



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 414 Grand Canyon Drive  
**Application Type:** Conditional Use  
**Legistar File ID #** [61383](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Summary**

**Applicant:** Garth Guthrie, Bubble Time, LLC; 1311 W 66<sup>th</sup> Street; Denver, Colorado.

**Property Owner:** 414 Grand Canyon, LLC (Sara Investment Real Estate); 1955 Atwood Avenue; Madison.

**Requested Actions:** Approval of a conditional use in the Commercial Corridor (CC) district for a car wash at 414 Grand Canyon Drive.

**Proposal Summary:** The applicant is seeking approval to construct a one-story, 4,250 square-foot car wash on a mostly undeveloped parcel located on the west side of Grand Canyon Drive south of Mineral Point Road. The car wash will consist of an automated wash tunnel and attached, partially exposed vacuum bays along the northern wall. The applicant wishes to begin construction this winter, with completion anticipated in summer 2021.

**Applicable Regulations & Standards** Table 28D-1 in Section 28.061(1) of the Zoning Code identifies car washes as a conditional use in the CC district subject to the supplementary requirements in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

**Review Required By:** Plan Commission

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a car wash at 414 Grand Canyon Drive, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

**Background Information**

**Parcel Location:** An approximately 0.95-acre (41,499 square-foot) parcel located on the west side of Grand Canyon Drive, 400 feet south of Mineral Point Road and opposite Grand Teton Plaza; Aldermanic District 19 (Furman); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is mostly undeveloped with the exception of existing surface parking located on the northern half of the site, which serves the adjacent warehouse store and pharmacy. The site is zoned CC (Commercial Center District).

**Surrounding Land Uses and Zoning:**

North: CVS Pharmacy, zoned CC (Commercial Center District); Mineral Point Road;

South: Zimbrick Honda auto service facility and Chuck-E-Cheese restaurant, zoned CC;

West: Gordon Food Service warehouse, zoned CC; West Towne Greenway, zoned CN (Conservancy District);

**East:** Across Grand Canyon Drive, Fire Station No. 2, multi-tenant commercial building (Panera, etc.), and two one-story office buildings, all zoned SE (Suburban Employment District).

**Adopted Land Use Plans:** The 2018 Comprehensive Plan recommends the subject site and adjacent parcels along the west side of Grand Canyon Drive for Community Mixed-Use development. The properties to the east are recommended for Employment uses. The City-owned greenway to the west is identified as Park and Open Space.

The site and surrounding area are also located within the boundaries of the 2008 Southwest Neighborhood Plan, which provides a series of neighborhood reinvestment strategies for the area generally bounded by Mineral Point Road on the north, Gammon Road on the west, Raymond Road on the south and Whitney Way on the east. The plan makes no specific recommendations related to the physical development of the subject property.

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

Requirements	Required	Proposed
Front Yard	100' maximum	(See Zoning conditions)
Side Yards	5' One-story   6' Two-story	(See Zoning conditions)
Rear Yard	Same as the req. side yard setback	Adequate
Maximum Lot Coverage	85%	(See Zoning conditions)
Building Height	5 stories/ 68'	1 story/ 30' to parapet
Auto Parking	No minimum	20 existing stalls, 7 proposed stalls 8 vacuum stalls (35 total stalls)
Bike Parking	1 per 5 employees (2 minimum)	None (See Zoning conditions)
Loading	None	---
Building Forms	Freestanding Commercial Building	(See Zoning Conditions)
<b>Other Critical Zoning Items</b>		
Yes:	Barrier Free, Utility Easements, Wellhead Protection (WP-16)	
No:	Urban Design, Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

**Public Utilities and Services:** The site is served by a full range of urban services, including seven-day Metro Transit service along Mineral Point Road and weekday service along Odana Road.

## Previous Approvals

On July 10, 2006, the Plan Commission approved a demolition permit to allow the demolition of a former restaurant and construction of a two-story office building.

On July 7, 2008, the Plan Commission approved a demolition permit to allow the demolition of the former restaurant and construction of two retail/office buildings. The project received final plan approval and the restaurant was razed; however, construction of the new building did not proceed.

The adjacent Gordon Food Service warehouse was built on a portion of the subject site following administrative approval and recording of a Certified Survey Map of 414 Grand Canyon Drive and 6701 Mineral Point Road to create three commercial lots. The Common Council approved the CSM by Resolution 11-00282 on March 29, 2011. The adjacent warehouse is a permitted use.

## **Project Description**

The applicant is requesting approval to construct a one-story, approximately 4,250 square-foot car wash on a mostly undeveloped 0.95-acre parcel located on the west side of Grand Canyon Drive, approximately 400 feet south of Mineral Point Road. There are currently no buildings on the subject parcel, although parking for a 13,000 square-foot pharmacy adjacent to the north and 17,155 square-foot warehouse store adjacent to the west occupy the northern and western edges of the parcel. A trash enclosure for the warehouse store also sits across the western property line at the southwestern corner of the site. The three building sites share access and parking and are a planned multi-use site for zoning purposes.

The proposed car wash building will parallel the southern property line. Circulation through the wash will occur in a counterclockwise fashion, with two pay kiosks located between the building and southern property line. The entrance to the automatic wash tunnel will be on the eastern façade facing Grand Canyon Drive, with the exit on the western façade facing the warehouse store. An office for the car wash and lobby will be located at the southeastern corner of the building. The northern wall of the building will be improved with eight partially enclosed vacuum stalls for customers to clean the insides of their vehicles; the vacuum equipment and head of each stall will be located within the building, with the remainder of the stall open to the sky. The building will be clad with a combination of stone veneer, two-toned metal panels, and concrete masonry units. The majority of the building will stand 20 feet in height, with the area above the wash tunnel proposed to be 30 feet tall.

## **Supplemental Regulations**

The following supplemental regulations apply to car washes per Section 28.151 of the Zoning Code:

- a.) The car wash shall be completely enclosed when not in operation.
- b.) Any access drive shall be located at least 30 feet from any public street intersection, measured from the interior curb line commencing at the intersection of the street.
- c.) Any car wash line exit shall be at least 30 feet from any street line.
- d.) The car wash shall be screened along all property lines with a minimum six-foot high masonry or decorative wood fence. Along any property line that abuts a residential zoning district, an additional planted area shall be provided, with a minimum width of eight feet and planted with a minimum of one shade tree per 50 linear feet and one shrub per four linear feet.
- e.) Sound from any speakers used on the premises shall not be audible at the boundary of any surrounding residential district or on any residential property.
- f.) Water from the car wash shall not drain across any sidewalk or into a public right of way.

## Analysis and Conclusion

Car washes are conditional uses in all of the mixed-use and commercial zoning districts in which they are allowed, including the CC zoning district, and are subject to the supplemental regulations enumerated in Section 28.151 of the Zoning Code outlined in the preceding section. The Zoning Code defines a conditional use as a use which, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular zoning district. The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

The 2018 Comprehensive Plan recommends the subject site and other nearby commercial properties along the west side of Grand Canyon Drive for Community Mixed-Use (CMU) development. The CMU zone along the west side of Grand Canyon serves as a transition zone between a recommended Employment area to the east of the site and a large area recommended for Regional Mixed-Use (RMU) development that encompasses the western end of Odana Road and all of West Towne Mall. The site is also located between regional growth corridors mapped along Mineral Point Road and Odana Road, which the Comprehensive Plan suggests have the potential to support a mix of uses along their length as they transition from an auto-oriented development pattern to one that is more transit-, walk-, and bike-friendly.

In general, the CMU category includes existing and planned areas supporting an intensive mix of residential, employment, retail, civic/institutional, and service uses serving both adjacent neighborhoods and wider community markets. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, and include many of the City's aging, auto-oriented strip commercial centers due to their accessible locations along major transportation corridors. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Buildings in CMU areas may range from two to six stories in height, with more residential units and commercial space compared with development in the less-intensive Neighborhood Mixed-Use districts. Development in the CMU category, however, is less intensive than the RMU category, which allows up to twelve-story or potentially taller buildings and has no limit on residential density. Development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit, and CMU development should be transit-oriented. CMU areas should be well connected with surrounding neighborhoods and have buildings placed close to the sidewalk. Residential uses in CMU districts may be as dense as 130 units per acre.

The site and surrounding area are located within the boundaries of the 2008 Southwest Neighborhood Plan, which provides a series of neighborhood reinvestment strategies for the area generally bounded by Mineral Point Road on the north, Gammon Road on the west, Raymond Road on the south and Whitney Way on the east. However, the plan makes no specific recommendations related to the physical development of the subject property.

The site is also within the boundaries of the forthcoming Odana Area Plan, which is expected to guide redevelopment of the large, predominantly auto-oriented, and low-density commercial area roughly centered on Odana Road between West Towne Mall and Westgate Mall into a mixed-use activity center. The 2018 Comprehensive Plan significantly increased the amount of planned mixed-use development in the area, but also

noted that redevelopment that includes substantial residential components should be preceded by adoption of a detailed plan that addresses connectivity, parks and open space, and other amenities and infrastructure necessary to support residential development. The *Odana* plan will also look to prepare the area for future the bus rapid transit service planned for Mineral Point Road. Development of the plan’s recommendations is ongoing.

The subject site and many of the nearby properties zoned CC were recommended for General Commercial by the 2006 Comprehensive Plan. The statement of purpose for the CC zoning district states that it is “established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.” However, the district is the most permissive of the mixed-use and commercial zoning districts and allows a number of auto-oriented land uses, including motor vehicle sales as permitted uses, and car washes as conditional uses. The district also allows some surface parking between buildings and streets and does not include a minimum number of floors to mandate vertical forms of development.

The Planning Division believes that the Plan Commission can find that the proposed car wash meets the standards for conditional use approval despite the proposed use being contrary to some of the general recommendations for the CMU category in the 2018 Comprehensive Plan, especially in the absence of a more detailed sub-area plan that will guide the area’s transition from an auto-oriented commercial area to a potentially more intensively developed mixed-use district. Reviewing agencies have not submitted any major or non-standard comments that would suggest that the conditional use standards cannot be met, although the applicant will need to comply with a number of requirements enumerated in the Zoning Code for new buildings in the CC district, including the need to fully enclose the vacuum bays proposed along the northern wall of the proposed car wash. Those zoning requirements are outlined in the ‘Recommendation’ section that follows, which would need to be met prior to final plan approval and issuance of permits for the new building. Staff does not believe that the proposed car wash will have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, which includes a mix of other commercial and employment uses nearby.

No alder or public comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted.

## Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a car wash at 414 Grand Canyon Drive subject to input at the public hearing and the conditions from reviewing agencies that follow.

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

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

1. The City has limited residual sewer capacity in the sewer that drains to the north. City prefers developer to connect to sewer manhole located at Grand Teton Plaza and Grand Canyon which drains to the south. If developer prefers to connect to sewer draining to the north, applicant shall provide projected wastewater flow calculations for the proposed car wash as a condition of plan approval.

2. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public right of way.

3. A Storm Water Management Report and Storm Water Management Permit is required for this project.
4. A Storm Water Maintenance Agreement (SWMA) is required for this project.
5. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC) or the Wisconsin Department of Safety and Professional Services (DSPS) is required, as the City of Madison Building Inspection Division is an approved agent for DSPS.
6. Show construction fence limits along back of sidewalk to protect sidewalk from damage.
7. 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.
8. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
9. The applicant shall demonstrate compliance with Sections 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.
10. 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, Madison/Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
11. 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 the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
12. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
13. Prior to approval, this project shall comply with Chapter 37 of 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. The Storm Water Management Plan and 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.

**Rate Control:** This site shall reduce the peak discharge from the 10-year event by 15% compared to existing conditions and shall reduce peak volume discharged during the 10-year event by 5% 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 half-inch of runoff over the proposed parking facility and/or drive up window.

As redevelopment, this site must meet the newly adopted stormwater standards. In this case, the site must reduce the peak discharge in the 10-year event by 15% compared to existing and reduce volumetric discharge by 5% in the 10 -year event compared to existing conditions.

Complete a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

14. 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.

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

15. Provide a recorded agreement for the shared trash enclosure area at the southwest corner of this site. The existing REA adequately addresses all other reciprocal drainage, access, and parking between the three parcels (per Document Nos. 4779757 and 4780040).

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

16. The applicant shall submit one contiguous plan 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.
17. 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.
18. 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.

19. All parking facility design shall conform to the standards in MGO Section 10.08(6).
20. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
21. 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.
22. 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.
23. "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.
24. 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.
25. The applicant shall provide a recorded copy of any joint driveway ingress/egress and crossing easements, which shall be noted on face of final site plan.

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

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| <p>26. The vacuum stalls shall be fully enclosed. Per the site standards for new and existing development in the CC district per Section 28.068(5), all activities shall be conducted within completely enclosed buildings, except for the enumerated list.</p> |
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27. The proposed car wash shall comply with Supplemental Regulations Section 28.151 *Car Wash*: The car wash shall be completely enclosed when not in operation.
  28. The proposed car wash is part of a planned multi-use site. Submit an overall site plan of the entire planned multi-use site including 6701 Mineral Point Road and 406 Grand Canyon Drive.
  29. Submit a parking summary including the overall number of parking stalls and accessible stalls for the entire planned multi-use site including 6701 Mineral Point Road and 406 Grand Canyon Drive.
  30. Show the building setback distances as measured to the front (east) and side (south) property lines. The front setback may be extended to a maximum of 100 feet if traffic circulation, drainage and or other site design issues are shown to require additional space.
  31. Provide a calculation and plan detail for lot coverage for the entire planned multi-use site. The lot coverage maximum is 85%. 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 feet, pervious pavement, green roofs and decks.

32. Bicycle parking for the project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike racks.
33. Submit the landscape plan and landscape worksheet 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.
34. Install screening along the south side property line. The screening shall be a minimum of six-foot tall masonry or decorative wood fence.
35. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For non-residential uses at ground floor level, windows and doors or other openings shall comprise at least 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 50% of windows on the primary street facade shall have the lower sill within three (3) feet of grade.
36. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
37. 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.
38. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

39. The hose length from the fire lane to the exterior portions of the building shall follow a walkable path. Adjust the documentation such that the path is not through a parking stall. Between stalls or through the accessible unloading zone is acceptable.
40. Distance from fire hydrants to the ends of the fire lanes shall be measured along the fire lane (drive route).

**Water Utility** (Contact Adam Wiederhoeft, 261-9121)

41. This property is in a Wellhead Protection District–Zone (WP-16). The owner/applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his

designated representative. Contact Adam Wiederhoeft at [awiederhoeft@madisonwater.org](mailto:awiederhoeft@madisonwater.org) for additional information, including a summary of the submittal requirements. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development

42. 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 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. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

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

This agency has reviewed the project and did not submit any conditional of approval.

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

This agency has reviewed the project and did not submit any conditional of approval.

**Forestry Section** (Contact Wayne Buckley, 266-4892)

43. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The 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 belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
44. As defined by the Section 107.13 of the *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 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.
45. 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.
46. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of the *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 City Forestry 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, the 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.”

47. 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.
48. Section 107.13(g) of the *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.