

## PLANNING DIVISION STAFF REPORT

July 7, 2014

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION



**Project Address:** 1910 Tennyson Lane (Formerly 3802 Packers Avenue)  
**Application Type:** Zoning Map Amendment for Planned Development  
**Legistar File ID #** [34216](#) and [31335](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Katherine Cornwell, Planning Division Director

### Summary

**Applicant:** Rita Giovannoni; Independent Living, Inc; 2970 Chapel Valley Road, Suite 203; Madison, WI 53711  
**Contact:** Gene A. Wells; Engberg Anderson, Inc; 1 North Pinckney Street; Madison, WI 53703  
**Property Owner:** Thomas Keller; 448 West Washington Avenue, Madison, WI 53703

**Requested Actions:** The applicant requests approval of a zoning map amendment to rezone the subject property from the PD-GDP (Planned Development-General Development Plan) District to an Amended PD-GDP-SIP (Amended Planned Development and Specific Implementation Plan) District.

**Proposal Summary:** The applicant seeks approval of both an amendment to the underlying General Development Plan to revise the approved building massing and a new Specific Implementation Plan for the design details. This first phase of development includes the construction of 70 senior apartments and 60 assisted living units. In total, the underlying General Development Plan allows for up to 300 units on this eight acre parcel. Approximately 60% of the units (180) would be senior age-restricted apartments with the remaining 40% of the units (120) as assisted living units.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Zoning Map Amendments [M.G.O. Section 28.182(6)] and Planned Developments [Section 28.098(2)].

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

**Summary Recommendation:** Subject to the comments provided by the Urban Design Commission and input provided at the public hearing, the Plan Commission may find that the standards for Zoning Map Amendments and Planned Developments can be met. In that case, the Plan Commission should forward Zoning Map Amendment 00133, rezoning 1910 Tennyson Lane from PD-GDP (Planned Development-General Development Plan) to an amended PD-GDP and PD-SIP (Planned Development Specific Implementation Plan) to the Common Council with a recommendation of approval. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

### Background Information

**Parcel Location:** The subject site is an 8 acre lot located on the northern side of Tennyson Lane. It is currently part of a larger 19.46 site. A Certified Survey Map (CSM) creating the subject lot (Lot 2) was recorded in May 2014.

**Existing Conditions and Land Use:** The western portion of the subject property is currently developed as part of a former agricultural/industrial complex. A demolition permit (with no future use) was approved by the Plan Commission in April 2013. The eastern portion of the property is primarily undeveloped, though a driveway runs across the property providing access to Packers Avenue.

**Surrounding Land Use and Zoning:**

North: Undeveloped lands in the Town of Burke;

South: Berkeley Oaks single-family subdivision, zoned SR-C1 (Suburban Residential Consistent -1); multi-family residential south of Tennyson Lane between Kipling Drive and Packers Avenue, zoned SR-V1 and SR-V2 (Suburban Residential Varied Districts);

East: Undeveloped portions of the “Keller Property” zoned SR-C1 with the Oak Park Terrace mobile home court, zoned PD-MHP-SIP (Planned Development, Mobile Home Park, Specific Implementation Plan); and

West: Undeveloped portions of the “Keller Property” with Lakeview Elementary School beyond, zoned SR-C1.

**Adopted Land Use Plan:** The Comprehensive Plan recommends low density residential development for the subject site. As part of the 2013 General Development Plan approval, a concurrent amendment to the Northport-Warner Park-Sherman Neighborhood Plan was approved recommending Medium Density Residential uses to accommodate a senior-oriented residential and assisted living development proposed by Independent Living.

**Zoning Summary:** The subject site is zoned PD-Planned Development (General Development Plan). As part of this request, the massing and setbacks of the building have changed. Specifically, the assisted living wings are proposed to increase from two to four stories. Front setbacks and driveway locations have also been revised. This proposal has been revised to formally request approval of a revised PD-GDP along with the PD-SIP for the project details.

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

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

## Previous Approvals

On May 5, 2008, this property owner received approval to demolish the aforementioned agricultural buildings to allow the construction of 59 commercial condominium buildings. At that time, the subject properties were zoned M1 – Limited Manufacturing District. That proposal never moved forward.

In January 2013, the City’s new Zoning Code and map took effect. Consistent with adopted plan recommendations, the subject property was rezoned from the Limited Manufacturing District to the SR-C1 (Suburban Residential-Consistent 1) District.

In April 2013, the Plan Commission approved a demolition permit and a four-lot Certified Survey Map (CSM) for the subject property. The CSM approval required the extension of Eliot Lane west of the subject site. The approval also required that a note be placed on the CSM stating that “construction of additional public streets may be required at the time when lots are further divided or developments are proposed.” That CSM has been recorded.

In November 2013, the Common Council approved the aforementioned rezoning for the subject property, providing the basic right-of-use for up to 300 units on this eight acre parcel. Approximately 60% of the units (180) would be senior age-restricted apartments with the remaining 40% of the units (120) being assisted living units.

## **Project Description**

The applicant requests approval to rezone the subject property from the PD-GDP (Planned Development – General Development Plan) District to an amended PD-GDP and PD-SIP (Planned Development- Specific Implementation Plan) District.

This request would allow for the first phase of project construction. Under this phase, the applicant proposes to develop 70 senior apartments, 60 units of assisted living, and associated common spaces.

Like the approved GDP, this proposed building phase includes three primary components. On the west side of the structure is the five-story “independent living” senior apartment component. The second building component is the “assisted living” units, located on the east side of the building. In the GDP, the “assisted living” component of the building was two stories in height. Under this proposal, this portion of the building is now four stories in height. Recent revisions to the plan show much of the basement level is exposed, providing a five-story mass above grade. Both components connect to the central “commons” area of the building. This one-story component includes the building’s main entrance. Underground is provided beneath the “independent living” and “commons” areas, with 65 stalls being provided. There are also 47 surface parking stalls.

The building is intended to have a contemporary aesthetic. It includes a dark brick that wraps the ground floor of the building, extending into the building’s second floor. Fiber cement panels comprise a majority of the building’s body. Metal accent panels provide vertical articulation in many locations. The assisted living component includes several metal-clad cantilevered projections.

The site plan for this development phase includes some changes to the approved GDP. The assisted living wing is shifted closer to Tennyson Lane, now setback about 60 feet at its closest point. The location of the main driveway has been shifted to the east. The proposal includes a small orchard area near the street frontage with a mix of five ornamental and three fruit trees. Other larger shade trees are proposed along the building frontage.

## **Analysis and Conclusion**

The proposed project is subject to the Zoning Map Amendment [Madison General Ordinance Section 28.182(6)] and Planned Development standards [Section 29.098(2)] of the Zoning Code.

### **Conformance with Adopted Plans**

As noted above, the previous zoning map amendment for this project, which established the basic right of use, was approved along with a concurrent amendment to the Northport-Warner Park-Sherman Neighborhood Plan. That plan amendment specifically recommended Medium Density Residential uses to accommodate a senior-

oriented residential and assisted living development proposed by this applicant. Staff believes that this rezoning request can also be found to be consistent with the underlying recommendations of the Northport-Warner Park-Sherman Neighborhood Plan and the Comprehensive Plan.

### **Zoning Map Amendment Standards**

The standards for zoning map amendments are relatively broad and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (including zoning map amendments) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, with the previously approved amendment to the Northport-Warner Park-Sherman Neighborhood Plan, staff believes a finding of plan consistency could be made, noting the relationship between the broad nature of the Comprehensive Plan and the more specific recommendations for the subject site in the neighborhood plan.

### **Planned Development Standards**

Staff's primary concerns on this proposal relate to its design details and the related Planned Development standard. Planned Development Standard (e) states that the PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses. Considering the location across the street from single-family homes, development compatibility is an important consideration.

The applicant provided an informational presentation to the Urban Design Commission on March 19, 2014. Comments from the Urban Design Commission included concerns on façade composition, street-facing elevations, and the amount of surface parking. The applicant revised these plans prior to making this application, though the Planning Division had similar comments to what the UDC raised in regards to composition and street-facing elevations. Planning Division staff met with the applicant on June 11 to discuss concerns on aspects of the project's design. Staff had encouraged the applicant to utilize more masonry and provide better vertical definition of the building to better break up its long horizontal masses. Also discussed were ways to better integrate the cantilevered projections with the rest of the façade.

Since that meeting, the applicant has provided a revised version of the plans, dated June 19, 2014. The proposed revisions included some additional articulation along the street-facing building wings and small adjustments to the cladding on the cantilevered projections. However, the most significant alteration is a massing change sought by the applicant which raises the assisted living wing an entire story out of the ground, largely set on an unarticulated foundation wall. Staff understands this was primarily done for cost considerations, as building programming has changed.

The Planning Division has the following design related comments:

- **Exposed Unarticulated Foundation Walls.** The Planning Division has significant concerns on the recently proposed massing changes to the "assisted living" wing of the building. These revisions have resulted in large exposed unarticulated foundation walls, which are especially visible on the building projections closest to the street. In places, the foundation walls are approximately 12 feet high. Based

on the provided plans, it appears that the base of this foundation wall sits 5-10 feet above the sidewalk level, and staff believes this will further increase its visibility. Additionally, the exposed foundation walls on the Northeast and Courtyard elevations create very unusual proportions and a “striped” building appearance that emphasizes the length of the already long facades.

The Planning Division believes that these exposed foundation walls are problematic and result in this large building being less compatible with the single-family homes across the street. The Planning Division believes the earlier massing was preferable. If a revised massing is approved, staff suggest consideration be given to programmatic changes to allow for active uses be included along the south elevation, where no active use is proposed. That, in combination with the additional fenestration and the extending of “first-floor” materials to the lower level may improve the character of this portion of the building.

- **Façade Composition.** The Planning Division remains concerned on the overall façade composition. Staff has encouraged the applicant to explore increasing the amount of masonry on the body of the façade, in part to provide a more durable material to better break up the building vertically. The applicant has raised concerns on both the cost and overall composition impacts. Staff believes that elements of the eastern, “assisted living” wing of the building should be reconsidered. The concept of having upper story projections from the base could provide an interesting contemporary design, however, as proposed, the mix of colors, materials, and window patterning results in what staff believes is an overly complex façade. A simplification of the façade’s body, ideally with masonry, would provide a simpler backdrop for the projecting elements. As the applicant has cited cost constraints, staff believes an alternative material, applied consistently to the building’s body, may be an acceptable alternative. Fiber Cement panels (with or without a brick base) in a consistent color may be an option.

Staff is somewhat less concerned with the façade composition of the “independent living” (western) wing of the building. Those facades tend to be simpler and relatively well-organized. However, changes to the other wing should result in cohesive and complementary facades between these portions of the building.

- **Landscape Plan.** The applicant should clarify the location and design of retaining walls, especially as it relates to the “assisted living” wing of the building. While staff does not believe the foundation height can or should be masked entirely by plantings and retaining wall(s), such features may be useful in softening the appearance of the exposed walls should changes to the foundation not be required. Staff also note that the “orchard feature” that lines the front of the site has been reduced down to three fruit and five ornamental trees.

## Public Input

At the time of plan writing, staff has not received any public input on this proposal. The applicant notified the alder and the Berkeley Oaks Neighborhood Association on the revised plans on June 20, 2014.

## Conclusion

The applicant requests approval to rezone the subject property from the PD-GDP (Planned Development – General Development Plan District) to an amended PD-GDP and PD-SIP (Planned Development- Specific Implementation Plan) District. This request would allow for the first phase of construction for this project.

Under this phase, the applicant proposes to develop 70 senior apartments, 60 units of assisted living, and associated common spaces.

An amendment to the underlying GDP is being sought as part of this application as the proposed building differs from the approved GDP approved in November 2013. Specifically, the “assisted living” portion of the building has been increased from two to four stories in height and shifted slightly closer towards Tennyson Lane. With the latest proposed revisions, much of the basement level in this area is exposed, providing a five-story mass above grade.

Staff’s primary concerns on this proposal relate to its design details and its ability to meet the Planned Development standards. Specifically, Planned Development Standard (e) states that the PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses. Considering the location across the street from single-family homes, development compatibility is an important consideration.

As noted in this report, the Planning Division has significant concerns on the amount of exposed, unarticulated foundation walls and has previously encouraged the applicant to consider changes to the overall façade composition. The applicant has cited both cost and overall composition concerns about making further changes to the facades or building design. The Planning Division encourages these issues be addressed, recognizing a variety of approaches could be used to address staff’s concerns. As such, specific design conditions of approval are not being prescribed, though staff believes modifications would improve the building’s exterior appearance.

Feedback from the Urban Design Commission (UDC) is important in evaluating this request since the outstanding issues are largely design-based. Pending their recommendation or recommended conditions of approval, the Plan Commission and Common Council may be able to find the approval standards are met. Staff encourage careful consideration be given to the comments in this report and whether further changes would better align the project with the approval standards and the surrounding context.

## **Recommendation**

### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

Subject to the comments provided by the Urban Design Commission and input provided at the public hearing, the Plan Commission may find that the standards for Zoning Map Amendments and Planned Developments can be met. In that case, the Plan Commission should forward Zoning Map Amendment 00133, rezoning 1910 Tennyson Lane from PD-GDP (Planned Development-General Development Plan) to an amended PD-GDP and PD-SIP (Planned Development Specific Implementation Plan) to the Common Council with a recommendation of approval. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

**Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

**Planning Division** (Contact Kevin Firchow, 267-1150)

1. The plan revisions, submitted June 18, 2014 to the Urban Design Commission, were not received in time to be reviewed by other City Agencies. As such, approval of this item shall be subject to additional agency comments related to the proposed changes.

**City Engineering Division** (Contact Janet Schmidt, 261-9688)

2. There is a retaining wall and facility sign planned within the 15 foot wide Public Storm Sewer Easement along Tennyson Lane along with directional signs. The wall is shown directly over the planned location of the public storm sewer to be constructed within the easement. The site plan shall be revised relocating the retaining wall and signs outside of the limits of the Public Storm Sewer Easement.
3. All easements of record shall be shown on the site plan.
4. This project cannot be approved until the final stormwater management plan is submitted, reviewed and approved by City Engineering and stormwater improvements for the CSM are installed, as previously agreed to by the Developer and the City.
5. The Lots within CSM 13716 have been deed restricted from sale or transfer by the City of Madison, in accordance with document number 5069640, until such time as surety is provided and a Developer's Agreement is completed for the construction of the infrastructure that was required to serve the CSM. This project cannot be approved until such time as the necessary developer's agreement is completed.
6. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project. (MGO 16.23(9)c)
7. Submit a PDF of all floor plans to [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
8. The approval of this Conditional Use or PUD does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester. (MGO 16.23(9)(d)(6))

9. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
10. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
11. All damage to the pavement on Tennyson Lane, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
12. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
13. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
14. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
15. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
16. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). 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> (NOTIFICATION)

17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) Reduce TSS off of the proposed



development by 80% when compared with the existing site and b) Complete an erosion control plan and 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.

18. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: a) Building Footprints, b) Internal Walkway Areas, c) Internal Site Parking Areas, d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) Right-of-Way lines (public and private), f) All Underlying Lot lines or parcel lines if unplatted, g) Lot numbers or the words “unplatted”, h) Lot/Plat dimensions, i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4)).

19. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
20. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc... and d) Sediment loading calculations.
21. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6572)

22. Senior living facilities generate expectations for higher level pedestrian facilities above and beyond typical development. Applicant prior to sign off shall provide a deposit in the amount of \$20,000 to be used at the discretion of the City Traffic Engineer for enhanced pedestrian improvements in the Right-of-Way near the proposed development.
23. Any sidewalks adjacent parking stall shall be a minimum of 7' to accommodate vehicle overhang.
24. There appears to be support columns in the parking stalls for the underground parking. For a parking stall to be approvable it must be 19' x 18' clear of all obstructions, including columns, modify parking stalls accordingly.

25. Residents at this address shall not be eligible for participation in the Residential Permit Parking Program. Landlord shall inform potential tenants of this restriction prior to signing a lease.

26. 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; 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.
27. 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.
28. 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.
29. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
30. 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 four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4899) 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.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

31. Provide a minimum bike parking spaces for each building distributed as both *Short Term* and *Long Term* bicycle parking, as required per sec. 28.141(4) and 28.141(11). Provide a detail of the bike rack design including any wall mounts. NOTE: current code requires a maximum of 25% of the bike parking spaces may be structured bike parking (wall-mount or stacked). Call out and dimension required stalls as well as access aisle on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

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

32. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:
- a. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.

33. MFD will require additional compartmentalization of each floor level to provide additional safeguards to assist in the expected extended evacuation times as more seniors are aging in place.

**Parks Division** (Contact Kay Rutledge, 266-4714)

34. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this subdivision. The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Warner park impact fee district (SI21). Please reference ID# 13120.1 when contacting Parks about this project.

35. The calculation of the park impact fees for the new development can be further reduced if this development will be restricted to persons fifty-five (55) years of age or older. In accordance with MGO 16.23(8)(f)4, "... where a multi-family development in whole or part will be limited to occupancy by persons fifty-five (55) years of age or older by appropriate recorded restriction for a period of not less than thirty (30) years, ...", a restriction that remains in effect for 30 years limiting these units to persons 55 years of age or older must be recorded. Please contact Kay Rutledge for appropriate deed language.

36. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a ROW site plan (in PDF format) to Dean Kahl – [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>

**Water Utility** (Contact Dennis Cawley, 261-9243)

37. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. This property is in Wellhead Protection Zone WP-27. This use is permitted in this district. Any proposed change in use shall be approved by the Water Utility General Manager or his designee.

The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

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

This agency did not provide comments for this request.



**Project Address:** 1936 Tennyson Lane  
**Application Type:** Zoning Map Amendment for Planned Development  
**Legistar File ID #** [34216](#) and [31335](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

### Summary

At their June 23, 2014 Urban Design Commission (UDC) meeting, the UDC granted initial approval of this request. As part of that recommendation, the UDC requested several changes be considered including modifications to the “orchard area,” reductions in the amount of retaining walls near the street, façade simplification, and activation of the building’s lower levels. Those meeting notes are attached. Due to the number of changes, the applicant requested referral at the July 7 Plan Commission meeting in order to first return to UDC.

The applicant returned to the UDC on July 23 with revised plans. Plans featured several alterations including:

- Removal of retaining wall near the Tennyson Lane sidewalk and reconfiguration and expansion of the “orchard area.”
- Modification of other retaining walls.
- Simplification of the “Assisted Living” facades. Modifications included providing more consistency in the type and patterning of windows, addition of some ground level windows, simplification of primary materials, and detailing changes to windows and metal window projections.
- The “Independent Living” wing of the building is intended to have louvers for the venting of in unit HVAC (“Wall Packs”). The penetrations were to be included within balcony recesses and no further information was provided at the time of report writing. No such penetrations are currently planned for the “Assisted Living” wing of the building.

The UDC unanimously recommended **final approval** of the revised plans at the July 23 meeting. The only recommended change was the further expansion and reconfiguration of the orchard area. That report is attached.

The plans before the Plan Commission are the revised Plans approved by the Urban Design Commission.

Please note, a copy of the report from the Zoning Administrator is attached. The original staff report did not include the entire summary table.