

PLANNING DIVISION STAFF REPORT

August 10, 2020



PREPARED FOR THE PLAN COMMISSION

Project Address: 160 Westgate Mall and 617 S. Whitney Way

Application Type: Zoning Map Amendment, Demolition Permit, Conditional Use, Preliminary Plat, and Final Plat

Legistar File ID # [60916](#), [60671](#), and [60678](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Planning Division

Summary

Applicant: Jacob Klein; JT Klein, Inc.; 818 S. Park Street; Madison, WI 53715

Contact: Melissa Huggins; Urban Assets, LLC.; 809 E. Johnson Street; Madison, WI 53703

Property Owner: HyVee, Inc.; 5820 Westtown Parkway; Des Moines, IA 50266

Requested Actions: This item includes the following requests: 1) Approval of a demolition permit to demolish Westgate Mall; 2) Approval of a request to rezone approximately 9.5 acres of land located at 160 Westgate Mall and 617 S. Whitney Way from CC (Commercial Center) District to PD(GDP) Planned Development (General Development Plan); 3) Approval of a General Development Plan for the development of 464 multi-family units in five buildings and an up to eight-story, 256,000 sq. ft. office bldg.; and 4) Approval of a Planned Development (Specific Implementation Plan) District covering roughly 6.7 acres of land and including the 464 multi-family units in five buildings; and 5) Approval of a conditional use for development adjacent to a public park pursuant to Section 28.139 of the Zoning Code. Additionally, the requests also include approval of the preliminary and final plat of *Westgate Redevelopment Plat* for the roughly 17.7 acres of property generally addressed as 617 S Whitney Way and 160 Westgate Mall, creating five lots for the proposed planned development, and one lot for the existing HyVee Grocery Store.

Proposal Summary: The applicant requests multiple approvals to allow for the phased development of 464 multi-family units in five buildings and an up to an eight-story future office building. Concurrently, the applicant is seeking approval of a preliminary and final plat to subdivide the 17.7-acre site into six lots, including five lots for the proposed planned development and one lot for the existing HyVee Grocery Store.

Applicable Regulations & Standards: This request is subject to the approval standards for Demolition Permits (MGO §28.185), Conditional Uses (MGO §28.183), Zoning Map Amendments, (MGO §28.182), Planned Developments (MGO §28.098) and Land Subdivisions (MGO §16.23).

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

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00450, rezoning 9.552 acres of land located at 160 Westgate Mall and 617 S. Whitney Way from CC to PD and Zoning Map Amendment ID 28.022–0045, approving a General Development Plan and Specific Implementation Plan to the Common Council with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission find the standards met and **approve** the requested demolition permit and conditional use. These recommendations are subject to the input at the public hearing, the recommendations of the Urban Design Commission, and the comments and conditions recommended by reviewing agencies. Finally, staff recommends that the Plan Commission find the standards of approval met and forward the preliminary and

final plats of Westgate Redevelopment to the Common Council with a recommendation of **approval**, subject to the conditions from reviewing agencies.

Background Information

Parcel Location: The roughly 17.7-acre parcel is generally bounded by Tokay Boulevard on the north, S. Whitney Way on the west, Odana Road on the south, and the City of Madison Odana School Park and an Epic Systems office building to the east. It is also located in Aldermanic District 10 (Ald. Henak) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The larger zoning lot is currently developed with a roughly 90,000-square-foot HyVee Grocery Store located at the southeast corner of the site, and the roughly 204,000-square-foot, former Westgate Mall located at the northeast corner. Surface parking stalls occupy the majority of the western half of the site. The subject site is zoned CC (Commercial Center) District.

Surrounding Land Uses and Zoning:

North: Across Tokay Boulevard is a 2-story office building located within the University Research Park, zoned SE (Suburban Employment District);

South: Located to the southwest of the subject site is a Mobil gas station, zoned CC (Commercial Center District). Across Odana Road are multi-family apartments, zoned SR-V2 (Suburban Residential – Varied 2 District) and single-family residences, zoned SR-C1 (Suburban Residential – Consistent 1 District). Across S. Segoe Road are multi-family apartments, zoned PD (Planned Development District);

West: Across S. Whitney Way is the Whitney Square Shopping Center which has a Walgreens, Jiffy Lube, Rubins Furniture Store, Vintage Brewing, Taco Bell located along its S. Whitney Way frontage. All are zoned CC; and

East: An Epic Systems office building, zoned PD and the City of Madison Odana School Park, zoned CN (Conservation District).

Adopted Land Use Plans: The [Comprehensive Plan \(2018\)](#) recommends Regional Mixed-Use (RMU) uses for the northern portion of the subject site and Community Mixed-Use (CMU) uses for the southern portion (which is currently occupied by the HyVee Grocery Store). The site is also within the planning area for the [Midvale Heights/Westmorland Joint Neighborhood Plan](#) (2009). That plan depicts three, 4-6 story mixed-use redevelopment concepts for this site.

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.

Zoning Summary: The site is proposed to be rezoned to the PD- Planned Development District

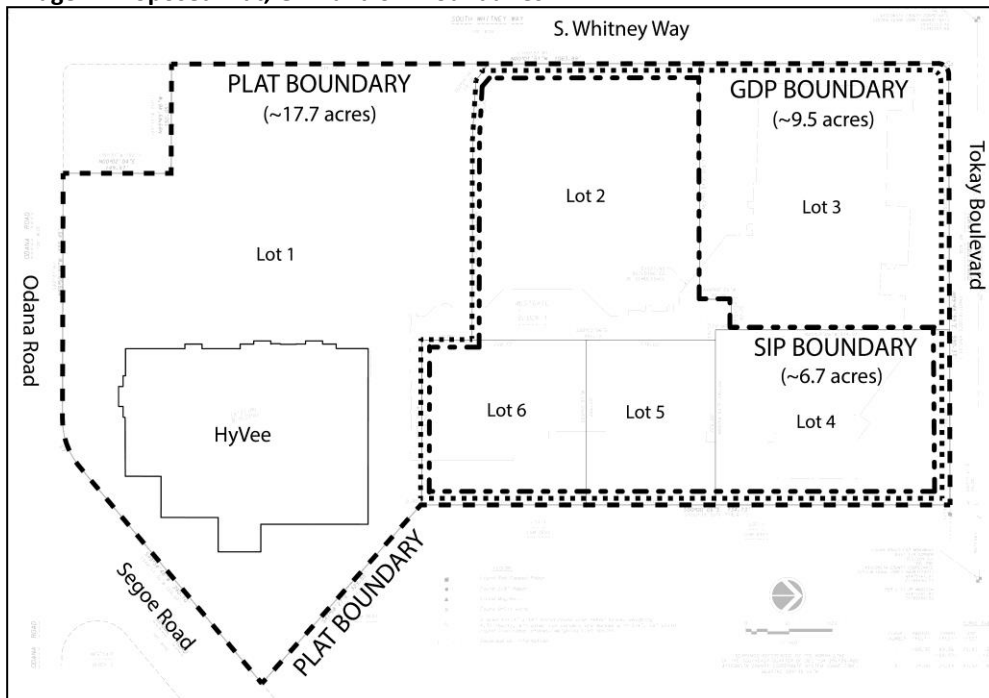
Requirements	Required	Proposed
Lot Area (sq. ft.)	As approved	416,064
Lot Width	As approved	As approved
Front Yard Setback	As approved	As approved
Max. Front Yard Setback	As approved	As approved
Side Yard Setback	As approved	As approved
Reverse Corner Side Yard Setback	As approved	As approved
Rear Yard Setback	As approved	As approved
Usable Open Space	As approved	As approved
Maximum Lot Coverage	As approved	As approved
Maximum Building Height	As approved	As approved
Number Parking Stalls	464	512
Accessible Stalls	11	26
Loading	0	0
Number Bike Parking Stalls	520	520
Landscaping	Yes	Yes
Lighting	Yes	Yes
Building Forms	As approved	As approved
Other Critical Zoning Items	Urban Design (PD), Adjacent to Park, Utility Easements	

Prepared by: Jacob Moskowitz, Asst. Zoning Administrator

Project Description

The applicant requests multiple approvals to facilitate the proposed redevelopment of Westgate Mall. The requests include a demolition permit to raze the existing mall building and a conditional use for development adjacent to a park. Additionally, the application includes a request to rezone the property to the Planned Development (PD) District. Finally, preliminary and final plats are also proposed.

Image 1: Proposed Plat, GDP and SIP Boundaries



Note, the most current plans are labeled as [Revised Project Plans \(Reviewed by UDC\) 07-01-2020.pdf](#) and are available on the City's Legislative File home page.

In regards to the demolition, the existing Westgate Mall building was originally constructed in 1959, according to City Assessor's records. There have been subsequent additions and renovations. [Interior and exterior photos of the building](#) were included as part of the application and available on the City's Legislative Home Page, under file 60916.

Upon demolition, the balance of the requests would allow for the phased development of a five-building development. Staff notes that the applicant has applied for City Affordable Housing Funds.

The site is proposed to be rezoned to the Planned Development (PD) District, which includes a General Development Plan (GDP) for the entire site. This application includes four residential buildings that are part of an initial-phase Specific Implementation Plan (SIP). Lot 3, at the northeast corner of the site, is proposed for future office development, but is only proposed as a GDP at this time. The PD includes the following:

- **Lot 2 (GDP and SIP):** This lot includes a four-story, reverse-"C"-shaped building with two wings. The northern half, labeled as "Proposed Building #5" in the submitted materials, has 78 units of what is anticipated to be workforce housing. The proposed unit mix includes 48 one-bedroom units and 30 two-bedroom units. The southern half of the building, labeled as "Proposed Building #4, will have 83 independent senior units with 51 one-bedroom units and 32 two-bedroom units. The application notes that this building is expected to be constructed in 2023, as part of Phase 2.

Together, the two wings will wrap around a surface parking lot with 30 automobile and eight bicycle parking stalls. A level of underbuilding parking with 113 automobile stalls and 161 bicycle stalls, will be located below the building and take access just west of the aforementioned surface parking lot.

The exterior materials will consist of a beige brick veneer for the ground floor and two shades of composite horizontal siding – a medium grey for the upper three floors and medium brown for the two-story massing bump outs.

- **Lot 3 (GDP Only):** The applicant is proposing a future office, medical office, or clinic, to be located at the corner of Whitney Way and Tokay Boulevard, on this site to be designed at a future date. For the purposes of the GDP, the building will range from three to eight stories and will be approximately 60,000 to 260,000 square-feet in size. It will be accessed off of Whitney Way to the west and the new north-south street to the east. The building will be served by both surface and structured parking.
- **Lot 4 (GDP and SIP):** This lot includes a five-story "C"-shaped building, labeled as "Proposed Building #1" in the submitted materials. The building's northern half will be five stories before stepping down to four at roughly its halfway point of the western façade. The building has frontage along Tokay Boulevard and along the north-south private drive to the west. The building includes 153 market-rate units comprised of 22 studio, 72 one-bedroom, 55 two-bedroom, and 4 three-bedroom units. The application notes that this building expected to be constructed in 2022, as part of Phase 1.

The building will have two levels of underbuilding parking with 184 automobile and 155 bicycle parking stalls.

The design includes a modern aesthetic with a flat roof. It includes slightly taller vertical elements with sloping roofs at the main corners and along the western elevation to define the main pedestrian

entrances. The exterior materials will consist of a medium brown brick veneer for the ground floor, two shades of composite horizontal siding on the upper three floors (medium grey and light grey), and a white metal panel for the taller vertical elements.

- **Lot 5 (GDP and SIP):** This lot includes a reverse-“C”-shaped building, labeled as “Proposed Building #2.” The building will include 79 market-rate units comprised of 16 studio, 36 one-bedroom, and 27 two-bedroom units. The application notes that this building is expected to be constructed in 2024 or later, as part of Phase 3.

The building includes one level of underbuilding parking, which will contain 74 automobile and 75 bicycle parking stalls. It will be accessed from the private drive that is shared with Proposed Building #3.

The exterior materials will consist of a light beige brick veneer for the ground floor as well as for the three-story bump outs, and medium and dark grey composite horizontal siding for the upper three stories.

- **Lot 6 (GDP and SIP):** This site includes a “C”-shaped building, labeled as “Proposed Building #3.” The building will have frontage along the north-south private drive, located to its west. The application notes that it is expected to be constructed in 2023, as part of Phase 2. This lot also includes the site’s private green space.

The building will have 71 units comprised of 44 one-bedroom units, 16 two-bedroom units, and 11 three-bedroom town house (i.e. walk up) units. The application further indicates that the building includes a mix of affordable, market rate, or independent senior units, though the specific mix is not determined at this time.

The building will have one level of underbuilding parking, which will contain 74 automobile and 75 bicycle parking stalls. It will be accessed from the private drive shared with Proposed Building #2.

The building’s architecture will be the same as its neighbor to the north and exterior materials will be a variation. Similar to Proposed Building #3, this building will have a light beige brick veneer for the ground floor as well as for the three-story bump outs. However, the shades of composite siding on the upper floors will be light and medium brown.

The final component of this request is a preliminary and final plat for the entire 17.7 acre site, which includes the existing “HyVee” grocery store property.

Analysis and Conclusion

This request is subject to the approval standards for Demolition Permits (MGO §28.185), Conditional Uses (MGO §28.183), Zoning Map Amendments, (MGO §28.182), Planned Developments (MGO §28.098), and Land Subdivisions (MGO §16.23). This analysis begins with a summary of adopted plan recommendations.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends Regional Mixed-Use (RMU) uses for the northern portion of the subject site (i.e. the area currently occupied by the Westgate Mall and proposed for redevelopment) and Community Mixed-Use (CMU) uses for the southern portion (which is currently occupied by the HyVee Grocery Store). RMU areas are the most intensive mixed-use district outside of Downtown and are recommended to have an intensive mix of regional-serving retail, office, service, entertainment, civic, institutional and high-density

residential uses and be between two and 12 stories. The site is also within the planning area for the [Midvale Heights/Westmorland Joint Neighborhood Plan](#), adopted in 2009. That plan depicts three, 4-6 story mixed-use redevelopment concepts for this site. In regards to land use, the neighborhood plan generally recommends ground floor retail service uses, with upper floor residential or office. Residential densities are to be at least 18 dwelling units per acre. While the plans arguably anticipate a greater mix of non-residential uses across the site, staff believes that the proposal can be found consistent with the adopted recommendations.

Zoning Map Amendment Standards

The Planning Division believes that the Zoning Map Amendment Standards can be found met. These standards are relatively broad and 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 also 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 "further or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Demolition Standards

In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the proposed PD (Planned Development) Zoning District. The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties. The demolition standards also state that the proposed use should be compatible with adopted plans, which are discussed above.

Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At their May 4, 2020 meeting, the Landmarks Commission found that the structure proposed for demolition has no known historic value. Staff believes the Demolition Standards can be found met.

Conditional Use Standards

This application requires consideration of one conditional use: development adjacent to a park (Odana School Park). In regards to the Conditional Use Approval Standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff notes that this proposal has been reviewed by the City Parks Division, and that agency recommended three conditions of approval related to the park adjacency. One condition notes that utilities shall not conflict with the construction of a planned pedestrian connection into the park. A second condition recommends that the developer provide a pedestrian connection up to the park property line. Finally, the conditions reference the Zoning Code requirement that a vegetation inventory be provided that shows any proposed removal or tree trimming within 100 of the park boundary and that grading drainage information be provided as part of the sign-off process. Staff believes the Conditional Use standards can be found met with the recommended conditions.

Planned Development (PD) Standards

Planned Developments are established as a voluntary regulatory framework to facilitate unique development to encourage high-quality architecture and materials and development that is sensitive to environmental, cultural, and economic considerations. In order to approve a Planned Development, the standards of MGO §28.098 must be found met. The Planning Division believes that the PD standards can be found met, and offer the following comments related to select standards.

Standard (a) states, in part, that “The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development.” The Planning Division believes that this standard can be found met. In pre-application discussions with Zoning staff, it was determined that the development concept could not be implemented under conventional zoning, including the current CC (Commercial Center) or CC-T (Commercial Corridor-Transitional) Zoning Districts. The primary issue was meeting the various building setback and frontage requirements. Even if the development was completed in a single phase, this development would not meet those standards due to a variety of considerations.

Standard (b) states that the “PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.” As discussed above, staff believes that the project to be generally consistent with the adopted plans. Staff notes that the calculated density is just under 70 du/ac. Note, there is no specified density in areas recommended for the intensive “Regional Mixed Use” classification and the plan well meets the general density guidance in the neighborhood plan that calls for a minimum density of at least 18 du/ac. The development fits within the recommended heights specifically for this property. The site includes a mix of uses, including the grocery store that is part of the subject zoning lot and the future phase office building. However, the proposal does not include any vertical mixed-use buildings, which is also encouraged in the plan. While staff have strongly encouraged the additional ground floor commercial, especially in the senior building fronting on Whitney Way, the developer has cited several concerns including lack of market and private land use restrictions imposed and enforced by HyVee which restricts the types of commercial development that they would allow on that property. While staff would prefer a development that included additional commercial space, staff notes that the mixed-use recommendation in the plan acknowledges that not all buildings in mixed-use planned areas are required to be mixed-use buildings.

Standard (d) states, in part, that “The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management (TDM) plan may be required as a way to resolve traffic and parking concerns. Staff notes that a TDM plan has been submitted prior to finalization of this report as a supplement to this application and is attached to the legislative file. At the time of report writing, Traffic Engineering staff have not yet provided any additional comments on this plan. In summary, the TDM plan sets a goal to reduce single-vehicle occupancy trips by 30%. Specific strategies include “un-bundling” parking costs from rent; providing on-request new tenants with a 10-pack of bus passes; and performing a one-year monitoring study to track the progress towards meeting the stated goal.

Standard (e) states, in part, that “The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic

desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District." As described below, the Urban Design Commission provided a recommendation of final approval for this request.

Standard (g) states that "The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point." Staff notes that the proposed SIP is planned to develop in three phases, with the first phase being the Tokay Boulevard-fronting residential building, adjacent to the park. The second phase includes the buildings fronting along Whitney Way and a second building along the park. The third phase includes the final building adjacent to the park. A fourth phase includes the development of the Whitney Way and Tokay Corner, which would be part of a subsequent SIP application. Staff does not object to the phasing plan and believes this standard can be found met with the recommended clarifications in the zoning text.

Land Subdivision Standards

This request is also subject to the land subdivision standards of MGO §16.23. The Planning Division believes that that the proposed preliminary and final plat can be found to meet the standards, subject to the recommended conditions. While the proposed subdivision is intended to implement the proposed Planned Development, the plat also creates a new lot for the existing HyVee Grocery store. That site is part of same zoning lot, though is not part of the proposed Planned Development. The six lots on the preliminary plat generally conform to the area and width requirements prescribed for the proposed PD and CC Zoning Districts, in which the property is located. Further, reviewing agencies believe that the Plan Commission and the Common Council may find that adequate public facilities and public services are available to support and service the proposed subdivision subject to the conditions recommended in the last section of this report. The subdivision proposes privately maintained elements, including the private internal streets and park feature, which is part of Lot 6. On balance, staff believes that the private street network is adequate here, considering the current limited feasibility to extend a public street through the existing HyVee parking lot and through the Odana School Park. Staff also note that recent developments, including the Madison Yards Planned Development and Plat at University Avenue and Sentry redevelopment at Cottage Grove road were also approved with private streets.

Urban Design Commission Action

At their July 1, 2020 meeting, the Urban Design Commission recommended final approval of this development. A copy of the [UDC's meeting notes](#) from that discussion are can be found on the City's Legislative File page under file 60411. Their approval recommendation included the following recommendations:

- Add plant material to the pocket park next to HyVee.
- Look at moving the art feature more interior to a space that is more welcoming.
- Look at making the overhangs less fragile/delicate.
- Look at moving the pond placement for greater solar exposure.

Public Comment

At the time of report writing, staff had not received written comments regarding this application.

Conclusion

Staff believes that the approval standards for demolitions, conditional uses, zoning map amendments, Planned Development, and Land Subdivision regulations can be found met.

Recommendation

Planning Division Recommendation (Contact Christopher Wells 608-261-9135)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00450, rezoning 9.552 acres of land located at 160 Westgate Mall and 617 S. Whitney Way from CC to PD and Zoning Map Amendment ID 28.022–00451 approving a General Development Plan and Specific Implementation Plan for same to the Common Council with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission find the standards met and **approve** the requested demolition permit and conditional use. These recommendations are subject to the input at the public hearing, the recommendations of the Urban Design Commission, and the comments and conditions recommended by reviewing agencies. Finally, staff recommends that the Plan Commission find the standards of approval met and forward the preliminary and final plats of Westgate Redevelopment to the Common Council with a recommendation of **approval**, subject to the conditions from reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

PLANNED DEVELOPMENT | DEMOLITION PERMIT | CONDITIONAL USE COMMENTS:

Planning Division (Contact Christopher Wells 608-261-9135)

1. The plans shall be revised, for final approval by the UDC Secretary, for compliance with the recommended conditions of the Urban Design Condition that included:
 - a. Add plant material to the pocket park next to HyVee.
 - b. Look at moving the art feature more interior to a space that is more welcoming.
 - c. Look at making the overhangs less fragile/delicate.
 - d. Look at moving the pond placement for greater solar exposure.
2. The Zoning Text shall be revised and submitted for final approval by the Zoning Administrator (or Designee) and Planning Division Director (or Designee) to include information regarding project phasing and to clarify that heights shall be as on approved plans, not to exceed eight stories.

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

3. Developer shall provide projected wastewater flows for the proposed development as a condition for development. It is anticipated that offsite sewer improvements (sewer upsizing) will likely be required. Either the developer will be required build these sewer upgrades or the City will build the improvements and assess partially cost sharing for the sewer improvements. The undersized sewer is on Dearholt Road from Odana Road south to the golf course.
4. This development is in a watershed that has extreme flooding issues. The Developer is notified that detention beyond the requirements of MGO 37 at the time of submission will be required. Recommendation from City Engineering is to follow the terms of the recently adopted MGO 37 for redevelopment.

5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
6. Construct sidewalk/terrace/pavement improvements to a plan as approved by City Engineer
7. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
8. 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))
9. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
10. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
12. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
13. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
14. Revise the site plan 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)
15. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
16. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. 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. (POLICY)

17. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
18. 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 100-yr design storm that is current in Madison General Ordinance Chapter 37. 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.
19. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24-hour design storm when the storm sewer is at capacity. (POLICY)
20. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
21. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
22. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)
23. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
24. 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.
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 submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
26. The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))

Rate Control: Reduce peak discharge in the 10 year event by 15% compared to existing conditions.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

Volume Control: Provide onsite volumetric controls reducing the peak volumetric discharge in the 10 year event by 5% compared to existing conditions. 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.

27. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
28. 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).

City Engineering Division–Mapping Section (Contact Jeff Quamme, 608-266-4097)

29. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to vehicular/ pedestrian access, fire lanes, parking, utilities (storm sewer, sanitary sewer, water main), common areas, lighting for common areas, surface storm water drainage, underground storm water storage and storm management that are necessary to accomplish the land division and this development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the plat recording and prior to final sign off.
30. The location of the main common access areas between all lots created by the pending Westgate Redevelopment Plat shall be defined on the said Plat. Additional terms and conditions shall be set forth in a separate document with either an amendment to Document No. 5529388, a new document or a mixture thereof and shall be recorded immediately subsequent to the final plat recording.
31. The pending plat of Westgate Redevelopment Plat shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
32. Grant a Public Sidewalk Easement(s) to the City on the face of pending subdivision Subdivision Plat along Tokay Blvd as required to accommodate the new public sidewalk.
33. Applicant / Owner are responsible for the release of existing private utility company easements that currently encumber this lands prior to sign off.

34. Provide for review the necessary access easements for the shared driveway for access to underground parking areas on Lots 5 and 6 and for the portion of the driveway serving Lot 4 that crosses over a portion of Lot 5. The document(s) shall be executed and recorded and recorded copies provided prior to sign off.
35. Provide the easement agreement allowing Lot 1 of CSM 8457 (east of Lot 4) to connect to the internal private storm sewer system serving all of the lots in this development. A recorded copy shall be provided prior to final sign off.
36. Lot 4 of the pending plat building has a subterranean parking structure entry with a wall along the south line of the lot. Provide a recorded copy of the maintenance easement / agreement addressing any future excavation that would be necessary for maintenance of the building on Lot 4 over adjacent Lot 5. The copy of the recorded document shall be provided prior to final sign off.
37. Submit a complete building Floor Plan (for each building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior and building addressing plan.
38. 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 final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application.
39. 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 Division (Contact Sean Malloy, 608-266-5987)

40. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Tokay Boulevard.
41. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.
42. 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.
43. 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.

44. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
45. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
46. 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.
47. 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.
48. The applicant shall adhere to all vision triangle requirements as set in MGO 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.
49. The applicant shall provide a clearly defined 5' 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.
50. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
51. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
52. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign 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.
53. 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.
54. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6)
55. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to

the Public Right-of-Way on Whitney Way will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

56. The applicant shall work with Traffic Engineering to design their private streets to City geometric standards.

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

57. 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.

58. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

59. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7) (a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

60. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

61. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

62. Provide fire access lanes in accordance with MGO 34 & the IFC. Building 5 appears to be short of fire apparatus access. Or provide additional safety measures within the building to mitigate the risk to occupants.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

63. All public water mains and water service laterals shall be installed by a standard City subdivision contract/ City-Developer agreement. The applicant shall contact the City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Parks Division (Contact Sarah Lerner, 608-261-4281)

64. The Midvale Heights/Westmorland Joint Neighborhood Plan identifies a pedestrian connection from this development to the existing City of Madison public park (Odana School Park). Existing utilities on the Developer's property that conflict with the construction of this connection shall be relocated by the Developer. Utilities may not be relocated onto park property.

65. The developer shall provide a pedestrian connection up to the property line of the public parkland for a future connection to be constructed on public land by the City. The Developer shall submit grading plans showing

the proposed layout and grading for this pathway between the Developer's property and onto the public parkland.

66. As defined in MPO 28.139, this conditional use application shall include an inventory of vegetation in any area proposed for development within one (100) feet of the park boundary and shall show any removal or trimming of vegetation. Additionally, grading and drainage within thirty-five (35) feet of the park shall be reviewed for its effect on drainage patterns and vegetation within the park.

67. 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(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 20021 when contacting Parks about this project.

Forestry Division (Contact Wayne Buckley, 608-266-4892)

68. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

69. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.

70. City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). Please contact Wayne Buckley - wbuckley@cityofmadison.com or 608-266-4816 to obtain the street tree removal permit. Add as a note on the plan set.

71. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.

72. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.

73. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.

74. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.

75. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted to Wayne Buckley - wbuckley@cityofmadison.com, 608-266-4892 for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

76. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

77. The proposed water service for buildings 2, 3, 4 & 5 needs to be connected directly to the public water main in the ROW and may not utilize the private water service from the adjacent lot.

78. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), 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.

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

79. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the proposed building entrance(s) and the existing public sidewalk and passenger platform of the City transit facility, that is located across South Whitney Way and Tokay Boulevard - as well as the existing bus stop location on the west side of South Whitney Way, north of the private access driveways between Tokay Boulevard and Odana Road, and the existing bus stops on Tokay Boulevard that area adjacent and opposite the UW Health Clinic, between S Whitney Way and Bluebird Court.

80. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access that would be oriented to the users of the proposed development.

81. Metro Transit currently operates daily, all-day service on multiple routes using the West Transfer Point facility- on the north side of Tokay Boulevard, west of South Whitney Way.

PRELIMINARY | FINAL PLAT COMMENTS:

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

82. Developer shall provide projected wastewater flows for the proposed development as a condition for development. It is anticipated that offsite sewer improvements (sewer upsizing) will likely be required. Either the developer will be required build these sewer upgrades or the City will build the improvements and assess partially cost sharing for the sewer improvements. The undersized sewer is on Dearholt Road from Odana Road south to the golf course.]
83. Applicant is made aware that this development is in a watershed that experiences significant flooding. Additional stormwater detention standards beyond those in MGO 37 at the time of application shall be required. Engineering recommends that this development have meet the redevelopment requirements of the recently adopted MGO 37.
84. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
85. Construct sidewalk/terrace/pavement improvements to a plan as approved by City Engineer
86. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
87. 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))
88. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
89. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
90. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
91. 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>.
92. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

City Engineering Division–Mapping Section (Contact Jeff Quamme, 608-266-4097)

93. Grant a Public Sidewalk and Bike Path Easement along Tokay Blvd as required for the proposed new public sidewalk to the City on the face of this Subdivision. Contact Jeff Quamme for required text setting forth terms and conditions.
94. This plat shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of any building permits for new construction.
95. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to vehicular/ pedestrian access, fire lanes, parking, utilities (storm sewer, sanitary sewer, water main), common areas, lighting for common areas, surface storm water drainage, underground storm water storage and storm management that are necessary to accomplish the land division and this development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the plat recording and prior to final sign off.
96. The location of the main common access areas between all lots created by this plat shall be shown and dimensioned on this Plat. Place a note that additional terms and conditions shall be set forth in a separately recorded document. This will be accomplished with either an amendment to Document No. 5529388, a new document or a mixture thereof and shall be recorded immediately subsequent to the final plat recording.
97. Coordinate with City of Madison Real Estate either the release or modification of the Encroachment Agreement to specify the responsible encumbered lands / owner upon the recording of the final plat.
98. Add to Note 1 that the Stormwater Management Agreement per Doc No. 4840999 shall be modified / replaced upon the recording of the final plat prior to redevelopment of any lot therein.
99. The private utility easements that will not be released shall be shown and dimensioned on the plat. Surveyor shall have any easement that does not encumber any lots within the plat removed from the final title report.
100. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
101. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
102. Label the width of Tokay Boulevard. Show and dimension the west line of the NW 1/4 of the SE 1/4 of Section
103. Correct the page number for the recorded plat of Westgate to 23 where incorrect. Show building ties to buildings that are to remain in place.
104. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County

Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat:

Right-of-Way lines (public and private)

Lot lines

Lot numbers

Lot/Plat dimensions

Street names

Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

105. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Tokay Boulevard.
106. The applicant shall alter their existing southernmost S. Whitney Way driveway to be restricted to Right In/Right Out/Left In access only in coordination with S. Whitney Way improvements
107. The applicant shall be responsible for the installation of a traffic island on S. Whitney Way at their existing southernmost driveway in order to secure Right In/Right Out/Left In access only through a developer's agreement with City Engineering.

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

108. Provide fire access in accordance with MGO 34 & the IFC. Building 5 appears to need additional fire access. Or provide additional fire safety features within the building to mitigate the risk to the occupants.

Parks Division (Contact Sarah Lerner, 608-261-4281)

109. 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(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 20021 when contacting Parks about this project.
110. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
111. The Parks Division shall be required to sign off on this plat.
112. The following note should be included on the subdivision: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

Forestry Division (Contact Wayne Buckley, 608-266-4892)

113. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
114. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.
115. City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). Please contact Wayne Buckley - wbuckley@cityofmadison.com or 608-266-4816 to obtain the street tree removal permit. Add as a note on the plan set.
116. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
117. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
118. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
119. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
120. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted to Wayne Buckley - wbuckley@cityofmadison.com, 608-266-4892 for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

121. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.