

PLANNING DIVISION STAFF REPORT

July 28, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 656 Williamson Street (District 6 – Alder Mayer)
Application Type: Conditional Use Alteration
Legistar File ID # [88776](#)
Prepared By: Chris Wells, Planner, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Meagan Tuttle, AICP, Planning Division Director
Kevin Firchow, AICP, Principal Planner, Planning Division

Summary

Applicant & Property Owner: Brandon Cook; John Fontain Realty; P.O. Box 694; Madison, WI 53701

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

Requested Actions: Consideration of a major alteration to an approved conditional use in the Traditional Shopping Street (TSS) District to construct a five-story, 53-unit, mixed-use building at 656 Williamson Street.

Proposal Summary: The applicant proposes to construct a five-story, mixed-use building with 985 square-feet of commercial space and 53 apartments at 656 Williamson Street.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28F-1 in Section 28.082 states that *Dwelling Units in Mixed-Use Buildings* in the TE District requires conditional use approval.

Review Required By: Landmarks Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that if the Plan Commission can find that approval standards for conditional uses are met, the Planning Division recommends it **approve** a request – for a major alteration to an approved conditional use for *Dwelling Units in Mixed-Use Buildings* in the Traditional Shopping Street (TSS) District – in order to construct a five-story, 53-unit, mixed-use building at 656 Williamson Street. This recommendation is subject to the input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The 16,279-square-foot (0.37-acre) subject site is located to the west of the intersection of Williamson Street and S Blount Street. It is also located in Alder District 6 (Alder Mayer), the Third Lake Historic District, the Transit-Oriented Development (TOD) Overlay District, Wellhead Protection District 17, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a three-story, roughly 10,000-square-foot former day care center building. (The demolition permit to raze this building was approved by the Plan Commission in 2023 and, with the administrative approval of two-year extension, is still valid). According to City Assessor's Office records, it was constructed in 1989. The building occupies the eastern third of the site while an outdoor play area occupies roughly the northern half of the remainder and a surface automobile lot occupies the southern. The site is zoned TE (Traditional Employment) District.

Surrounding Land Use and Zoning:

- Northwest:** A private parking facility (surface lot), zoned TE (Traditional Employment) District;
- West:** The Gateway Shopping Center – roughly 42,300 square-feet of multi-tenant retail space in one building. It is zoned TE;
- Southeast:** Across Williamson Street is The Fauerbach Condominiums, zoned PD (Planned Development); and
- Northeast:** Across S Blount Street is a six-story, mixed-use building with roughly 5,000 square-feet of commercial space and 53 units, and a three-story office building. Both are zoned TSS (Traditional Shopping Street) District.

Adopted Land Use Plan: The 2018 [Comprehensive Plan](#) recommends Community-Mixed-Use (CMU), which it describes as 2-6 stories and up to 130 dwelling units per acre. The [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) recommends three-to-four-story heights on this site, with the “easterly 165 feet of the north side of the 600 block” to be three stories, “in order to preserve the view of the capitol dome from the sidewalk at mid-700 block of Jennifer Street.” Finally, the [First Settlement Neighborhood Master Plan](#) (1995) does not provide specific recommendations for the subject site.

Zoning Summary: The subject site is zoned TE (Traditional Employment) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	16,300
Lot Width	50'	98'
Front Yard Setback	5'	6.2'
Max. Front Yard Setback: TOD	20'	6.2'
Side Yard Setback: Street side yard	5'	6.9'
Side Yard Setback	None	6.7'
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district	5'	5.8'
Maximum Lot Coverage	85%	83.6%
Minimum Building Height: TOD	2 stories/ 22' measured to building cornice	5 stories/67 ft
Maximum Building Height	5 stories/68 ft	5 stories/67 ft

Requirements	Required	Proposed
Number Parking Stalls	No minimum	48
Electric Vehicle Stalls	5 EV ready	6
Accessible Stalls	2	1 (See Comment #40)
Loading	None	None
Number Bike Parking Stalls	60	63
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Form and Design	Yes	Commercial Block Building

Other Critical Zoning Items: Third Lake Historic District; Barrier Free (ILHR 69); Utility Easements; Wellhead Protection (WP-17); TOD Overlay; Historic District (Third Lake Ridge)

Tables Prepared Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates daily, all-day transit service along Williamson Street adjacent this property, with trips at least every hour.

Related Approvals

Since the subject site lies in the Third Lake Ridge Historic District, the revised building as noted in the current proposal was reviewed by the Landmarks Commission. On July 7, 2025, the Landmarks Commission found that the standards were met and approved a Certificate of Approval for the proposed 53-unit building. (Legistar File [88693](#))

Previously, on March 27, 2023, the Plan Commission, meeting in regular session, found the standards met and approved the demolition permit and conditional use request – for conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building – at 654 Williamson Street to allow the construction of a five-story mixed-use building containing 2,656 square-feet of commercial space and 46 apartments at 654 Williamson Street. Legistar File ID [76304](#) (for the demolition permit request) and [76305](#) (for the conditional use request).

Project Description

The approved 2023 proposal was for a five-story mixed-use building containing 2,656 square-feet of commercial space and 45 apartments (14 studio, 21 one-bedroom, and 10 two-bedroom units) and 48 under-building auto parking stalls. Regarding the building’s massing, the previous building was set back roughly six feet from the property line along both street frontages and at the fourth floor level, the building stepped back roughly 25 feet from Williamson Street. In the end, the project did not move forward as the applicant, in submitted materials, noted that the building “was determined to be financially infeasible due to market-driven construction costs” and so has resubmitted a new set of plans and is seeking approval of a modestly larger building.

The current proposal is a five-story, mixed-use building containing 985 square-feet of commercial space, 53 apartments (12 studio, 30 one-bedroom, and 11 two-bedroom units), and 48 under-building automobile parking stalls. As compared to the version approved in 2023, this version has reduced the commercial space by roughly 1,670 square-feet and replaced it with two units on the ground floor level. This current proposal also completely eliminates what was the 25-foot massing setback (from Williamson Street) at the fourth and fifth floor levels.

With the enlarged floorplates on the two upper floors, coupled with the two additional units on the ground floor, the net result is an increase of eight units over the 2023 approval. Table 1 (right) breaks down the differences between the two proposals. Furthermore, looking at Table 2 (on the following page), one can see that not only has the unit count increased but that the percentage of studio units has gone down while the percentage of one-bedroom units has gone up roughly the same amount.

	(Approved) 2023 Version	(Proposed) 2025 Version	Change
Story Height	3-5	5	--
No. of Units	45	53	+8
Studio	14	12	-2
One-Bedroom	21	30	+9
Two-Bedroom	10	11	+1
Commercial Sq. Ft.	2656	985	-1,671
No. of Underbuilding Auto Parking Stalls	48	48	--

Table 1: Breakdown of Differences Between the 2023 and 2025 Proposals

The common room, which was previously located on the fourth floor and that accessed an 850-square-foot common patio, has been moved to the east corner of the fifth floor and enlarged by roughly 110 square-feet but now accesses a smaller, roughly 150-square-foot common patio.

2023 Approved Version

	Studio	One Bedroom	Two Bedroom	
First Floor	0	0	0	
Second Floor	3	7	3	
Third Floor	3	7	3	
Fourth Floor	4	3	2	
Fifth Floor	4	4	2	Total
	14	21	10	45
% of Total by Type	31%	47%	22%	

Current Proposal

	Studio	One Bedroom	Two Bedroom	
First Floor	0	2	0	
Second Floor	3	7	3	
Third Floor	3	7	3	
Fourth Floor	3	7	3	
Fifth Floor	3	7	2	Total
	12	30	11	53
% of Total by Type	23%	57%	21%	

Table 2: Unit Breakdown of the 2023 and 2025 Proposals

The underbuilding parking arrangement and supply will remain nearly unchanged as it will be continue to be spread over two levels. The upper level, accessed from Williamson Street, will contain 23 automobile stalls. The lower level, accessed S Blount Street, will contain 22 single stalls and three tandem stalls (six spaces) for a total of 28 stalls. Tandem stalls are one car wide but two cars deep and, the applicant notes, will be assigned to residents in the same unit. Staff note that the 2023 proposal has 23 single stalls on this lower level but two tandem stalls (for a total of 27 stalls).

As for exterior materials, the building will continue to be primarily clad with two shades of brick, and cast stone will be used for the base as well as below the windows. At the building’s main (east) corner, grey standing-seam metal will clad the three-story vertical panel located on both sides of the corner element, which is located above the recessed alcove containing the entrances to lobby and commercial space. In a similar fashion to the 2023 approval, the masonry will clad the front (Williamson Street) facade and two side facades and “wrap” around two rear corners before transitioning to a grey composite lap siding on the upper stories of the northwest (rear) façade.



Image 1: View along Williamson Street Looking Northwest. Left: 2013 approval. Right: Current Proposal



Image 2: View along Williamson Street Looking West. Left: 2013 approval. Right: Current Proposal

Analysis

This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28F-1 in Section 28.082 states that *Dwelling Units in Mixed-Use Buildings* in the TE District requires conditional use approval.

Consistency with Adopted Plans

The 2018 [Comprehensive Plan](#) recommends Community-Mixed-Use (CMU), which it describes as 2-6 stories and up to 130 dwelling units per acre.

The [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) recommends three to four story heights on this site, with the “easterly 165 feet of the north side of the 600 block” to be three stories, “in order to preserve the view of the capitol dome from the sidewalk at mid-700 block of Jenifer Street.” The applicant has submitted a revised massing view study to visualize the impacts of the view of the capitol dome. It can be found under Legislative File [88776](#) and is linked [here](#) (the 2023 version of the massing study can be found under Legislative File [76305](#) and is linked [here](#).) This plan recommendation is discussed later in this report.

Finally, the [First Settlement Neighborhood Master Plan](#) (1995) does not provide specific recommendations for the subject site.

Conditional Use Standards

The Plan Commission shall not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: *“The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”*

While staff believe most Conditional Use standards can be found met, staff recommends that careful consideration be given to Conditional Use Standard 8 as it relates to the inconsistency with the [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) regarding building height and massing. Staff’s specific concern in reference to obscuring views of the Capitol from Jenifer Street. Careful consideration should be given to whether the resulting project can be found to create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area.”

Standard 8 states, in part:

“When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.”

In considering this standard, Staff notes that the 2004 [Williamson Street BUILD II Plan](#) is specific about the portion of the block has the three-story height recommendation – the 165 eastern feet of the north side of the 600 Block of Williamson Street, which happens to be the exact width of the subject parcel. As can be seen in the image

below, the Capitol dome view shed from the mid-700 block of Jenifer Street crosses the southern half of the subject site.



Staff note that the applicant has submitted an updated massing view study to visualize the impacts of the view of the capitol dome. It can be found under Legislative File [88776](#) and is linked [here](#) (the 2023 version of the massing study can be found under Legislative File [76305](#) and is linked [here](#).) The applicant acknowledges that the proposal is inconsistent with the [Williamson Street Design Guidelines \(BUILD II\) Plan](#)'s recommended height limitation for the subject site related to preserving the view of the capitol dome from the sidewalk at mid-700 block of Jenifer Street."

The applicant, however, provide the following justification for the proposal:

- **Building Height:** *Similar to the 2023 approved version of this building, the proposed building height is 5 stories. Following approval in 2023, the originally-approved design was determined to be financially infeasible due to market-driven construction costs. Two re-design strategies were explored: (1) reduce the exterior masonry cladding and replace with more economical siding options; or (2) retain the higher-quality masonry cladding and increase the rentable area where possible. In conversations with Landmarks staff, the second strategy was preferred for historic district cohesiveness. The updated proposal eliminates the step-back along Williamson St, allowing for (6) additional residential units on floors 4 and 5. These 6 units in addition to (2) residential units on the first floor have been confirmed by the Owner/developer to support the construction costs of the project. 5 story building height is allowable for both the zoning district (TE) and the generalized future land use designation (CMU) for the site. The immediately adjacent building at 702 Williamson (The Edge) is a 6-story building.*
- **Capitol Dome View:** *The attached massing view study of the prescribed capitol dome protected vantage point illustrates the reality of the "capitol view". Due to existing canopy trees along both sides of Jenifer Street, the capitol dome is fully or partially obscured from the sidewalk view at all times of the year. Even during winter months, the alignment and density of the tree branches significantly obscure the capitol dome view from the sidewalk. We have included an illustrated massing of a hypothetical dome view, assuming the trees were removed to allow such a view to occur. Given these conditions, we respectfully request consideration of the proposed partial obstructed capitol dome view in order to allow for the construction of much needed housing units.*

Examining the updated massing study, while further reduced with the lack of a massing setback at the fourth floor level, staff note that it is still possible to see the very top of the capitol dome from both sidewalks of the 700-block of Jenifer Street, though that comes with the large caveat that, as mentioned by the applicant, the existing street trees already significantly obscure if not completely block the view. Staff note however that the dome is slightly less obscured by seasonal tree foliage for motorists and cyclists traveling in the street. (See Images 3, 4, and 5, below)

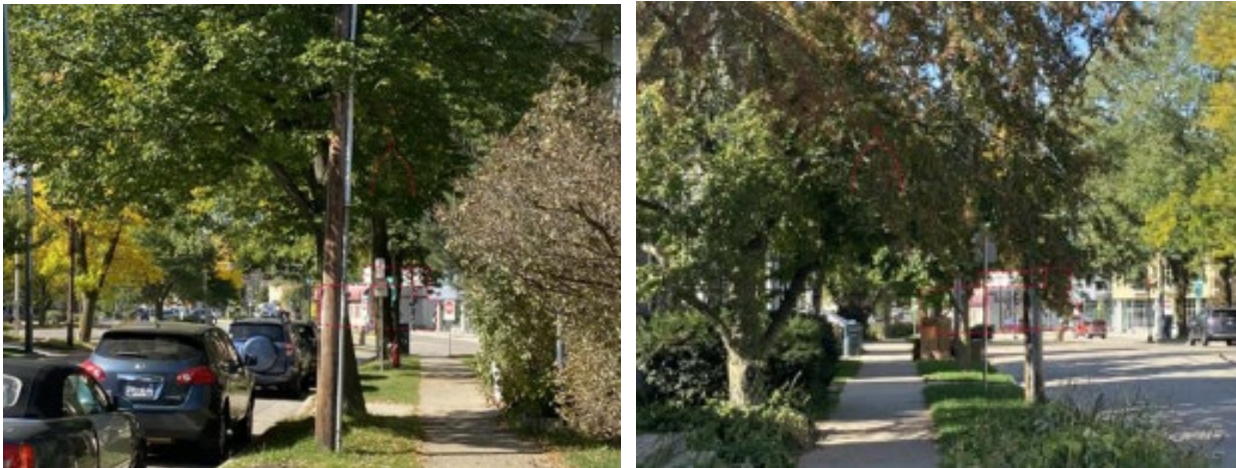


Image 3: Existing Views along Sidewalks of Mid-700 Block of Jenifer Street with the existing building massing and the Capitol dome outlined in red. Left: North Sidewalk. Right: South Sidewalk



Image 4: Rendering of view of proposed building and Capitol dome if no trees obscured line of sight along North Sidewalk of Mid-700 Block of Jenifer Street. Left: 2013 approval. Right: Current Proposal

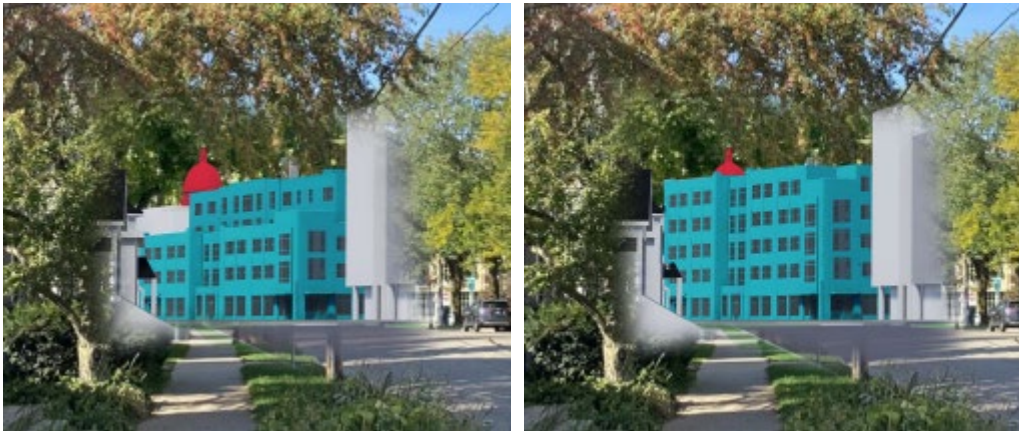


Image 5: Rendering of view of proposed building and Capitol dome if no trees obscured line of sight along South Sidewalk of Mid-700 Block of Jenifer Street. Left: 2013 approval. Right: Current Proposal

Staff also point out that the proposed five-story height is allowed with the underlying (TE) zoning. As with the 2023 version, while a conditional use is necessary to develop a mixed-use building on this site, importantly, a separate conditional use to exceed that height limit is not required because both projects are within the allowed height for the district. Further, staff note that an effort to codify this stepback, along with other area height recommendations, was considered in September of 2021 as a Zoning Text Amendment (Legistar File [65765](#)), but not approved. Both the Plan Commission and Common Council ultimately voted to place the proposed ordinance amendment on file without prejudice due to the limit it would have put on the future creation of much needed housing units.

Lastly, Staff note that since the subject site lies in the Third Lake Ridge Historic District, the building's review was reviewed by the Landmarks Commission. The Commission, at their meeting on July 7, 2025, approved a Certificate of Appropriateness for the proposed building. (Legistar File [88693](#))

Public Input

At the time of report writing, staff have only received one public comment – a letter of support of the updated design from the Marquette Neighborhood Association. This comment has been added to the project's [Legistar File](#) for the conditional use request and can be found [here](#).

Conclusion

The applicant proposes to construct a five-story, mixed-use building with 985 square-feet of commercial space and 53 apartments at 656 Williamson Street. The request is subject to the approval standards for Conditional Uses. As discussed in this report, staff believes consideration should be given in regards to plan consistency and Conditional Use Standard 8 as it relates to the inconsistency with the [Williamson Street Design Guidelines \(BUILD II\) Plan](#)'s building height and massing recommendation for the subject parcel. However, staff note that a Conditional Use for height is not specifically required and both the Plan Commission and Common Council previously denied a zoning change to codify this stepback along with other area height recommendations. As such, staff believes it may be possible to find the approval standards met.

Recommendation

Planning Division Recommendation (Chris Wells, (608) 261-9135)

The Planning Division recommends that if the Plan Commission can find that approval standards for conditional uses are met, the Planning Division recommends it **approve** a request – for a major alteration to an approved conditional use for *Dwelling Units in Mixed-Use Buildings* in the Traditional Shopping Street (TSS) District – in order to construct a five-story, 53-unit, mixed-use building at 656 Williamson Street. This recommendation is subject to the input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. 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)
2. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20ft, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement. (POLICY)
3. 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)
4. Construct sidewalk, terrace, curb & gutter and pavement as needed to a plan as approved by City Engineer
5. 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))
6. 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))
7. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
8. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

9. 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.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
11. 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 (DPS) is required as the City of Madison Building Inspection Department is an approved agent for DPS.
12. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
13. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be directed to drain to public Right of Way (ROW). (POLICY)
14. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances to buildings shall be set at elevation 852.00. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
15. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

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.

16. 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 Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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.

17. 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 troester@cityofmadison.com (West).

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

18. Update the Legal Description, parcel lines and Lot and Block nos. for CSM 16493 Recorded as Document 5963923 in 2024
19. The addressing plan from LNDUSE-2023-00005 is null & void.

Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings.

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 stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

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.

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

20. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Williamson Street
21. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along S. Blount Street.
22. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be 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.
23. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
24. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
25. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
26. All bicycle parking adjacent pedestrian walkways shall have a 2-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
27. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
28. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

29. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
30. The applicant shall provide a clearly defined 5' walkway 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.
31. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
32. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
33. "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.
34. 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.
35. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
36. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
37. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
38. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on Williamson 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.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

39. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

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

40. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required 2 accessible stalls including 1 van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.
41. As proposed, the new rooftop mechanical equipment will not be visible to view. Upon installation, if the new rooftop mechanical equipment is visible, screening will be required per Section 28.142(9)(d).
42. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
43. 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.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

The agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Adam B Kaniewski, (608) 261-4281)

44. 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(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25041. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.
45. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

46. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the Parks Division is required. If a Parks-LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com

Forestry (Contact Brad Hofmann, (608) 267-4908)

47. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. 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.
48. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
49. City Forestry will issue a street tree removal permit for five trees: 18" Ash due to decline & driveway installation, 2" Pear for driveway installation, three 2" recently planted trees. Terrace excavation for new tree plantings will be installed with all replanting sites. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.
50. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
51. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
52. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.

53. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
54. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
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 (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: 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.

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

56. For the proposed water service off of Blount St. 4.75' of cover is not acceptable cover. Consider going under the box culvert and connecting into the Williamson St. water main.
57. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

58. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface at the existing Metro bus stop on the north side of Williamson Street, west of South Blount Street (#1480).

59. The applicant shall install and maintain a new passenger waiting shelter with seating amenity - either as part of the private landscape plan or in the public right-of-way area - along the north side of Williamson Street, west of South Blount Street. If located in the public right-of-way, the applicant should be aware of

the requirements set forth in MGO 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Shelter) application and should contact the City's Office of Real Estate Services for information and assistance with the Privilege in Streets (Bus Shelter) application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign off - if located in the public right-of-way

60. The existing curbside bus stop zone and wheelchair accessible pedestrian sidewalk and concrete boarding pad on the north side of Williamson Street, west of South Blount Street, provide regulatory access under PROWAG to the City's transit operations, and any planned or permitted temporary obstruction of the existing pedestrian or vehicular area in this zone may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create an alternate accessible bus stop zone that would serve the Williamson Street at South Blount Street intersection area in a comparable operational and accessible manner.
61. 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 the design.
62. Metro Transit operates daily all-day transit service along Williamson Street adjacent this property – with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day rapid transit service along East Washington Avenue near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).
63. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 222 Weekday & 130 Weekend. Please contact Metro Transit if additional analysis would be of interest.