



PREPARED FOR THE PLAN COMMISSION

Project Address: 4606 Hammersley Road (District 10 – Alder Henak)
Application Type: Demolition Permit and Conditional Uses
Legistar File ID # [62600](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Tom Ripple; Ripple Trust; 3801 Regent St; Madison, WI 53705
Contact: Duane Johnson; Knothe & Bruce Architects; 7601 University Ave #201; Middleton, WI 53562
Contact: EBI Investments LLC; 5225 Joerns Dr; Stevens Point, WI 54481

Requested Action: The applicant requests approval of a demolition permit to demolish a warehouse building and approval of conditional uses for a building with than 24 dwelling units in a mixed-use building per §28.061(1) and §28.151; a mixed-use building with less than 75% non-residential ground floor frontage facing the primary street §28.061(1) and §28.151; a mixed-use building with less than 75% non-residential ground floor area per §28.061(1) and §28.151; and a multi-tenant building exceeding 40,000 sq. ft. per §28.067(4)(a).

Proposal Summary: The applicant proposes to demolish an existing warehouse buildings and construct a three-story mixed-use building with approximately 1,750 square feet of commercial space and 53 apartments at 4606 Hammersley Road.

Applicable Regulations & Standards: This proposal is subject to the standards Demolition Permits [§28.185(7) M.G.O.] and Conditional Uses [§28.183(6) M.G.O.].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a warehouse building to construct a three-story mixed-use building on the site. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies in this report.

Background Information

Parcel Location: The subject property includes a parcel addressed 4606 Hammersley Road, totaling 32,352 square feet (0.81 acres) and is located on the north side of Hammersley Road between Pontiac Trail and Heritage Circle. The site is in Aldermanic District 10 (Alder Henak) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel is currently developed with an 8,026-square foot warehouse building constructed in 1963 and a large surface parking lot.

Surrounding Land Use and Zoning:

North: A two-unit residence zoned SR-V1 (Suburban Residential – Varied 2 district) and two two-story apartment buildings zoned SR-V2 (Suburban Residential – Varied 2 district);

East: Across Heritage Circle, a small two-story apartment zoned SR-V1;

South: Across Hammersley Road, two-story commercial building zoned CC-T (Commercial Corridor - Transitional district); and

West: Across Pontiac Trail, a single-family residence zoned SR-C2 (Suburban Residential – Consistent 2).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Medium Residential for the eastern half of the parcel and General Commercial for the western half of the parcel. The site is not within any neighborhood or special area plan.

Zoning Summary: The property is zoned Commercial Corridor - Transitional (CC-T).

Requirements	Required	Proposed
Front Yard Setback	25' maximum	9.6'
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district (SR-V1 and SR-V2): 5'	8.5' north side yard
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side walls within 6' of lot line	Two-story or higher: 6'	7.6' south side yard
Rear Yard Setback	The lesser of 20% of lot depth or 20'	20.2'
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (10,400 sq. ft.)	12,290 sq. ft.
Maximum Lot Coverage	85%	76%
Maximum Building Height	5 stories/ 68'	3 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	73 garage
Accessible Stalls	Yes	Yes
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (53) 1 guest space per 10 units (5) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (60 total)	53 garage 6 surface (59 total) (see zoning comment 2)
Landscaping and Screening	Yes	Yes (see zoning comments 3 & 4)
Lighting	Yes	Yes
Building Forms	Yes	Flex building (see zoning comments 5 & 6)

Other Critical Zoning Items	Utility Easements, Barrier Free (ILHR 69)
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Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes to demolish an existing warehouse building to construct a three-story mixed use building with approximately 1,750 square feet of commercial space and 53 dwelling units. According to the applicant, the building is in need of repairs and updates. [Photos](#) provided by the applicant show an older building that appears intact overall, with some disrepair. Staff have not physically inspected the building.

A 1,757 square foot commercial space is located at the corner of Hammersley Road and Heritage Circle. The primary entrance to the apartment units is through on the Hammersley Road façade. Secondary entrances face Pontiac Trail and Heritage Circle. The U-shaped building features a ground-level outdoor patio common area centered within the north facade of the structure. Five of the first-floor units along Hammersley Road feature ground-level entrances and stoops. The second and third floors include more dwelling units. The 53 proposed dwelling units include 18 studios, 27 one-bedroom units, and eight two-bedroom units. The third floor features stepbacks on the north side of the building, creating roof decks for four units, and an as well as a community roof deck at the southeast corner, adjacent to a community room. The stepback on the north side of the building is intended to provide transition to the smaller residential buildings to the north. Due to the slope of the site, a portion of the lower level is exposed along Pontiac Trail, resulting in the building appearing to be three-and-one-half stories at Hammersley Road and Pontiac Trail.

A small nine-stall enclosed surface parking area is accessed from Heritage Circle, immediately north from the commercial space. Underground parking for 64 apartment tenant vehicles is accessed from Hammersley Road at the southwest corner of the site. The underground parking also includes 53 bicycle parking stalls. Parking for an additional six bicycles is located on the surface level.

The primary facade material for the lower two floors is a light brick veneer. Secondary facade materials on these sides are a dark gray composite lap siding and woodtone composite siding. These secondary materials are also the primary facade materials for the third floor. Silver metallic metal panel, composite trim, vinyl windows, aluminum storefront units, and stone sills and bands complete the trim and accent materials.

Proposed landscaping includes larger overstory trees along Pontiac Place, with understory trees, shrubs, and perennials around the perimeter of the building.

If approved, the applicant has indicated that construction is scheduled to begin in Spring 2021, with completion anticipated in Spring 2022.

Project Analysis & Conclusion

The applicant requests approval of a demolition permit to raze an existing commercial building and conditional use approval for a mixed-use building. This section will analyze this proposal and these requests individually. It begins with a review of adopted plans before an analysis of the demolition permit and conditional use standards.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Medium Residential for the eastern half of the parcel and General Commercial for the western half of the parcel. Medium Residential (MR) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings at heights between two and five stories and residential densities between 20 and 90 units per acre. The Plan notes that special attention must be paid to design within MR areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR development to less intense surrounding development. General Commercial (GC) areas provide the city with a wide range of goods and services, including certain business and professional offices. The Plan indicates that while GC districts are not generally recommended for residential uses, such uses may be considered as part of a conditional use under relevant zoning districts. The site is not within any neighborhood or special area plan.

Staff believes the proposal can be found consistent with adopted plans.

Demolition and Removal Standards

As noted in Section 28.185(7) MGO, in order to approve a demolition permit, the Plan Commission must find that the requested demolitions and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning districts. The Commercial Corridor - Transitional (CC-T) Districts are established to "recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity." The district is also intended to "improve the quality of landscaping, site design and urban design along these corridors; maintain the viability of existing residential uses located along predominantly commercial corridors; encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts; facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans; and that structured parking is encouraged." Staff believe the proposal is consistent with the intent and purpose of the CC-T district. Furthermore, the proposal should be compatible with adopted plans. The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. The Plan Commission shall also consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met. At its September 14, 2020 meeting, the Landmarks Commission found that the building at 4606 Hammersley Road has no known historic value.

Staff believes the Plan Commission can find the demolition standards are met with this proposal.

Conditional Use Approval Standards

This proposal is also subject to the standards for Conditional Uses. Specific conditional uses requested include those for a building with than 24 dwelling units in a mixed-use building per §28.061(1) and §28.151; a mixed-use building with less than 75% non-residential ground floor frontage facing the primary street per §28.061(1) and §28.151; a mixed-use building with less than 75% non-residential ground floor area per §28.061(1) and §28.151; and a multi-tenant building exceeding 40,000 sq. ft. per §28.067(4)(a). 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 §28.183(6) MGO. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, 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.

While the development represents a significant change in the character of this site, staff believes that the approval standards can be found met. Among the standards, Standards 3 and 9 relate to the physical size of the development. Conditional Use approval standard 3 states that “the uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner,” and standard 9 states that “When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.” Staff has identified both standards with regards to the transition from this larger, more intense development, to the smaller, less intense residential development to the north and west. Section 28.067(3)(c) MGO clarifies the requirements for rear or side yard height transitions to residential districts. It states that where the CC-T District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. As seen in the provided plans, the building steps back on the north side in adherence to the required transition. Further the proposed more landscaping is most intensive on the west side of the parcel, further shielding the residential development on Pontiac Place from this development. Because of the transitional design elements identified, staff believes standards 3 and 9 can be found met.

Planning Staff believes the Plan Commission can find all other applicable conditional use approval standards to be met.

Public Input

At time of report writing Staff has received public input from several neighbors, all of which has been included with the Plan Commission materials.

Conclusion

The applicant proposes to demolish an existing warehouse building to construct a three-story mixed use building with approximately 1,750 square feet of commercial space and 53 dwelling units. Due to the proposal’s scale, proximity to both commercial and multifamily residential, step-down toward the lower intensity residential to the north, and recommendation from the Landmarks Commission, Staff believes that the approval standards for demolitions and conditional uses can be found met.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a warehouse building to construct a three story mixed-use building on the site. This recommendation is subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. 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 at streets@cityofmadison.com. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
2. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.
3. 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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
4. Screening is required adjacent the Zoning district boundary along the north property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
5. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
6. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129.
7. 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.
8. 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..

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

9. Applicant recommended to connect proposed building to sanitary sewer on Pontiac Trail. The sewer on Pontiac has greater capacity.
10. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures shall be a minimum of 2' above the adjacent sidewalk elevation. The stated elevation is intended to be protective but 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.
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 City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
12. On Hammersley Road and Heritage Circle, Construct sidewalk, terrace, drive apron, pavement & curb & gutter to a plan as approved by City Engineer
13. 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))
14. 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))
15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
16. 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.
17. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
18. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
19. On Pontiac Trail, Construct 4' of pavement, curb and gutter, terrace sidewalk as required by City Engineer. City is reconstructing Pontiac Trail in 2021 and may elect to construct this portion with the public works contract and assess.
20. Execute a waiver of notice and hearing on the assessments for the improvement of Pontiac Trail in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))

21. 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)
22. 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)
23. 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.
24. 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.
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>
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)
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.
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>.
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: Unless the new site design has 80% or less of the impervious of the existing sites, the new development shall be required to reduce the peak volume discharged from the site by 10% and the peak rate by

15% in the 10-year event compared to existing conditions

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

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.

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.

26. 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.
27. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

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| <ol style="list-style-type: none">28. The southeast corner of this Lot is not rounded with a radius. If the sidewalk ramp is reconstructed at this corner, the Owner shall dedicate any required right of way to accommodate any new required sidewalk ramp.29. City records indicate the owner is EBI Investments LLC. LOI lists a different owner. Reconcile ownership by appropriate means. |
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30. The base address of the apartments is 4612 Hammersley Rd. The address of the commercial tenant space is 4610 Hammersley Rd. 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.
 31. Submit a complete building Floor Plan 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 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 final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application.
For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

32. 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.
33. 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.
34. 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.
35. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
36. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
37. 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.
38. 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.
39. 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.
40. All parking ramps as they approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
41. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

42. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

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

43. 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# 20041 when contacting Parks about this project.

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

44. 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.
45. 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.
46. 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.
47. Section 107.13(g) of 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.
48. 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
49. 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.
50. 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.

51. City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). Add as a note on the plan set.
52. 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..

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

53. Update site utility plan to indicate size and type of material for proposed water service. Also indicate type of connection to the existing public main.

54. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. 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. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
55. 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 (608) 266-4765 to schedule the meter removal appointment.

The Planning Division, Fire Department, and Metro Transit have reviewed this request and has recommended no conditions of approval.