



**Project Addresses:** 6145-6301 Mineral Point Road  
**Application Type:** Planned Development District–Amended General Development Plan and Specific Implementation Plan  
**Legistar File ID #** [62136](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted  
**Reviewed By:** Heather Stouder and Kevin Firchow, Planning Division

## Summary

**Applicant:** Ted Matkom, Gorman & Company; 200 N Main Street; Oregon.

**Property Owner:** Oakwood Lutheran Home Association, Inc.; 6165 Mineral Point Road; Madison.

**Contact Person:** Kevin Yeska, JSD Professional Services, Inc.; 161 Horizon Drive, Suite 101A; Verona.

**Requested Actions:** Approval of an amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road and approval of a Specific Implementation Plan to construct a four-story, 77-unit apartment building.

**Proposal Summary:** The applicant is requesting approval of the Amended General Development Plan for the Oakwood Village University Woods campus at 6145-6301 Mineral Point Road and approval of a Specific Implementation Plan to construct a four-story, 77-unit apartment building in the northeastern corner of the property. The applicant will be seeking approval of City of Madison affordable housing funds and low-income housing tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA) for the project. If the funding is awarded, construction of the proposed building is scheduled to commence in December 2021, with completion anticipated in December 2022.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code.

**Review Required By:** Urban Design Commission, Plan Commission, and Common Council.

**Summary Recommendation:** If the Plan Commission can find the standards for approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022–00466, approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road, and ID 28.022–00467, approving a Specific Implementation Plan to construct a 77-unit apartment building, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 9 of this report.

## Background Information

**Parcel Location:** The overall Oakwood Village University Woods campus is an approximately 27.4-acre parcel located on the south side of Mineral Point Road at Island Drive, Aldermanic District 19 (Furman); Madison

Metropolitan School District. The proposed building will be located on 1.4 acres at the northeastern corner of the campus adjacent to the Island Drive entrance to the campus.

**Existing Conditions and Land Use:** The Oakwood Village University Woods is developed with a 1,178,811 gross square feet of floor area spread across eight buildings spread across the campus, which is zoned PD. The buildings include the 70-bed “Hebron Oaks” skilled nursing facility; the 56-unit “Gallery,” 70-unit “Tower,” 125-unit “Heritage Oaks,” and 90-unit “The Oaks,” independent living buildings; the 60-bed “Tabor Oaks” and 40-bed “Covenant Oaks” community-based residential facilities (CBRF); and a 23,450 square-foot “Village Inn” auditorium and dining facility for the campus. A 4,500 square-foot recreation center located on the eastern edge of the campus will be razed to accommodate the proposed building. The campus is served by approximately 800 surface and structured auto parking stalls. A wooded 9.0-acre private nature conservancy forms the western edge of the 27.4-acre campus.

**Surrounding Land Uses and Zoning:**

North: Across Mineral Point Road, one-story multi-tenant commercial buildings and two-story Isle View Apartments, zoned CC-T (Commercial Corridor–Transitional District); Nautilus Point Park;

South: Undeveloped land, zoned MXC (Mixed-Use Center District);

West: Brookdale senior living facility, Otto’s Restaurant, Summit Credit Union, and two-story general office building, zoned SE (Suburban Employment District);

East: Vacant two-story University of Wisconsin-Madison laboratory and fleet parking and undeveloped land, zoned MXC.

**Adopted Land Use Plans:** The 2018 Comprehensive Plan recommends the subject site for High Residential. The adjacent land to the east along the Mineral Point Road frontage is recommended for Community Mixed-Use development, while the commercial parcels across Mineral Point are recommended for Neighborhood Mixed-Use development. Most of the remaining neighboring properties to the south, east, and west are recommended for Employment.

The site and surrounding land 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 Oakwood Village property.

**Zoning Summary:** The site is zoned PD; the Specific Implementation Plan will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
<i>Prepared by: Planning and Zoning staff</i>	

**Environmental Corridor Status:** The nature conservancy located on the western edge of the campus is located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services. Metro Transit operates daily all-day service along Mineral Point Road, with stops at the Island Drive intersection.

## Previous Approvals

Beginning around September 1973, the Plan Commission and Common Council established Planned Unit Development (PUD) zoning [1966 Zoning Code] for approximately 30 acres of land developed with a Lutheran Church nursing home that dated back to 1948. The 1973 Oakwood Village "University Woods" PUD allowed for construction of the four-story Gallery and 12-story Tower retirement facilities containing 209 units and resident dining and auditorium facilities, which were completed in 1977.

On August 16, 1983, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of a 40-bed addition to the Hebron Hall skilled nursing facility on the Oakwood Village campus.

On November 1, 1983, the Common Council approved a rezoning from PUD(GDP) to PUD(SIP) to convert the Tabor Lodge skilled nursing facility into a CBRF.

On February 6, 1991, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 60-unit Tabor Oaks CBRF.

On August 18, 1998, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 40-unit Covenant Oaks CBRF, an addition to the Hebron Hall skilled nursing facility, and a 5,000 square-foot utility building to be used as a resale shop.

On April 3, 2001, the Common Council approved an Amended PUD(GDP-SIP) to allow demolition of Tabor Hall and construction of The Oaks four-story, 90-unit independent living apartment building.

On November 18, 2003, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the eight-story, 125-unit Heritage Oaks independent living building, a three-story addition to the Tabor Oaks CBRF, and renovation of the Hebron Oaks skilled nursing facility.

There have also been numerous minor alterations to the Oakwood Village University Woods Planned Development since the initial 1973 approvals.

## Project Description

The Oakwood Village University Woods campus at 6145-6301 Mineral Point Road is developed with a 1,178,811 gross square feet of floor area spread across eight buildings on the 27.4-acre property. The campus contains 70 skilled nursing beds, 100 assisted living units in two community-based residential facilities (CBRF), and 418 independent living units. Parking for 801 automobiles is provided across the campus, including in 480 structured stalls and 321 surface stalls; there are 140 bike stalls spread across the site according to the applicant.

The applicant is requesting approval of an Amended General Development Plan and Specific Implementation Plan for the Oakwood Village campus to allow construction of a four-story, 77-unit apartment building at the northeastern corner of the campus adjacent to Mineral Point Road on the east side of the main driveway into the campus opposite Island Drive. The proposed building will be located on a wooded hill that drops approximately 15 feet to the north and east from the center of the 1.4-acre SIP site. A one-story, 4,500 square-foot accessory recreation building will be razed to accommodate the proposed apartment building.

The building will be L-shaped and will be built into the wooded hill to parallel the northern and eastern property lines. A 63-stall parking garage will be located beneath the footprint of the building, with vehicular access to the garage proposed at the southeastern corner of the building from the main drive that extends north-south through the Oakwood Village campus. The first floor of the building will be located approximately one story above the grade of Mineral Point Road. The western wing of the first floor will be devoted to unspecified resident amenities, while the southern wing will be occupied by 11 of the 77 proposed apartments and a trash room for the building. The remaining 66 units will be located on floors 2-4. In all, the project will consist of 62 one-bedroom units and 15 two-bedroom units. In addition to the 63-stall garage beneath the building, 11 parking stalls will be provided in an L-shaped court located between the building and north-south drive. The primary entrance into the building will be located adjacent to the parking court; a pedestrian exit from the parking level is proposed along the northern façade to the Mineral Point Road sidewalk.

The applicant will be seeking approval of City of Madison affordable housing funds and low-income housing tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA) for the project. If the funding is awarded, construction of the proposed building is scheduled to commence in December 2021, with completion anticipated one year later.

## Analysis

The Zoning Code places a 10-year limit on General Development Plans, after which the prior approval expires and a new General Development Plan (GDP) approval is required. Further, the applicant's proposal to build a 77-unit apartment building on the current site of an accessory recreation building and wooded hillside requires approval of a major alteration to the GDP as well as approval of a Specific Implementation Plan (SIP). Major alterations to a GDP are subject to the standards for approval in Section 28.098(2) of the Zoning Code.

The standards for PD approval applicable to the subject application are (with staff analysis):

*(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:*

- 1. Site conditions such as steep topography or other unusual physical features; or*
- 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.*

**Analysis:** The Oakwood Village University Woods campus has been zoned in a planned district since approximately 1973. Staff is unaware of any reason why the campus and proposed development should not continue under the Planned Development district in the 2013 Zoning Code.

*(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.*

**Analysis:** The Planning Division believes that this standard can be met with the proposed GDP alteration and SIP for the 77-unit building. The Oakwood Village University Woods campus is recommended for High Residential (HR) by the 2018 Comprehensive Plan. HR areas include large multi-family buildings or complexes that are generally four to twelve stories in height and are located close to major streets, mixed-

use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. The Plan recommends that HR areas be interconnected with surrounding development as part of a complete neighborhood and be transit-oriented. The densest of the four residential districts in the Comprehensive Plan, densities on HR-recommended properties may exceed 70 units an acre.

The 27.4-acre Oakwood Village campus is currently developed at less than 20 units an acre (exclusive of nursing beds). However, staff believes that the site's location on a key transportation corridor like Mineral Point Road and roughly midway between Hilldale Shopping Center and West Towne Mall and close to University Research Park and the Westgate area make it prime for additional development, including the 77 units in the proposed apartment building.

- (c) *The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.*

**Analysis:** Staff does not believe that approval of the proposed apartment building will negatively impact the City's ability to provide services to the subject property and believes that this standard can generally be met. However, consistent with previous approvals on the Oakwood Village University Woods campus and the development of other tax-exempt parcels around the City, staff is recommending that the developer be required to enter into a Payment In Lieu of Taxes (PILOT) agreement for the 77-unit building to reflect the value of municipal services provided to the additional development on the subject property. If the project is approved, the PILOT agreement would need Common Council approval prior to issuance of building permits for the project.

- (d) *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 plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.*

**Analysis:** Staff believes that this standard can be met. The proposed development should not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands, both on the Oakwood Village campus and on nearby City streets. Mineral Point Road is a four- to six-lane arterial street, access to the site is provided from a signalized intersection at Island Drive, and there is seven-day Metro Transit service adjacent to the site, with stops located at the Island Drive intersection. Additionally, Mineral Point Road is part of the approved east-west Bus Rapid Transit (BRT) line, which is scheduled to come online in 2024 pending funding approval and construction. At the present time, a BRT stop is also being considered for the Island Drive intersection.

- (e) *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.*

**Analysis:** As noted in the statement of purpose, the PD district is intended to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended, in part, to promote green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development; preserve and enhance important environmental features through careful and sensitive placement of buildings and facilities; provide more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques; and facilitate high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and other adopted plans.

Procedurally, the Urban Design Commission (UDC) is required by the Zoning Code to review any GDP and SIP prior to the Plan Commission and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) of the PD district.

The UDC reviewed the proposed alteration to the Oakwood Village University Campus GDP and SIP for the proposed 77-unit building at its October 7, 2020 meeting. Following a presentation of the project by the project team, public comments, and discussion, the UDC voted unanimously to recommend denial of the project to the Plan Commission.

In recommending denial, the UDC noted multiple concerns regarding both the building and site design. Regarding the building's architectural aesthetic and material selections, commissioners stated specific concerns that the exterior was very flat and plain, lacked rhythm, articulation, and entry identity. The commission appreciated the green roof and rooftop solar array, but noted the lack of balconies and open space for residents. Regarding the site comments, including removal of natural landscape, size/footprint of structure, and pedestrian circulation, the UDC questioned whether the proposed site of the building is right for this project. Though recognizing the need for affordable and senior housing, the UDC could not support the removal of 14 mature oak trees, the oversized building footprint, minimal pedestrian access, over-paved surfaces, lack of green space, inadequate relationship to Mineral Point Road, and lack of connection to the rest of the Oakwood Village campus. The UDC felt that these critical building and site issues would impact the quality of life, wellness, and equity for the development's residents.

A draft report of the UDC's October 7 discussion and recommendation on the project is attached to the materials for this request.

Planning staff acknowledges the shortcomings of the proposed apartment building identified by the UDC's somewhat unprecedented recommendation to deny the project. Staff has met with the applicant since the UDC meeting in an effort to determine whether changes could be made to the project to address the UDC concerns. As of the publishing of this report, revised plans for the project have not been submitted for staff or Plan Commission review.

In staff's opinion, more should be done to make the proposed four-story building more of an iconic gateway structure at the primary entrance to the Oakwood Village University Woods campus from Mineral Point Road. While the exterior of the building features high-quality building materials consistent with the quality and type of materials present elsewhere on the campus, staff does not feel that the architecture of the building is reflective of a residential structure and instead feels like it is more suggestive of an institutional or office building. As the subject site is recommended for high-density residential development, more

should be done to give the building a distinct residential character, including the incorporation of balconies for the proposed units, which can create permeability in the building exterior as well as provide open space for residents. The ratio of “solids” to “voids” could also be improved to provide the building a less institutional appearance through the inclusion of larger and more defined window openings. Additional articulation of the facades is needed to address the “flatness” noted by the UDC, particularly facing Mineral Point Road.

As the building will abut Mineral Point Road, staff also feels that more should be done to orient the building to the street. As submitted, the building includes a resident exit from the parking level from a nondescript door near the northeastern corner of the building. Given the prominence that the building will have along the arterial and potential future BRT route and stop, staff feels that a well-defined entrance into the building from the Mineral Point Road sidewalk should be provided. The façade of the exposed parking level and the first floor resident amenity space(s) should also be improved to create a stronger visual relationship between the building and street. A more prominent entrance to the building should also be considered at the first floor adjacent to the vehicular court to create a better connection between it and the rest of the Oakwood Village campus.

As submitted, the proposed building is a poor substitute for the wooded hillside that it is proposed to replace. However, while staff regrets the loss of the mature trees located in the northeastern corner of the Oakwood Village University Woods campus, the removal of trees to accommodate additional development is consistent with the historic development pattern of the campus. The 27.4-acre campus sits atop a prominent hill, which at one time was nearly fully wooded according to a review of archival aerial photos. However, as the campus has grown over the last five decades, some of that tree cover has been lost to accommodate the various buildings, parking areas, and access drives located across the campus today. The removal of the wooded hill adjacent to the entrance for the proposed building continues that pattern. However, staff believes that the building proposed to replace those woods should be better designed to be as similarly iconic as the woods that many attribute with the Oakwood Village campus.

While the UDC’s recommendation on this and every planned development plays an important role in how the Plan Commission recommends on a project, the Planning Division believes that the Plan Commission may still find that standard (2)(e) is met based on significant modifications being made to the proposed building to address the many concerns raised by the UDC at their October 7 meeting and by staff in this report.

- (f) *The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.*

**Analysis:** Staff believes that more information is needed in order for this standard to be met. As designed, the 77-unit building does not include any defined open spaces for use by future residents, with no balconies proposed for the individual dwelling units and no common outdoor spaces on the 1.4-acre SIP site. While a green roof is proposed, it appears to only serve a stormwater management function and will not be accessible to residents. Likewise, the letter of intent and plans do not indicate whether residents of the proposed building will have access to the outdoor spaces located elsewhere across the Oakwood Village campus, including a 9.0-acre nature conservancy located on the western edge of the campus.

The applicant and property owner should clarify the relationship between the proposed 77-unit building and the rest of the Oakwood Village University Woods campus, including whether residents of the proposed building will have access to the open space amenities elsewhere on the 27.4-acre property. If residents of the proposed building have access to those open spaces, staff believes that this standard can be met subject to that access being memorialized in the final PD zoning documents, on the forthcoming Certified Survey Map to create the 1.4-acre development parcel, and any easements or reciprocal agreements needed to serve the project.

*(g) 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.*

**Analysis:** As proposed, the 77-unit building will be constructed in one phase once affordable housing funds and tax credits are awarded to the project. Staff is not concerned that the project will not be completed once started and believes that this standard is met.

## Conclusion

The applicant and property owner are seeking approval of an amended General Development Plan and Specific Implementation Plan to construct a four-story, 77-unit apartment building at the northeastern corner of the Oakwood Village University Woods campus at 6145-6301 Mineral Point Road. The development proposes to add much needed affordable senior apartments to the west side of the City in a manner that is generally consistent with the High Residential uses recommended for the Oakwood Village campus by the 2018 Comprehensive Plan.

In order to recommend approval of the Planned Development alteration, the Plan Commission shall find that the standards for approval for PD districts in Section 28.098 of the Zoning Code are met. As noted earlier in this report, Planning staff and the Urban Design Commission do not believe that the proposed four-story apartment building as submitted coordinates architectural styles and building forms to achieve greater compatibility with surrounding land uses and creates 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 required by standard (2)(d). However, the Planning Division believes that the proposed building can be redesigned to address many of the concerns raised by the Urban Design Commission and by staff in this report through the incorporation of more prominent building entrances, including from Mineral Point Road, the addition of balconies to improve the residential feel of the building and provide open space for residents, and improve the flatness of the building and ratio of solids to voids to make the building reflect a more residential character compared to the institutional or office building form the submitted plans suggest.

Staff also feels that additional information is needed to ensure that standard (2)(e) is met, which was also a concern raised by the Urban Design Commission. The applicant and property owner should clarify the relationship between the proposed 77-unit building and the rest of the Oakwood Village University Woods campus, including whether residents of the proposed building will have access to the open space amenities elsewhere on the 27.4-acre property. If residents of the proposed building have access to those open spaces, staff believes that this standard can be met.



## Recommendation

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

If the Plan Commission can find the standards for approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022–00466, approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road, and ID 28.022–00467, approving a Specific Implementation Plan to construct a 77-unit apartment building, all subject to input at the public hearing and the following conditions from reviewing agencies:

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

#### Planning Division

1. The final plans shall include more prominent building entrances, including from the Mineral Point Road sidewalk. It is strongly recommended that the pedestrian entrance from Mineral Point Road be usable and include a lobby that creates a stronger relationship between the building and street. The site and landscaping plans for the proposed building shall be revised to include a hardscaped plaza between the more prominent public entrance and the public sidewalk, with details of the plaza to be approved by the Planning Division prior to final approval and recording of the Amended General Development Plan and Specific Implementation Plan.
2. Balconies (recessed, French/ Juliet/ projecting) shall be added to most or all of the proposed units to improve the residential feel of the building and provide open space for residents.
3. Consistent with the requirements for large multi-family buildings in Section 28.172(7) of the Zoning Code, the maximum building length parallel to the primary abutting street shall not exceed one hundred 160 feet without a significant articulation of the facade. Facades facing a public street shall be vertically articulated at a minimum interval of 40 feet, as approved by the Planning Division prior to final approval and recording.
4. The final plans shall include a plan to be approved by the Planning Division in consultation with the Traffic Engineering Division that shows adequate pedestrian connections between the proposed building and other buildings and shared facilities with the Oakwood Village University Woods campus.
5. The applicant and property owner should clarify the relationship between the proposed 77-unit building and the rest of the Oakwood Village campus, including whether residents of the proposed building will have access to the open space amenities elsewhere on the 27.4-acre property. Said access shall be memorialized in the final PD zoning documents, on the forthcoming Certified Survey Map to create the 1.4-acre development parcel, and in any easements or reciprocal agreements needed to serve the project.
6. Consistent with previous approvals on the Oakwood Village University Woods campus and the development of other tax-exempt parcels around the City, the developer shall enter into a Payment In Lieu of Taxes (PILOT) agreement for the 77-unit building to reflect the value of municipal services provided to the additional development on the subject property. Said agreement shall be drafted in consultation with the City Attorney's Office and shall be adopted by the Common Council prior to issuance of building permits for the project.

7. The applicant shall use close-spray foam insulation (or equivalent insulation type) and high-grade, highly sound-proof windows to provide additional sound-proofing in the place of traditional insulation, at least along the northern eastern elevation facing Mineral Point Road.
8. Any proposed HVAC or utility penetrations for the building shall not face a public right of way or adjacent residential property. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.

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

9. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures or underground parking shall be coordinated with the City Engineering staff to determine the estimated 100-year flood elevation. The building should be flood proofed to a minimum elevation of 1021; however, this does not guarantee a flood-proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
10. If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements: Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm; run-off volume shall be reduced by 5% compared to the existing conditions during a 10-year design storm; green infrastructure shall be required for rate and volume reductions for at least the first half-inch of rainfall.
11. 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 the City Engineering Division to schedule the development and approval of the plans and the agreement.
12. Construct sidewalk, terrace, curb and gutter, and street pavement as required by the City Engineer.
13. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
14. Provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
15. 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.
16. An Erosion Control Permit is required for this project.
17. A Storm Water Management Report and Storm Water Management Permit is required for this project.

18. A Storm Water Maintenance Agreement (SWMA) is required for this project.
19. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
20. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
21. 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-year design storm that is current in MGO 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.
22. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
23. This project will disturb 4,000 square feet 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.
24. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch 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.
25. Demonstrate compliance with MGO Sections 37.07 and 37.08 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.
26. 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.
27. 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 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

28. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
29. 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 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. (POLICY and MGO 37.09(2))

Rate Control: Detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

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

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.

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

30. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, reserved fire lanes, parking, private shared water, storm and sanitary utilities, common areas and storm management that currently exist and are necessary to accomplish the required land division and site development as proposed prior to final sign off of the Age Better Apartment site. The document(s) shall be executed and recorded immediately subsequent to the required CSM recording and prior to building permit issuance. The current vehicular access easement per Document Nos. 1420305 and 1437676 lacks adequate conditions, maintenance requirements and does not cover all of the common shared access as currently exists or as planned to exist.
31. The Stormwater Infiltration basin serving the Age Better project is shown to not be within the future Certified Survey Map and development lot. If this is the case, a stormwater drainage agreement shall be required between the two parcels involved. Also, the required Storm Water Management Agreement shall acknowledge the facilities that are offsite and have a condition that a stormwater drainage agreement is required to be in place for the duration of the existence of the facilities being offsite.

32. The Age Better project and the parcel at 6101 Mineral Point Road are proposed to share a common drainage and a proposed private storm inlet and storm sewer in the northeast corner of the Apartment site. A private Storm Sewer/Drainage Easement/Agreement between the two parcels shall be drafted, executed and recorded prior to building permit issuance.
33. The Age Better Apartment site requires the creation of a new parcel. Prepare a Certified Survey Map (CSM) of and containing, at a minimum, all of the lands that are part of the parcel owned by the current owner (Parcel No. 070825106036) as required by the City of Madison Land Division Ordinance. Coordinate with Planning staff to confirm any other lands will be required to be included in the Certified Survey Map as part of the approval of the PD(GDP-SIP) approval. Note: All lands intended to be ultimately included in the Age Better Apartments parcel should be included as part of that lot of the CSM. Submit the CSM to the Planning Division to comply with fire codes, MGO, and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new tax parcel information available prior to issuance of a building permit.
34. The project address is also the address of the proposed 77-unit building. 6145 Mineral Point Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

35. Submit a floorplan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing 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, 266-5987)

36. 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.
37. 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.
38. 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.

39. All parking facility design shall conform to the standards in MGO Section 10.08(6).
40. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
41. 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.
42. Per MGO Section 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.
43. 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 staff 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 main Traffic Engineering Division office with final plans for sign off.
44. 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.
45. Traffic Engineering staff 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.
46. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements, which shall be noted on face of plan.

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

47. Work with Zoning and Planning staff for final approval of the GDP and SIP zoning text prior to recording.
48. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 77 resident bicycle stalls are required plus a minimum of 8 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking, or wall-mounted parking, provided there is a five (5) foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.
49. 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.

50. Submit detailed floorplans of each floor of the building.
51. Provide details of the proposed transformer and generator pad enclosure.
52. 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.
53. 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)

54. Limit openings and provide minimum exterior wall fire ratings for the west elevation (in correctly labeled east on drawings) in accordance with IBC Chapter 6 and 7 or obtain a permanent no build easement from the adjoining property.
55. Provide roof access directly from an enclosed exit stair.
56. The Madison Fire Department expects that the majority of residents will be capable of evacuation without assistance as the occupancy is being classified as a Group R-2 Residential Apartment as opposed to an Group I Institutional Occupancy.
57. Obtain approval of the proposed street tree plantings from City Forestry in order to be granted permission to use Mineral Point Road as your aerial access lane.

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

58. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two (2) 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.
59. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule the meter removal appointment.

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

60. As identified on the plans submitted for review, the applicant shall install and maintain a concrete shelter pad surface - as shown in the public right-of-way at the planned Metro bus stop zone that is on the south side of Mineral Point Road, east of Island Drive.

61. As identified on the plans submitted for review, the applicant shall install and maintain a new passenger waiting shelter with seating amenity as shown in this public right-of-way area. The applicant shall submit a Privilege in Streets (Bus Shelter) application for review by the City. An approved Encroachment Agreement, for the bus shelter, shall be executed prior to sign off. Contact the Office of Real Estate Services to start the Privilege in Streets (Bus Shelter) application process.
62. The concrete shelter pad shall be at least 10.5 feet wider than the proposed shelter footprint dimension. The bus shelter shall be oriented to the western edge of the concrete shelter pad (typically at least six inches from grass terrace edge), leaving at least 10 feet of clear width for passenger access on the eastern side of the concrete shelter pad. The bus shelter shall be installed with at least two (2) feet clearance off of the face of curb, and not obstruct the width of the adjacent public sidewalk (at least six inches clearance from sidewalk edge is preferred). The shelter opening, for passenger access, shall face the public sidewalk. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

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

63. 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# 20037 when contacting Parks Division staff about this project.
64. Pursuant to MGO Section 20.08 (2)(c)2.d., the park impact fees may be reduced for multi-family dwelling units that are limited to occupancy by persons 55 years of age or older by appropriated recorded restriction for a period of not less than 30 years.

**City Forestry Section** (Contact Brad Hofmann, 267-8740)

This agency submitted a response with no comments or conditions of approval.