



PREPARED FOR THE PLAN COMMISSION

Project Address: 717-753 East Johnson Street (District 2 – Ald. Zellers)
Application Type: Zoning Map Amendment, Demolition Permit, and Conditional Use
Legistar File ID # [50758](#) & [50430](#)
Prepared By: Kevin Firchow, Principal Planner – Development Review and Plan Implementation
Reviewed By: Heather Stouder, AICP, Planning Division Director

Summary

Applicant | Owner: Chris Houden; 700 East LLC; 6417 N Normandy Lane; Madison, WI 53719

Contact: Thomas Miller; Kahler Slater Architects; 44 East Mifflin Street; Madison, WI 53703

Requested Action: There are multiple requests before the Plan Commission. The applicant first requests approval of a zoning map amendment from TR-V2 (Traditional Residential-Varied 2) to NMX (Neighborhood Mixed Use). Second, the applicant requests approval of a demolition permit to raze four and relocate three structures. Finally, the applicant requests conditional use approval for 1) More than 8 Dwelling Units in a mixed-use building; 2) Multi-family dwelling containing 5-8 units; 3) Three-family Unit Dwelling; 4) Two-family Unit Dwelling; 5) Single-Family Detached Dwelling; 6) Less than 75% of ground-floor frontage as non-residential use; 7) Less than 75% of ground floor area as non-residential use; 8) Building height in excess of three stories and 40 feet; and 9) Multi-tenant building exceeding 10,000 square feet of area.

Proposal Summary: The applicant proposes to demolish or relocate seven residential buildings for the purpose of constructing a four-story mixed-use building with 54 apartments and approximately 2,800 square feet of commercial space. The development site also includes five existing residential buildings (one of which is being relocated within in this same block). Please note, two other existing residential buildings are proposed to be relocated to 827 East Gorham Street, which is also before the Plan Commission under a separate application.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO §28.182(6)], Demolition Permits [MGO §28.185(7)] and Conditional Uses [MGO §28.183(7)].

Review Required By: Plan Commission and Common Council. Please note, at the request of Ald. Zellers, the Common Council formally referred this item to the Urban Design Commission (UDC) for an advisory recommendation. Further detail on the UDC recommendation is summarized in this report's *Analysis and Conclusion* section.

Summary Recommendation: If the Plan Commission, after the consideration of the application materials, comments, and information presented at the public hearing, can find that the proposal meets the approval standards, it should forward Zoning Map Amendment ID 28.022 – 00324 rezoning the properties located at 717-753 East Johnson Street from TR-V2 (Traditional Residential-Varied 2) to NMX (Neighborhood Mixed Use). Further, the Plan Commission should approve the demolition permit to demolish or raise seven buildings and approve the conditional use requests to construct a four-story mixed-use building with approximately 2,800 square feet of retail. This recommendation is subject to the conditions recommended by reviewing agencies. In the alternative, should the Plan Commission move to recommend/place these items on file, it must provide findings of fact, listing the standards that have not been met and the reasons such standards were not met.

Background Information

Parcel Location: The 56,965 (1.3-acre) subject property is located along East Johnson Street, between North Blount and Livingston Streets. The site is within Aldermanic District 2 (Ald. Zellers) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The project site is comprised of 11 properties and includes 11 residential structures that range between two and six units.

Surrounding Land Uses:

North: Primarily two-story residential structures on 33-foot wide lots. The buildings range from one to five-unit dwellings, with a majority of the dwellings being two-unit buildings, zoned TR-V2 (Traditional Residential-Varied 2);

South: Primarily two-story residential structures ranging from 1-2 units and a vacant lot, zoned TR-V2. This block also includes a 16-unit apartment building, zoned TR-U1 (Traditional Residential-Urban 1).

East: Two and Three unit residences on North Livingston Street, Zoned TR-V2 with a variety of mixed-use and residential structures zoned NMX (Neighborhood Mixed Use), beyond; and

West: Three-story mixed use building (now under construction) and zoned NMX.

Adopted Land Use Plan:

The [Comprehensive Plan \(2006\)](#) recommends Medium Density Residential (MDR) Development for the subject property. Such areas are intended to have relatively dense multi-family housing types such as larger apartment buildings and apartment complexes with an average density of 16-40 dwelling units per acre (du/ac). The [Comprehensive Plan](#) notes that locations for non-residential support uses within these areas, as well as more-detailed planning or design standards, should be identified in adopted neighborhood or special area plans.

The [Tenney-Lapham Neighborhood Plan \(2008\)](#) includes several near-term and longer-term recommendations for the subject block. In regards to the near term, the Land Use Plan (Map 5) recommends Medium Density Residential Development between 16 and 25 du/ac. The block's longer-term recommendation includes the expansion of the mixed-use neighborhood district into the subject block. The plan states, "*While near-term goals for growth of the E. Johnson Street Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the Neighborhood Mixed Use District to the 700 block as well.*" Neighborhood mixed use areas are recommended as having average densities between 16 and 40 du/ac. Both the near and longer-term recommendations have recommended maximum heights of three stories. Further information is included in the body of this report.

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, including Metro Transit Routes running along East Johnson and Gorham Streets.

Zoning Summary: The subject sites are proposed to be rezoned to the NMX (Neighborhood Mixed Use District)

Requirements	Required	Proposed
Lot Area: for exclusive residential use	1,000 sq. ft./ unit (13,000 sq. ft.)	1.33 acres
Front Yard Setback	25' maximum	10.0' mixed-use building 4.8' relocated 749 E Johnson St
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	Two-story or higher: 6'	6.7' west side
Side Yard Setback: For exclusive residential use.	Two-story or higher: 6'	2.3' existing east side yard setback 753 E Johnson St
Rear Yard Setback	20'	21.1'
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units (17,440 sq. ft.)	17,630 sq. ft.
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height	3 stories/ 40'	3 stories/ > 40'
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (54) General retail; service business; office: 1 per 400 sq. ft. floor area (6) (60 total)	69 underground
Accessible Stalls	Yes	3
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (64) 1 guest space per 10 units (6) Three-family dwelling: 1 per dwelling unit (3) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (76 total)	90 underground 12 surface (102 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Commercial Block Building
Other Critical Zoning Items	Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District	

Project Description

The applicant proposes to relocate or demolish seven residential structures for the purpose of constructing a four-story, 54-unit mixed-use building as part of a new multi-building development. To facilitate this redevelopment, the applicant requests approval of demolition/removal permits, multiple conditional use requests, and a zoning map amendment to rezone the subject site from TR-V2 (Traditional Residential-Varied 2) to NMX (Neighborhood Mixed Use).

Below is a summary of the buildings proposed for demolition or relocation. Photos of the proposed buildings are included in the applicant’s materials and can be viewed [online under Legislative File 50430](#).

- **717 East Johnson Street.** City Assessor records indicate that this is a two-unit structure constructed in 1874. This building is proposed for demolition and the applicant’s letter of intent states this building has “structural instability” and “uninhabitable conditions.”
- **719 East Johnson Street.** City Assessor records indicate that this is a six-unit structure constructed in 1874. This building is proposed for demolition and the applicant’s letter of intent states this building has “structural instability” and “uninhabitable conditions.”
- **725 East Johnson Street.** City Assessor records indicate that this is a three-unit structure built in 1905. This building is one of two structures proposed to be relocated to 827 East Gorham Street.
- **727 East Johnson Street.** City Assessor records indicate that this is a five-unit structure built in 1884. This building is proposed to be relocated within this block, between 745 and 753 East Johnson Street.
- **731 East Johnson Street.** City Assessor records indicate that this is a two-unit structure built in 1900. This building is proposed to be offered to an interested party with appropriately zoned property – or demolished.
- **733 East Johnson Street.** City Assessor records indicate that this is a four-unit structure built in 1905. This building is proposed to be offered to an interested party with appropriately zoned property – or demolished.
- **737 East Johnson Street.** City Assessor records indicate that this is a two-unit structure built in 1892. This building is one of two structures proposed to be relocated to 827 East Gorham Street.

Upon demolition and relocation, the applicant proposes to develop a four-story mixed-use building. The building is clad in a combination of brick, fiber cement siding, and fiber cement panel. It includes three levels of habitable space with a roof-top patio. From a zoning standpoint, the rooftop level meets the definition of an additional story. The ground level of the building includes two 1,400 square foot commercial spaces, lobby spaces, and 16 dwelling units. The second floor includes 20 dwelling units with an additional 18 on the third floor. A summary of the proposed bedroom and unit count follows below:

	Proposed Building		Existing/Relocated		Total	
	Units	Bedrooms	Units	Bedrooms	Units	Bedrooms
Studio Units	12	12	0	0	12	12
One-Bedroom Units	10	10	2	2	12	12
Two-Bedroom Units	22	44	5	10	27	54
Three-Bedroom Units	10	30	5	15	15	45
Five-Bedroom Units	0	0	1	5	1	5
TOTAL	54	96	13	32	67	128

In total, the entire development has a calculated density of approximately 50 dwelling units per acre (du/ac).

In regards to parking, the development includes 68 below grade parking stalls, providing over just one stall per dwelling unit. There are 88 bicycle stalls, including 12 outdoor stalls located adjacent to the commercial entrances.

Open space is provided in various forms throughout the development. The new building has four shared roof decks, which the letter of intent states will be made available to all residents within this six-building development. This include approximately 4,228 square feet of area. Other open space includes at-grade open space behind the new building and along some of the existing/relocated structures. Individual decks and or porches are also provided. As a note, the Zoning Code allows roof decks, porches, and balconies to be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied. As a condition of approval, Zoning has requested a major/non-standard comment to correctly identify qualifying areas and to confirm code compliance.

Analysis and Conclusion

This request is subject to the Zoning Map Amendment [Section 28.182(6)], Demolition Permit, [Section 28.185(7)] and Conditional Use [Section 28.183 (7)] standards of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

Conformance with Adopted Plans

The [Comprehensive Plan \(2006\)](#) recommends Medium Density Residential (MDR) Development for the subject property. Such areas are intended to have relatively dense multi-family housing types such as larger apartment buildings and apartment complexes with an average density of 16-40 dwelling units per acre (du/ac). The plan notes that a limited amount of other land uses may be located within MDR areas including neighborhood-serving retail, service uses and offices, especially in mixed-use buildings. The [Comprehensive Plan](#) notes that locations for non-residential support uses within these areas, as well as more-detailed planning or design standards, should be identified in adopted neighborhood or special area plans.

The [Tenney-Lapham Neighborhood Plan \(2008\)](#) includes several near-term and longer-term recommendations for the subject block. In regards to the near-term, the Land Use Plan (Map 5) recommends Medium Density Residential Development between 16 and 25 du/ac. Under this recommendation, demolition and rebuilding is noted as being acceptable for buildings described as “toothaches” or buildings that don’t reflect the surrounding context and adopted guidelines. From a design standpoint, redevelopment is recommended to have a maximum height limit of three stories. Near-term redevelopment is also recommended to encourage front porches, consistency of scale, spacing, and to reflect the general architectural vernacular of the surrounding neighborhood. Back yards are recommended to be maintained and the ratio of footprint-to-lot-size of replacement residential structures should be comparable to the surrounding neighborhood.

The block’s longer-term recommendation includes the expansion of the mixed-use neighborhood district into the subject block. Goal 3 specifically states, “Plan for growth of the East Johnson Street business district along both sides of the 700 and 800 blocks and part of the 900 block of East Johnson Street.” The plan also states, “*While near-term goals for growth of the E. Johnson Street Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the Neighborhood Mixed Use District to the 700 block as well.*” Neighborhood mixed-use areas are recommended as having average densities between 16 and 40 du/ac. The maximum height recommendation is again three stories. Buildings are recommended to have limited front setbacks to allow for amenities such as benches,

tables, or planters. The plan recommends increasing the business use of these blocks while “keeping the residential flavor” and the adaptive reuse of existing residential structures to business uses is supported. Ground floor retail with residential units above is also listed as an appropriate design for new structures. Unlike the near-term recommendation, the longer-term mixed-use recommendation does not include specific recommendations to maintain back yard areas. The plan states that there is no fixed maximum number of dwelling units provided the building’s scale is appropriate. The plan further states that the scale of neighborhood mixed-use buildings will generally be small when the adjacent neighborhood is low or medium density.

From a density standpoint, the proposed development (including all structures) has a calculated density of approximately 50 du/ac. This is somewhat in excess of the 40 du/ac as recommended for neighborhood mixed use areas. From a height standpoint, the proposed building is considered a four-story structure due to the occupiable rooftop patio. However, the current plans before the Plan Commission have been revised to remove the other four-story building mass, which was present on earlier versions of the plans. The building mass itself is now primarily a three-story structure.

The Plan does not specify a timeline when the longer-term recommendation would take precedent over the shorter term. A general vision statement is included which references (in part) that by the year 2020, ...”With the influx of more families and long-term residents, the business district has thrived and expanded along the 700, 800 and 900 blocks of East Johnson Street.” As such, the Planning Division believes that it would be appropriate to utilize the longer-term land use recommendation as part of the evaluation of plan consistency.

Advisory Recommendation of the Urban Design Commission

This item was formally referred to the UDC by the Common Council in order to provide an advisory opinion. Please note, the plans reviewed by UDC at their April 11, 2018 meeting were an earlier version of the plans. Since that presentation, the applicant amended their submittal to the Plan Commission. The primary modifications were the removal of the fourth story building mass and the addition of a mid-building connection, creating one building where there were previously two above grade. The Plans reviewed by UDC can be viewed [online under Legislative File ID 50430](#).

The UDC provided a non-binding recommendation. Much of the UDC’s discussion focused on discussion points raised by Planning Division staff. Staff’s initial design considerations included the following:

- **Height and Massing.** The building has an approximate height of 45 feet. In the proposed NMX zoning district, height above three stories (and 40 feet) requires conditional use approval. Staff noted that the adjacent building at 707-713 East Johnson Street, approved in April 2017 and now under construction, is three-stories and approximately 36 feet in height.
- **Character and Detailing.** The Planning Division requested that the UDC provide feedback on the contemporary character of the proposed building in relationship to the surrounding context.
- **Relationship to Street.** Where residential components are at the ground floor along Johnson Street, plans show an approximately six-foot tall block wall in relatively close proximity to the sidewalk. This accounts for approximately half of the ground-level street frontage of the new building. Staff have concerns about this feature and its creation of a blank wall at the pedestrian level, and requested UDC provide feedback on this detail.

In addition to the above points, the UDC also commented on the overall footprint and massing, including how this mass transitioned to surrounding properties.

Individual Commissioners had different opinions on the project and the UDC went through multiple motions and amendments. The final advisory recommendation, approved unanimously, stated that the UDC did not have a problem with the height, modern character of the design, or the ground floor treatment along Johnson Street. The Commission did note concerns regarding Conditional Use Standards 4 and 9 relative to the building's massing and footprint, as it related to the near-term plan recommendations.

Zoning Map Amendment Standards

These standards 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 (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furtheres or does not contradict the objectives, goals and policies contained in the comprehensive plan." The Planning Division believes that this proposal could be found consistent with the Comprehensive Plan, the broad Zoning Map Amendment standards, and the consistency requirement.

Demolition Permit Standards

In order to approve a demolition, the Plan Commission must find that both the requested demolition or removal and the proposed use are compatible with the purpose of the demolition section and the intent and purpose expressed in the subject Zoning District. 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.

These standards also state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the properties as well as any report submitted by the Landmarks Commission. At their December 11, 2017 meeting, the Landmarks Commission advised the Plan Commission that they deeply regret the loss of neighborhood cohesion and vernacular architecture caused by the demolitions/relocations of 719, 725, 727, 731, 733, and 737 E Johnson St. At their January 29, 2018 meeting, the Commission recommended that 717 E Johnson Street has historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

Finally, these 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 use should be compatible with adopted plans, which is discussed above. The Planning Division has recommended conditions of approval related to the demolition permit, clarifying its relationship to any zoning map amendment and noting that any buildings approved for relocation will not be administratively approved for demolition during final sign-off, should that be proposed. Such changes would require future Plan Commission review.

Conditional Use Standards

This request is also subject to the approval standards for Conditional Uses as there are multiple conditional uses before the Plan Commission:

- More than 8 Dwelling Units in a mixed-use building;
- Multi-family dwelling containing 5-8 units;
- Three-family Unit Dwelling;
- Two-family Unit Dwelling;
- Single-Family Detached Dwelling;
- Less than 75% of ground-floor frontage as non-residential use;
- Less than 75% of ground floor area as non-residential use;
- Building height in excess of three stories and 40 feet; and
- Multi-tenant building exceeding 10,000 square feet of area.

Each of these conditional use requests should be evaluated against the applicable standards. Please note, recent changes to 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. Any condition applied to a project must be directly related to the conditional use. On balance, the Planning Division believes Standards 1, 2, 3, 5, 6, 7 and 10 can be found met with the recommended conditions. Standards 8, 10, 11, 13, 14, and 15 would not apply to the conditional uses requested. Other standards (Standards 4, 9, and 12) are discussed in more detail, below.

Conditional Use Standard 4 relates to the “Normal and Orderly” development of surrounding properties. The UDC raised questions regarding this standard as it related to an earlier iteration of this building’s footprint and mass in consideration of the near-term plan recommendations. As described above, while similar, the current footprint has been revised to connect the buildings, where they were once separate buildings above grade. This connecting element is open at the ground floor and set back approximately 27 feet from the front face of the building. The new building is over 300 feet in length, which is larger than other nearby mixed-use or residential buildings. A mixed-use development immediately west of this site is currently under construction has a depth of approximately 65 feet, compared to the approximate 100 foot depth of the proposed building.

Among the measures of normal and orderly development, staff look first to the Zoning Code. The project appears to meet the bulk standards for NMX zoning, including the rear/side yard transition requirements. The front façade mass is broken down into smaller elements, also consistent with NMX articulation standards. As a second measure, staff look to the adopted plans. As described above, while the project is not consistent with many of the near-term recommendations for use or massing, the Planning Division believes that the project is largely consistent with the longer-term recommendations for neighborhood-mixed use areas in this block. Unlike the near-term recommendation, the longer-term mixed-use recommendation does not include specific recommendations to maintain back yard areas. The plan states that there is no fixed maximum number of dwelling units provided the building’s scale is appropriate. However, the neighborhood mixed use definition states that generally, the scale of neighborhood mixed-use buildings will generally be “small” when the adjacent neighborhood is low or medium density.

Conditional Use Standard 9 requires that in order to approve a conditional use, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the site. In looking to the advisory recommendation of the UDC, that body formally stated they did not have a concern with the proposed height, which has since been reduced. UDC also did not have concerns on the ground floor and six-foot wall treatment along Johnson Street as questioned by staff. UDC also noted support for the modern character of the design. UDC did note concerns on whether this standard could be met as it related to footprint and massing, related specifically to the near-term plan recommendations.

Staff has additional comments related to this standard. As shown on the recent plans, staff has questions about the sustained aesthetic desirability of the large painted-on addresses. If approved, staff also recommends more detailed information be provided on the other buildings in this development, including labeling of all exterior materials for the existing and relocated residential structures at the east end of the property.

Conditional Use Standard 12 relates specifically to applying for height in excess allowed in the district. Under this standard, the Plan Commission shall consider recommendations in adopted plans, impacts on surrounding properties (including height, mass, orientation, shadows and view, architectural quality and amenities and the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways. The standard further states the Commission should consider the public interest in exceeding the district height limits. As noted above, while the project exceeds three-stories and 40 feet and is technically a four-story structure because of the occupiable roof-top patio, the latest plans submitted by the applicant have reduced much of the four story mass. The Tenney Lapham Neighborhood Plan recommends a three-story height limit, though does not include more specific height measurement in regards to feet.

Public Input

Correspondence related to this proposal, both in support and opposition, has been provided in the Plan Commission materials. Staff notes that the applicant has participated in multiple neighborhood steering committee meetings and presented to the Tenney Lapham Neighborhood Association (TLNA) Council. The TLNA Council has noted their opposition to both the previous and the current versions of this proposal, based on their review of the standards. Their correspondence is also included.

Conclusion

The applicant proposes to relocate or demolish seven residential structures for the purpose of constructing a four-story, 54-unit mixed-use building as part of a proposed six-building planned multi-use site. To facilitate this redevelopment, the applicant requests approval of demolition/removal permits, multiple conditional use requests, and a zoning map amendment to rezone the subject site from TR-V2 (Traditional Residential-Varied 2) to NMX (Neighborhood Mixed Use).

This proposal represents a significant change in the development pattern and the character of the subject block. Such changes should be reviewed against the recommendations of both the Comprehensive Plan and Tenney Lapham Neighborhood Plan. The latter plan provides a near-term recommendation for medium density residential (up to 25 units an acre) and provides several recommendations to maintain the current development pattern. That Plan's longer-term recommendation includes the conversion of this block into neighborhood mixed-use development. As discussed in this report, staff believes that this proposal is largely consistent with the underlying longer-term recommendation, acknowledging however, that the development is much larger in size compared to surrounding structures. Other than height, the neighborhood plan does not have prescriptive bulk recommendations and there is no fixed maximum number of dwelling units, provided the building's scale could be determined to be appropriate. However, the plan's definition of neighborhood mixed use states that the scale of mixed-use buildings should generally be small when adjacent to low or medium density areas. Staff notes that the reduction of the fourth-story mass, proposed in the current plans, improves plan consistency regarding height. However, the applicant's corresponding alteration to connect the previously separate above-grade buildings adds to the mass and size of the building when compared to earlier versions.

In reviewing the specific approval standards, staff believes the standards may be met, subject to the recommended conditions. This report includes further discussion on Conditional Use Standards 4, 9, and 12. Staff

notes that a large amount of correspondence has been provided both in support of and in opposition to this request. Among the opposition provided is that of the Tenney Lapham Neighborhood Association Council. Such information should be carefully considered along with the materials in the Plan Commission packets and information provided at the public hearing.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, (608) 267-1150)

If the Plan Commission, after the consideration of the application materials, comments, and information presented at the public hearing, can find that the proposal meets the approval standards, it should forward Zoning Map Amendment ID 28.022 – 00324 rezoning the properties located at 717-753 East Johnson Street from TR-V2 (Traditional Residential-Varied 2) to NMX (Neighborhood Mixed Use). Further, the Plan Commission should approve the demolition permit to demolish or raise seven buildings and approve the conditional use requests to construct a four-story mixed-use building with approximately 2,800 square feet of retail. This recommendation is subject to the conditions recommended by reviewing agencies. In the alternative, should the Plan Commission move to recommend/place these items on file, it must provide findings of fact, listing the standards that have not been met and the reasons such standards were not met.

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Kevin Firchow, (608) 267-1150)

1. That prior to final approval and sign-off of the conditional use and demolition permits, the applicant shall provide more detailed elevation drawings including material, color, and height information for the structures currently addressed as 739-753 East Johnson Street for staff approval.
2. That the demolition and relocation approvals shall be null and void if the corresponding zoning map amendment (ID 28.022-00324) is not approved by the Common Council.
3. That as stated in the letter of intent, occupants of 739-753 East Johnson Street shall have access to the shared rooftop patios in the new building.
4. The approved application includes the relocation of the current “727 East Johnson Street” structure between the current 745 and 753 East Johnson Street properties. Prior to final sign-off the demolition and conditional use, the applicant shall demonstrate that requirements regarding relocation and distance between structures can be met, as determined by the Director of Building Inspection, or his designee. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.
5. The approved application includes the relocation of the current “725 and 737 East Johnson Street” structures to 827 East Gorham Street. The applicant shall complete the final sign-off and permitting process for 827 East Johnson Street prior to final sign-off of this conditional use. Any modification in which these structures are proposed for demolition and not relocation is considered a major alteration and will require further consideration by the Plan Commission.

6. That the elevations shall be revised, for staff approval, which remove and find an alternative to the large painted address numbers currently shown on the elevation drawings.

Engineering Division – Main Office (Contact Brenda Stanley, (608) 261-9127)

7. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances. Minimum opening to underground parking = 851.0.(POLICY).
8. This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall also be required. 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 issuance of the connection and non-storm discharge permits.
9. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. If no outlet to public right-of-way can be established for the overflow drainage then either a Drainage Agreement over the adjacent private property must be obtained or storm water volume control for the 1, 2, 5 & 10 year events must be provided. If a Drainage Agreement is necessary, recorded copy of the agreement shall be provided to City Engineering prior to final sign off of the site plan. The agreement shall be recorded immediately after the required Certified Survey Map has been recorded. Any volume control calculations must be provided in the P.E. stamped storm water management report required for the development. (POLICY)
10. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
11. All outstanding 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))
12. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
13. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
14. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
15. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is

necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

16. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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. Lot lines or parcel lines if unplatted
 - g. Lot numbers or the words unplatted
 - h. Lot/Plat dimensions
 - i. Street names
 - j. Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k. Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

17. The applicant shall 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 tstroester@cityofmadison.com (West). 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. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e. Right-of-Way lines (public and private)
 - f. Lot lines or parcel lines if unplatted
 - g. Lot numbers or the words unplatted
 - h. Lot/Plat dimensions
 - i. Street names
 - j. Stormwater Management Facilities
 - k. Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

18. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT filesb) RECARGA filesc) TR-55/HYDROCAD/Etcd) Sediment loading calculations. 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. (POLICY and MGO 37.09(2))

19. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. 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.
20. 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.
21. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hr, 100-yr design storm. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
22. 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
23. 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 5.0 tons per acre per year.
24. 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> (NOTIFICATION)
25. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. (POLICY)
26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.

28. 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.
29. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
30. The approval of this zoning approval 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.. (MGO 16.23(9)(d)(6))
31. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)
32. The Applicant shall Construct Sidewalk to a plan approved by the City. Sidewalk along new buildings shall be 7' with a 6' terrace.
33. All outstanding 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. (MGO16.23(9)(d)(4))
34. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
35. 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 5.0 tons per acre per year.
36. The Applicant shall obtain a Street Excavation Permit for the work in the Right of Way. Work anticipated is sidewalk replacement, terrace restoration, curb & gutter replacement and pavement replacement.

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

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| <p>37. The pending Certified Survey Map for this development shall dedicate the required right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements.</p> |
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38. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
39. The parcel at 751 E Johnson Street is no longer part of the pending Certified Survey Map. A copy of the recorded access easement over 751 E Johnson Street shall be provided for review and recorded prior to final site plan sign off.
40. The parcel at 751 E Johnson Street is no longer part of the pending Certified Survey Map. The Owner of 751 E Johnson St shall dedicate right of way along E Johnson Street as required by Engineering and Traffic Engineering to accommodate the required terrace and sidewalk improvements for this development. A separate City of Madison Real Estate Project will be required. Coordinate the dedication with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com)
41. Apartment numbers in square boxes on planset are not valid for apartment addresses.
42. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. Also submit floor plans for the existing houses and add the entry doors and stairwells. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.
43. 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.
44. Sheet A114 Correct floor plan labels. 2) 751 E Johnson St second floor unit. 3) 751 E Johnson St. Also correct sheet title to 751/753 E Johnson St. Apartment addresses are 753 E Johnson St (ground floor), 751 E Johnson St # 2 (second floor) and 753 E Johnson St # 3 (third floor).
45. 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.
46. The base address of the westerly apartment building is 723 E Johnson St. The base address of the easterly apartment building is 729 E Johnson St. Westerly retail now shows 2 entry doors. Address numbers are assigned to a specific door. Retail A potentially has addresses of 719 and 721 E Johnson St. Easterly retail now shows 2 entry doors. Retail B potentially has addresses of 725 and 727 E Johnson St. 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.
47. On demolition sheet, update both relocated house text to reference E Gorham St not Gorham St.

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

48. The applicant shall either dedicate Right-of-Way or provide an onsite permanent easement to allow for the installation of a six (6) foot terrace, measured from the back of curb, and a seven (7) foot sidewalk.
49. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Johnson Street 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.
50. 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.
51. 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.
52. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
53. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.
54. 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 - 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2) (bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer.
55. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. Please include entry doors and stairwells. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.
56. 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.

57. The letter of intent reads that 725 E Johnson St is a 2 unit. The land use summary and various sheets show 2 units. However, The floor plans and our records indicate that this as a 3 unit. One first floor unit and 2 units on the second floor. Reconcile plans to the correct the number and configuration of units.

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

58. Work with Zoning staff to identify the qualifying at-grade and structured useable open space areas on the final plans. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied. Show the minimum dimensions in addition to area of the of the decks, porches and balconies and at-grade useable open space areas.

59. 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).

60. Section 28.185(10) 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.

61. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

62. Submit a dwelling unit summary for the proposed and existing buildings including the number of units and bedrooms. Verify the number of units and bedrooms for the existing single-family, 2-unit, 3-unit, and 5-unit buildings. The site plan, floor plans, and dwelling unit summary shall present accurate and consistent information for the existing and proposed buildings.

63. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. Label and provide details of green roof areas.

64. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.

65. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 67 resident bicycle parking spaces are required plus six (6) guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of two (2) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bicycle rack design.

66. 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.
67. Screening is required adjacent the Zoning district boundary along the southeast 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. For conditional uses, the Plan Commission may modify these requirements.
68. Provide details showing that the primary street façade of the proposed mixed-use building 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.
69. 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.
70. 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.

Madison Fire Department (Contact Bill Sullivan (608) 261-9658)

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| 71. With the relocation of the existing building to lot 749 E Johnson Street, this building will be required to be retrofitted with a fire sprinkler system in accordance with NFPA 13R. |
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Parks/Forestry Division (Contact Sarah Lerner, (608) 261-4281)

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| 72. 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(6) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 18112 when contacting Parks about this project. |
| 73. The house move route shall be submitted to Brad Hofmann - bhofmann@cityofmadison.com or 266-4816. All proposed street tree pruning and removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or Habitat Stewardship Committee prior to the approval of the site plan. |

74. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry

(266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

75. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

76. 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/plumberscontractors>), 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.

77. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), 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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

78. The Madison Water Utility shall be notified to remove the water meter(s) at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

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

79. In coordination with public works improvements, the applicant shall maintain the concrete terrace adjacent the existing Metro bus stop zone on the south side of East Johnson Street, west of Livingston Street (#1121).

80. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

81. Metro Transit operates daily service along East Johnson Street through the Livingston Street intersection. Bus stop ID #1121 is adjacent the proposed project site along the south side of East Johnson Street, with the bus stop zone encompassing the area from the existing bus stop sign pole east forward towards the intersection.

82. The applicant might consider additional transit amenities on the property adjacent this bus stop zone, such as a trash receptacle or seating amenity, in finalizing their landscape plan.