



PREPARED FOR THE PLAN COMMISSION

Project Address: 7601 Mineral Point Road (District 9 – Ald. Skidmore)

Application Type: Demolition Permit & Planned Development – Amended General Development Plan (PD-GDP) and Specific Implementation Plan (PD-SIP)

Legistar File ID # [62315](#) & [62640](#)

Prepared By: Sydney Prusak, AICP, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Sean O’Brien; Northpointe Development Corp.; 2528 Saw Tooth Drive; Fitchburg, WI 53711

Contact: Kevin Burow; Knothe & Bruce Architects; 7601 University Avenue #201; Middleton, WI 53562

Property Owner: Uno’s Concepts of Madison; 722 Wilder Drive; Madison, WI 53704

Requested Actions: 1) Approval of a demolition permit to remove portions of an existing structure and relocate it to another area of the site; and 2) Approval of an Amended General Development Plan (PD-GDP) to allow a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls; and 3) Approval of a Specific Implementation Plan (PD-SIP) to allow construction of the four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls at 7601 Mineral Point Road.

Proposal Summary: The applicant is requesting approval to amend the General Development Plan (PD-GDP) and approval of a Specific Implementation Plan (PD-SIP) for 7601 Mineral Point Road to allow a four-story residential building. As part of this development, a portion of the existing farmhouse structure on site (formerly Pizzeria Uno) will be relocated and incorporated as residential common space within the new apartment building. The applicant proposes to commence construction in fall of 2021, with planned completion set for fall of 2022.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [§28.185], Planned Developments [MGO §28.098], and Zoning Map Amendments [MGO §28.182].

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for Demolition Permits, Zoning Map Amendments, and Planned Developments are met and approve the demolition request and forward Zoning Map Amendment ID 28.022–00479, approving an Amended Planned Development–General Development Plan for 7601 Mineral Point Road allow a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls, and Zoning Map Amendment ID 28.022–00480, approving a Planned Development–Specific Implementation Plan to construct a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls; to the Common Council with a recommendation of **approval** subject to input at the public hearing, and the conditions from reviewing agencies.

Background Information

Parcel Location: The 46,650 square-foot (approximately 1.07-acres) subject site is located on the south side of Mineral Point Road between Ganser Way and D’Onofrio Drive. The site is within Aldermanic District 9 (Ald. Skidmore) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is currently developed with a two-story, 8,754 square-foot farmhouse style building originally constructed in 1800 and a surface parking lot. Most recently, restaurant uses occupied the building (Pizzeria Uno and Chez Michael).

Surrounding Land Uses and Zoning:

North: Across Mineral Point Road are a variety of one-story commercial and services uses, zoned Commercial Center (CC) District;

East: A restaurant with a vehicle sales and service window (drive-thru), zoned Planned Development (PD) District;

South: Office and services uses, including a radio station, zoned PD; and

West: A three-story office building, zoned PD.

Adopted Land Use Plans: The [Comprehensive Plan \(2018\)](#) recommends Community Mixed-Use (CMU) for the subject site, classified as buildings between two and six stories and up to 130 dwelling units per acre (du/ac). There is no adopted neighborhood plan for the subject site, however staff notes that the property is located within the planning boundary for the [Odana Area Plan](#), which is currently being developed. Staff advises that only plans that were adopted at the time of application submittal should be considered in evaluating these requests.

Zoning Summary: The site is zoned PD, which will be reviewed in the following sections.

Requirements	Required	Proposed
Lot Area (sq. ft.)	As approved	46,650
Lot Width	As approved	217 ft.
Front (North) Yard Setback	As approved	16 ft.
Max. Front Yard Setback	As approved	16 ft.
Side Yard Setback	As approved	9.4 ft.
Front (South) Yard Setback	As approved	10.6 ft.
Usable Open Space	As approved	14,666 ft.
Maximum Lot Coverage	As approved	67%
Maximum Building Height	As approved	4 stories/46 ft.

Site Design	Required	Proposed
Number Parking Stalls	As approved	89
Accessible Stalls	4	3 (43)
Loading	No	No
Number Bike Parking Stalls	75	75
Landscaping	Yes	Yes (44)
Lighting	Yes	Yes
Building Forms	As approved	Large Multi-Family

Other Critical Zoning Items	
Yes:	Urban Design (PD) & Utility Easements
<i>Prepared by: Jacob Moskowitz, Asst. Zoning Administrator</i>	

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

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit Route 67, with planned future Bus Rapid Transit along Mineral Point Road.

Project Description

The applicant proposes to construct a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls. As part of this development, the applicant seeks to partially demolish and relocate the existing 8,754 square-foot farmhouse style building and incorporate it into the new apartment building as a common area for residents. According to the submitted materials, in addition to the underground parking area, the applicant proposes 14 surface stalls on site. Proposed dwelling units include 24 one-bedroom units, 21 two-bedroom units, six three-bedroom units, and ten three-bedroom townhouse units for a total of 61 dwelling units. According to the submitted materials, 5,400 square-feet of usable open space will be provided through individual unit porches and balconies, with the remainder on a shared outdoor common area.

The applicant is requesting affordable housing tax credits from the Wisconsin Housing & Economic Development Authority (WHEDA) and economic assistance from the City’s Affordable Housing Fund. According to the applicant, if this project does not receive tax credits, the ten townhouse units will be converted to 20 one-bedroom units. If that is the case, an alteration to the Planned Development will be required.

In regards to building design and materials, the new structure will utilize colors and materials that complement the existing farmhouse building. The new apartment building will be clad with neutral tan and beige colors, consisting of a stone base, brick veneer, composite siting, and metal accents. Due to the change in grade down to Mineral Point Road, the applicant will install a retaining wall with landscaping treatments.

In regards to access and site circulation, there will be vehicular access off Mineral Point Road through an existing shared driveway with the property to the west. The underground parking entry will be located on the rear of the site off Ganser Way. In terms of pedestrian access, the applicant is proposing a stairway and ramp down to the Mineral Point Road sidewalk, which is an improvement from the current condition.

As a condition of approval, the applicant shall submit a zoning text specific to this project for review and approval by the Planning Division and Zoning Administrator prior to recording, or note that this project is subject to the zoning text on record for 7601 Mineral Point Road.

Analysis and Conclusion

This request is subject to the standards for Demolition Permits [MGO §28.185], Zoning Map Amendments [MGO §28.182(6)] and Planned Development [MGO §28.098(2)].

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends Community Mixed-Use (CMU) for the subject site, which calls for buildings between two and six stories and up to 130 dwelling units per acre (du/ac). The CMU designation includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. Furthermore, development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit. Development should be transit-oriented, even in areas where transit is planned but does not yet exist. On-street parking may be provided, but intense development in CMU areas may require structured parking. Lastly, buildings should screen any surface parking from the street.

There is no adopted neighborhood plan for the subject site. However, the property is located within the planning boundary for the [Odana Area Plan](#), which is currently being developed. Staff advises that only plans that are adopted at the time of application submittal should be considered in evaluating these requests.

Staff believes that this proposal generally conforms to the adopted plan recommendations. In regards to unit density and building height, the applicant is proposing approximately 60 du/ac in a four-story building, which is well within the 130 du/ac recommendation and two to six story height range. Furthermore, the applicant is providing accessible pedestrian access to Mineral Point Road, which is an improvement compared to the existing conditions. The majority of vehicle parking will be located underground, with the surface parking partially screened by the proposed building. While there is no commercial component to this proposal, staff notes that the surrounding area is primarily developed with a variety of commercial uses including service, office, and retail users. Additionally, the property is located on a future planned Bus Rapid Transit (BRT) service line. More information on the future of BRT in Madison is available [here](#).

Demolition Standards

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

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

Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At their September 14 meeting, the Landmarks Commission found that the existing building has

historic value related to the vernacular context of Madison's building environment, but the building itself is not historically, architecturally, or culturally significant.

As the majority of the existing 1800 farmhouse building will be relocated and incorporated into the new residential building, staff believes that the demolition standards can be found met.

Zoning Map Amendment Standards

The Planning Division believes that the Zoning Map Amendment standards can be found met with this proposal. MGO §28.182(6) states that, "Map amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. "Consistent with" has been defined in State Statutes as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." As discussed above, staff believes that this proposal conforms to and is consistent with the adopted plan recommendations for the subject site.

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See MGO §28.098(1) for further information. The specific approval standards for Planned Developments are provided in MGO §28.098(2). On balance, staff believes that the PD standards can be found met.

Staff notes that this site is currently zoned Planned Development (PD) District, and this proposal is a request to amend the General Development Plan (PD-GDP) and implement a Specific Implementation Plan (PD-SIP). In regards to MGO §28.098(2)(b), "The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor, or special plans." The Planning Division believes that establishing a residential use is consistent with the Comprehensive Plan's general intent to transition this area from a stand-alone, commercial development pattern to incorporate mixed-use. Staff notes that a Map Note calls for the development of a detailed plan for the greater West Towne Mall area, with "substantial" residential components recommended to be considered upon adoption of that plan. As described above, that effort is ongoing. Staff notes the West Towne study area is varied in terms of street network and development pattern. While certain areas are anticipated to need additional streets, the network in the subject block is largely developed and staff does not anticipate that this redevelopment would preclude the development of recommended new streets, as it would in other parts of the planning area. Furthermore, the development is believed to be transit oriented as future Bus Rapid Transit (BRT) planned for this section of Mineral Point Road. Unlike other parts of the study area, there is residential development already in relatively close proximity, with multi-family development located approximately 260 feet south of the subject site. While there is no park currently south of Mineral Point Road in this area, the closest park is roughly a half-mile away on High Point Road.

Additionally, as proposed, the project will preserve a historic building and will facilitate a pedestrian connection to Mineral Point Road. Lastly, staff notes that this proposal needs final approval from the Urban Design

Commission (UDC), discussed below, to address outstanding design and landscaping concerns. Therefore, the Planning Division believes that this proposal can be found to meet the Planned Development Standards.

Urban Design Commission Recommendation

Given that the property is located in a Planned Development Zoning District, an advisory recommendation from the Urban Design Commission (UDC) is required. The Urban Design Commission (UDC) reviewed an informational presentation for the amended General Development Plan and Specific Implementation Plan on September 2, 2020. At their November 4, 2020 meeting the UDC recommended initial approval of the project on a unanimous vote with the following conditions:

1. Address the landscape comments;
2. More refinement and continuity of design between the farmhouse and the new building; and
3. Continuity with the window patterning.

Notes from those meetings are available in the UDC Legislative file linked [here](#). As a condition of approval, prior to final sign-off, the project shall receive final approval from the UDC.

Public Input

At the time of report writing, staff was aware of one member of the public opposing the development who testified at the November 4, 2020 Urban Design Commission meeting.

Conclusion

The Planning Division believes that the standards for Demolition Permits, Zoning Map Amendments, and Planned Developments can be found met with this proposal. From a land use standpoint, the proposal appears to conform to the [Comprehensive Plan \(2018\)](#) Community Mixed-Use (CMU) land use recommendations. Furthermore, staff appreciates the adaptive reuse of the 1800 farmhouse building. As there are some outstanding design concerns from staff and the Urban Design Commission (UDC), the proposal will need to obtain final approval from the UDC prior to final sign-off.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, sprusak@cityofmadison.com)

The Planning Division recommends that the Plan Commission find that the standards for Demolition Permits, Zoning Map Amendments, and Planned Developments are met and approve the demolition request and forward Zoning Map Amendment ID 28.022–00479, approving an Amended Planned Development–General Development Plan for 7601 Mineral Point Road allow a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls, and Zoning Map Amendment ID 28.022–00480, approving a Planned Development–Specific Implementation Plan to construct a four-story, 108,683-gross-square-foot residential building with 61 dwelling units and 75 underground parking stalls; to the Common Council with a recommendation of **approval** subject to input at the public hearing, and the conditions from reviewing agencies.

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

Planning Division (Contact Sydney Prusak, sprusak@cityofmadison.com)

1. Prior to final review and approval by staff, the Urban Design Commission must grant final approval for the design, and the applicant shall meet any conditions of approval recommended by the Urban Design Commission.
2. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be approved at a later time.

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

3. Applicant shall provide projected wastewater flow calculations for the development. Offsite City sewer capacity upgrades may be required as condition for development.
4. 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-yr design storm; and Green infrastructure shall be required for rate and volume reductions for at least the first 1/2inch of rainfall.
5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
6. Construct sidewalk, terrace, drive apron, pavement & curb & gutter to a plan as approved by City Engineer.
3. 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))
4. 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))
5. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
6. 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.

7. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

9. 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)
10. 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.
11. 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.
12. 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 will 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.

13. 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:
 - a. Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - b. 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))
 - c. TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - d. 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.
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.
15. 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).

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

16. Provide the recorded copy of the Private Storm Sewer Easement over the adjacent lands to the east prior to final site plan sign off.
17. The existing shared access easements and amendments serving this site do not include acknowledgment of the need of the use of the easement as a fire lane including fire aerial apparatus. The access easement shall be amended to acknowledge this use for the benefit of this site.

18. Current owner in City records is Uno's Concepts of Madison. LOI indicates a different owner. Reconcile ownership thru appropriate means.

19. The 42' Wide Underground Electric Easement per Doc No 1725869 prohibits buildings and improvements that may interfere with the rights granted and requires approval of any grade change exceeding 6". Applicant shall provide a copy of the recorded amendment to the easement that accommodates the proposed development and or provide written confirmation from the Utility acknowledging and approving the building, improvements, storm sewer, retaining wall and grade changes proposed.

20. The address of the proposed apartment building is 7603 Mineral Point 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.

21. 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)

22. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' 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.

23. 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.

24. 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.

25. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

26. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

27. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
28. 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.
29. 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.
30. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
31. All parking ramps as the 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.
32. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
33. 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.
34. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
35. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
36. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
37. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

38. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on Mineral Point Road will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

39. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
40. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
41. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
42. Provide a zoning text. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the CC-T district.
43. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required 4 accessible stalls including 1 van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.
44. 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.

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

45. 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# 20044 when contacting Parks about this project.

Forestry Division (Contact Wayne Buckley, (608) 266-4816):

46. 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.

47. Excavation 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.
48. Protection 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.
49. Soil 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.
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. 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.

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

52. 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.
53. 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.

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

54. Metro Transit operates daily service along Mineral Point Road with stops in the Randolph/D'Onofrio Drive intersection. Trips operate at least once every 30 minutes on a daily basis.