenue building, which constitutes a planned multi-use site as defined by the Zoning Code. A planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use requires conditional use approval by the Plan Commission following a recommendation on the design of any specific proposal by the Urban Design Commission.

The Planning Division believes that the standards for approval for conditional uses can be met with the proposed commercial pad site development. The development proposed should not have a negative impact on the uses, values and enjoyment or normal and orderly development of the surrounding area, and should complement the broad mix of employment and hospitality businesses already located in the area roughly bounded by the Beltline, John Nolen Drive, and the Alliant Energy Center complex. The proposed development is generally consistent with the statement of purpose for the SE district, which notes that the district is established to encourage a broad range of employment activities, with the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment. The development is also consistent with the Comprehensive Plan, which identifies the subject site as part of an Employment district that also includes the adjacent State office building. Employment districts are recommended to include predominantly corporate and business offices, research facilities, laboratories, hospitals, clinics, and other similar uses, and may include limited retail and service establishments that primarily serve employees and users of the area, including hotels and food and beverage businesses.

As conditions of approval, the developer will need to better orient the buildings to Rimrock Road to comply with the Zoning Code, and provide better pedestrian connectivity between the proposed buildings, hotel and street, as recommended by agency staff in the recommended conditions.

Finally, the Urban Design Commission reviewed the proposed development on June 12, 2019 and recommended final approval of the project to the Plan Commission subject to conditions relating to improving site connectivity and the landscaping plan.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** conditional uses for general retail and food and beverage uses with outdoor eating areas for two commercial buildings to be constructed at 2161 Rimrock Road subject to input at the public hearing, final Urban Design Commission approval, and the following conditions:

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

Planning Division

1. Submit an overall site plan for the planned multi-use site, which includes the subject site (Lot 1 of CSM 14819), the hotel at 2153 Rimrock Road (Lot 2), and Department of Revenue site at 2135-2139 Rimrock Road (Outlot 1 of CSM 14819 and Town parcels).
2. The final zoning plans and letter of intent shall include a complete and accurate accounting of the floor area of the proposed buildings and parking on the subject site. The final zoning materials shall include the projected capacity of any food and beverage establishments, including all proposed outdoor eating areas (subject to approval by the Director of the Building Inspection Division and Fire Marshal).

Urban Design Commission

On June 12, 2019, the Urban Design Commission recommended final approval of the project to the Plan Commission subject to the following conditions:

3. Revise the landscaping plan to provide landscaping along the eastern edge of the parking lot adjoining the hotel parking lot. Revise the planting plan to reduce the reliance on daylilies and swap the red oaks for other heartier shade tree species. Work with staff to increase the tree canopy on the site.
4. Improve pedestrian circulation to and through the site between Rimrock Road and the hotel, including providing a walkway to connect the hotel to the restaurant.

The following conditions have been submitted by reviewing agencies:

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

5. A long sewer lateral is shown serving the northern property will be required to have cleanouts due the lateral length. Cleanouts on laterals are required at 100-foot intervals per SPS 382.35(3)(d).

6. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
7. This site appears to have a land use that will result in their inclusion as a restaurant class sanitary sewer customer. The applicant shall be aware that beginning on April 1, 2018 restaurant class charges for sanitary sewer customers shall begin. This will charge commercial kitchen facilities a higher sanitary sewer fee per gallon than domestic users and is based on strengths of waste measured at representative similar customers throughout the City. If the applicant desires, a sampling manhole may be installed, as part of the initial construction at their cost, to allow site specific sampling of their waste to determine sanitary sewer charges specifically for this site. If no sampling manhole is installed, this site will default to the restaurant class code in Chapter 35 recently adopted by the Common Council. If you have questions on the restaurant class sewer charges please contact Megan Eberhardt at 266-6432.
8. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
9. 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.
10. 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 Wisconsin Department of Natural Resources (WDNR) in order to comply with TMDL limits.
11. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
12. 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 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); 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. E-mail 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.

13. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and 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).
14. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
15. 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 ½ x14" size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at tstroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City.
16. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
17. 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 NR-216 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.
18. Prior to approval, this project shall comply with Chapter 37 of 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. Oil and grease control is also required for this development.
19. 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 Madison General Ordinances.

20. The property is an open contaminant site with the WDNR (BRRTS #02-13-581056, #02-13-581264). The applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering) to Brynn Bemis (267.1986, bbemis@cityofmadison.com).
21. 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 the City Engineering Division 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. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
22. The applicant shall construct sidewalk along Rimrock Road according to a plan approved by the City.
23. The applicant shall construct median improvements in Rimrock Road as required by City Engineer.
24. The applicant shall construct right-turn lane improvements as required by City Engineer.

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

25. There is a site pylon sign proposed in the southwest corner of this lot. Beyond the required permit from Madison Zoning, the sign location and sign base design requires approval from City of Madison Engineering, the Madison Water Utility and the Town of Madison. The sign lies within an existing Town of Madison Sanitary Easement (Document No. 2057283) and City of Madison Utility Easement (Document No. 2088477). If the sign is approved to be located within the easement areas, the applicant will be required to enter into a consent to Occupy Agreement with the Town and City. Coordination of this requirement shall be with Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com).

26. The Red Oaks shown per the landscaping plan shall be removed from the City of Madison and Town of Madison easement areas along the south side of this site.
27. The address of the Building A bar/restaurant building is 2185 Rimrock Road. The addresses of Building B multi-tenant spaces are: easterly tenant is 2161 Rimrock Road; the westerly tenant is 2167 Rimrock Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

28. The applicant shall work with Traffic Engineering staff to provide ADA access from the Rimrock Road right of way to the proposed Building "A" entrance. Currently, stairs are shown as the pedestrian access to proposed Building "A" from the Rimrock Road right of way.

29. The applicant shall submit one contiguous plan for approval showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing 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.

30. 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.
31. 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.
32. All parking facility design shall conform to the standards in MGO Section 10.08(6).
33. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
34. All pedestrian walkways adjacent parking stalls shall be seven (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.
35. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer. It appears that directional signs are located within the Rimrock Road driveway vision triangle, these signs shall be under 30 inches in height or removed from the plan.
36. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
37. The applicant shall provide a queuing model showing the capacity for six (6) vehicles from the order board and three (3) additional vehicles from the service window. If the six-vehicle requirement is not able to be met, a second queuing lane may be required.
38. "Stop" signs shall be installed at a height of seven (7) feet at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
39. 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.

40. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
41. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
42. Secure parking facility. This is usually done with continuous six (6)-inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
43. Parking stalls that are located next to a sidewalk shall have a barrier between the stall and the sidewalk or a minimum three-foot buffer to serve as protection for any pedestrians.
44. Provide pedestrian access to all building entrances from the public right of way.
45. All vehicle service window access aisles shall have a minimum outside turning radius of thirty (30) feet.
46. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

47. Extend the height of both buildings to a minimum of 22 feet. In the Suburban Employment zoning district, the minimum building height is 22 feet measured to the building cornice.
48. Modify Building B so that it is better oriented to Rimrock Road. The building front shall be oriented to the primary street.

49. Submit an overall site plan for the planned multi-use site including the hotel site at 2153 Rimrock Road and Department of Revenue site at 2135 Rimrock Road.
50. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum within the Suburban Employment district is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
51. On the site plan, show the front and side building setback distances as measured to the property lines.
52. 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. Auto and bicycle parking requirements for food and beverage establishments will be based on the capacity or number of occupants as established by the Building Inspection Unit. Provide the capacity of the proposed food and beverage establishments to determine the vehicle and bicycle parking requirements.
53. Submit an overall landscape plan including the previously approved landscaping on the hotel parcel at 2153 Rimrock Rd. The landscape plan and landscape worksheet shall be stamped by the registered landscape

architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.

54. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Division. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.
55. 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.
56. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31, Sign Code. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Police Department

This agency reviewed the request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

57. The fire pit has not been reviewed for compliance with the International Fire Code. A separate submittal directly to the Madison Fire Department will be required specific to the fire pit demonstrating compliance with all provisions of the IFC and Madison General Ordinances.

Parks Division (Contact Kathleen Kane, 261-9671)

This agency reviewed the request and has recommended no conditions of approval.

Parks Division–Forestry Section (Contact Brad Hofmann, 267-4908)

58. 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 the *City of Madison Standard Specifications for Public Works Construction*.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

59. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two (2) working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers a Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter, establish a Water Utility customer account, and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

60. The applicant shall identify the accessible pedestrian connection between Building A and the public sidewalk that extends to the City transit stop location that is north of the property. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.