



**Project Address:** 2206 University Avenue (5<sup>th</sup> Aldermanic District – Ald. Vidaver)  
**Application Type:** Conditional Use  
**Legistar File ID #** [69314](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant:** Mark Hammond; MSP Real Estate, Inc.; 1295 Northland Dr, Ste 270; Mendota Heights, MN 55120

**Owner:** Kalbro Investments, LLC; 28 Autumnwood Cir; Madison, WI 53719

**Requested Action:** Consideration of a major alteration to an approved conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building with greater than 48 dwelling units (§28.065(2) MGO) and for a building taller than three stories and 40 feet (§28.065(3)(c) MGO); and consideration of a conditional use for a parking reduction of greater than 25% (§28.141(5) MGO).

**Proposal Summary:** The applicant is seeking approval to construct a six-story mixed-use building with 833 square feet of commercial space and 79 apartment units and 47 underground parking stalls.

**Applicable Regulations & Standards:** Section 28.183 MGO provides the process and standards for the approval of conditional uses.

**Review Required By:** Plan Commission

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** the requested conditional use alterations and conditional use for a parking reduction for a revised six-story mixed-use building with 833 square feet of commercial space, 79 apartment units, and 47 underground parking stalls at 2206 University Avenue subject to input at the public hearing and the conditions from reviewing agencies in this report.

## Background Information

**Parcel Location:** The subject site 24,594 square feet (0.56 acres) and located on the north side University Avenue, between Walnut Street and North Allen Street. It is within Aldermanic District 5 (Alder Vidaver) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site, which is zoned TSS (Traditional Shopping Street District), is developed with a 10,455-square foot, single story auto repair garage. The building was originally constructed in 1941, with additions in 1957 and 1991.

### Surrounding Land Uses and Zoning:

North: Campus Drive and Wisconsin & Southern Railroad, with the University of Wisconsin Campus beyond, zoned CI (Campus Institutional district);

West: A gas station and convenience store zoned TSS;

**South:** Across University Avenue, small apartment buildings zone TR-U1 (Traditional Residential-Urban 1 district) and a four-story condominium building zoned PD (Planned Development district); and

**East:** A car wash zoned TSS.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) identifies the subject as High Residential (HR) use. The [University Avenue Corridor Plan](#) (2014) recommends higher-density mixed-use buildings or purely residential buildings in the Walnut Node area.

**Zoning Summary:** The subject property is zoned TSS (Traditional Shopping Street District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	24,954
Lot Width	None	101 ft
Front Yard Setback	5 ft	10 ft
Max. Front Yard Setback	25 ft	10 ft
Side Yard Setback	6 ft	6 ft, 13.3 ft
Rear Yard Setback	20 ft	20 ft
Usable Open Space	40 sq ft/unit = 3,160 sq ft	8,067 (1.)
Maximum Lot Coverage	85%	Unknown (2.)
Maximum Building Height	3 stories/40 ft (a)	6 stories

(a) Building height exceeding the maximum may be allowed with conditional use approval

Site Design	Required	Proposed
Number Parking Stalls	80	47
Accessible Stalls	2	2
Loading	No	No
Number Bike Parking Stalls	97	94 (3.)
Landscaping	Yes	Yes (4.)
Lighting	Yes	Yes
Building Forms	Yes	Commercial Block Building

<b>Other Critical Zoning Items</b>	Utility Easements
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*Table prepared by Jacob Moskowitz, Assistant Zoning Administrator*

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

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

**Previous Approvals:** On April 12, 2021, the Plan Commission approved a demolition permit for the existing auto repair shop and a conditional use approving a previous version of the proposal with 79 underground parking stalls (Legislative ID [64364](#)).

## Project Description

The applicant is proposing alterations to a previously-approved proposal at 2206 University Avenue. The site and building design and programming are materially the same. As such, staff will focus on the changes proposed in this report, rather than describing the entire proposal in detail. Several programmatic features of the building have shifted location. The primary change to the building is the elimination of one level of structured underground parking necessitate by constructability issues on site partially caused by the presence of a very large underground

stormwater culvert, resulting in a reduction from 79 to 47 vehicle parking stalls and necessitating the request for a conditional use for a parking reduction exceeding 25% of the minimum required parking. Additional changes from the approved plan include the removal of two surface parking spaces near the building office and rentable commercial space, moving the entrance to the underground parking from the rear of the building to the front southeast corner, and moving the tot lot outdoor play space from a narrow courtyard along the east façade of the building to the rear yard.

MSP Real Estate, the developer-applicant, has been awarded funding through the City of Madison Affordable Housing Fund in 2021.

If approved, the applicant intends to begin construction in late 2022, with occupancy in summer 2023.

## Analysis & Conclusion

This request is subject to the standards for conditional uses. This section begins with adopted plan recommendations, then provides an analysis of the conditional use standards.

### Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject as High Residential (HR) use. High Residential areas include large multifamily buildings or complexes that are generally four to 12 stories with residential densities exceeding 70 dwelling units per acre. The [University Avenue Corridor Plan](#) (2014) identifies this site and the surrounding area as the "Walnut Node (Area 2)." The corridor plan recommends mixed-use buildings or purely residential buildings in the Walnut Node area, with residential densities of up to 104 units per acre. The plan also recommends a maximum height of three stories along University Avenue, with a setback above the third story, and a six-story maximum height back to Campus Drive, as well as a minimum front setback of five feet for commercial uses and fifteen feet for residential uses. Along Campus Drive, the plan recommends a rear yard of the lesser of 20% of lot depth or 30 feet. Because the Plan Commission discussed the proposed setbacks in relation to the plan recommendations during the previous approval, and no material changes have been made to the building dimensions or position on the lot, Staff believes the proposal is consistent with the adopted plans.

### Conditional Use Standards

The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. This request includes a conditional use for a parking reduction of greater than 25% of the minimum required parking in the TSS district. This request also includes an alteration to approved conditional uses in the TSS District for a mixed-use building with greater than 48 dwelling units and a building taller than three stories and 40 feet.

Per §28.141 MGO, this proposal requires a minimum of 80 vehicle parking stalls. A reduction of more than 20 spaces and 25% or more of the required parking requires conditional use consideration. Factors to be considered in determining if the standards are met include, but are not limited, to the availability and accessibility of alternative parking, impacts on adjacent residential neighborhoods; existing or potential shared parking agreements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle parking; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or an addition to an existing use.

Metro Transit routes 2, 28, and 48 utilize University Avenue directly in front of the subject site. The proposed Metro Transit network redesign retains high-frequency transit for this location, with 15 minute headways. The nearest proposed BRT station is on University Avenue at University Bay, one-half mile from the subject site. There is also a considerable amount of bicycle infrastructure in the immediate area. University Avenue and Walnut Street, the nearest north-south street, both include on-street bicycle lanes. A shared-use path connecting the University of Wisconsin Campus out to Middleton is immediately north of Campus Drive and accessible from Walnut Street. One block south, Kendall Avenue is a designated bicycle boulevard. Finally, when comparing similar proposals, the proposed parking ratio, with 47 vehicle parking stalls and 79 dwelling units, is .59 stalls per unit. A review of Plan Commission proposals since 2016 found that eleven approved proposals have included fewer than .6 parking stalls per unit.

Staff also notes that the site is within RP3 Area 14 and residents of the completed proposal will not be eligible for the on-street Residential Parking Permit Program. Per the most recent data, the ratio of issued parking permits to on-street parking spaces within Area 14 is 0.98, which is higher than the surrounding areas (ranging from 0.36 to 0.81), but considerably lower than areas nearer the UW Campus and downtown, which range from 1.09 to 1.99)

In an addendum to the letter of intent, the applicant has stated that the originally proposal with approximately one structured parking stall per dwelling unit would have led to many vacant parking stalls based on applicant's past experience in Madison. The Grove, a development recently completed at 205 Cottage Grove Rd, is the applicant's closest comparable property, but is less centrally located than the University Avenue proposal and fewer regular Metro Transit routes, so the applicant considers it more vehicle dependent than subject property. According to the applicant's most recent parking audit at the 112-dwelling unit Grove development, 53 of the 88 available underground parking stalls were rented, which is 0.47 rented stalls per unit. With 47 stalls for 79 units, the parking ratio for the current proposal is approximately 0.59 stalls per unit. Further, the applicant also states that they charge \$45/month for parking at the Grove, while in the University Avenue area, the applicant's market study identified underground parking charges in the range of \$100 to \$160 per month. The applicant has stated the intent to charge approximately \$75-95 per stall per month depending on demand. The applicant believes that in addition to the lower parking demand due to alternative modes of transportation, there will be less demand for parking at 2206 University Avenue compared to The Grove based on cost.

On balance, Staff believes all other conditional use approval standards, including those applicable to the previously-approved conditional uses, can be found met or are not applicable to this proposal.

## **Conclusion**

Staff believes that based on the previous approvals, and when the recommendations of the adopted plans and the proposed conditions of approval are considered, Staff believes that the Plan Commission can find the applicable conditional use approval standards can be met for the proposed alterations to the approved conditional uses. When considering the non-vehicular transportation options and parking counts from the applicant's similar property, Staff believes the Plan Commission can find the applicable conditional use standards can be met for the conditional use request for parking reduction as well.

## **Recommendation**

**Planning Division Recommendations** (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** the requested conditional use alterations and conditional use for a parking reduction for a revised six-story mixed-use building with 833 square feet of commercial space, 79 apartment units, and 47 underground parking stalls at 2206 University Avenue subject to input at the public hearing and the following conditions:

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

**Planning Division** (Contact Colin Punt, 243-0455)

1. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
2. Provide sound-insulating windows and wall materials and other noise mitigation techniques for the rear building façade along Campus Drive.
3. Provide additional landscaping, fencing, and tot lot details for the rear yard with the details to be approved by Zoning and Planning Division staff.

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

4. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks 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.
5. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. 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.
6. 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 87 resident bicycle parking spaces are required plus 8 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 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. Several basement stalls do not appear to have a five (5) foot access aisle.
7. 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. Landscaping planted in the public right-of-way cannot be counted.
8. Provide adequate development frontage landscaping per section 28.142(5) Development Frontage

Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.

9. Provide detail on building elevations showing compliance with Sec. 28.129 Bird-Safe Glass Requirements.
10. Designate electric vehicle parking stalls on the plan. Sec. 28.141(8)(e)2. requires at least 10% EV Ready Spaces and 2% EV Installed Spaces.

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

11. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
12. Property has a City sanitary sewer below the south property line. Applicant shall build a City sewer manhole at the west property line and take over ownership of sewer east of the manhole.
13. The Developer shall provide a plan to protect the storm sewer box culvert that runs along the eastern property line of the project. This plan shall be sealed by a structural engineer and a video inspection of the box shall be completed before and after construction to verify condition of the box.
14. There is a storm inlet in the NW corner of the property draining a portion of the Campus Drive ROW. This storm has been in place since the 60's. The applicant shall plan for that inlet to remain and dedicate an easement to the City for the pipe and inlet or shall plan to regrade the area and allow for drainage in a new manner. Regardless drainage shall be maintained in pipe or ditch and will be completed in a manner approved by the City Engineer.

15. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
16. Construct sidewalk, terrace, curb & gutter and asphalt to a plan as approved by City Engineer
17. 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))
18. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
19. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
20. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

21. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
22. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
23. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
24. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>  
This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)  
This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.  
Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.  
The Storm Water Management Plan & Report shall include compliance with the following:  
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.  
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))  
Rate Control: Reduce discharge during the 10 -year storm event by 15% compared to existing conditions.  
TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.  
Volume Control: Provide onsite volumetric control reducing discharge by 5% compared to existing

conditions during the 10-year event.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

26. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
27. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

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

28. A new Sanitary Sewer Manhole is to be constructed within the southwesterly corner of this site over an existing sewer. Provide a map exhibit (including proposed improvements within the easement) and legal description of a 10' wide Public Sanitary Sewer Easement area to Jeff Quamme of Engineering Mapping. Please note that if any of the proposed private improvements within the easement are required to be removed by the City to maintain the pipe, those improvements will not be replaced by the City and will not be compensable per the terms of the new easement. Jeff will set up the Real Estate project for the administration, drafting and recording of the easement. Any easement description shall be tied to a public land survey quarter line.

29. Applicant shall confirm, as per notes on the plans, that the storm sewer over the northerly portion of this site is live. If the storm sewer has been found to be live, move the storm sewer as noted. The plans shall be modified to correctly reflect the correct conditions.
30. The Owner is solely responsible to coordinate construction activities and any obstruction of access therein with the owner to the east that shares the common driveway per Doc No's 916223 and 923476.
31. The Owner is solely responsible to obtain any right of entry / easements for construction upon the parcel to the west, and any right of maintenance for the planned retaining wall along the west side of this site.
32. Addressing plan approved 12/3/2021. Add missing apartment numbers 108 & 312. Add Commercial suite number 100. Submit a site plan and complete building Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. For any changes, the final approved Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final set of filed site plans.

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



33. The applicant shall submit a deposit of \$3,000 to upgrade the crosswalk at N. Allen Street/University Avenue from a traditional crosswalk to a continental crosswalk to be completed with an Engineering Developer's Agreement.

34. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
35. 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.
36. 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.
37. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
38. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
39. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
40. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
41. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
42. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
43. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate

inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

44. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
45. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
46. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Phillip Nehmer, (266-4769) (pnehmer@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
47. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
48. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6)
49. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
50. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on University Avenue 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.

**Fire Department** (Contact Bill Sullivan, 866-4691)

51. Roof access shall be via a ships ladder, alternating tread device or a stair with a minimum roof access in accordance with IBC 1011.12 when used as an equivalency for aerial access.
52. Ensure fire hose stretches follow walkable paths, ensure there are gates where the path crosses fences around the toddler lot.

**Parks Division** (Contact Ann Freiwald, 243-2848)

53. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 21007 when contacting Parks about this project.

**Forestry Division** (Contact Brad Hoffman, 267-4908)

54. No later than five business days prior to forming concrete and constructing tree grate sites, the Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations. Tree grate and frame type: Neenah 4x8 (R-8815 -A). Tree guard Neenah (R-8501-4818). Add as a note on the plan set.
55. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
56. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
57. City Forestry will issue a street tree removal permit for 12 trees 4"-19 diameter within unmaintained hillside along Campus Dr due to excavation. Add as a note on the plan set.

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

58. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.