



Project Address: 1224 South Park Street (13th Aldermanic District – Ald. Evers)

Application Type: Demolition Permit

Legistar File ID # [56546](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: John Van Note; SARA Investment Real Estate Inc.; 1955 Atwood Ave; Madison, WI 53704

Contact: Amy Hasselman; Kontext Architects LLC; 242 E Main St #201; Sun Prairie, WI 53590

Applicant: Twelve Park LLC; 1955 Atwood Ave; Madison, WI 53704

Requested Action: Approval of demolition permit to raze an existing multi-tenant commercial building with structured parking to construct a two-story commercial building with structured parking at 1224 South Park Street within the Commercial Corridor-Transitional (CC-T) zoning district and Urban Design District #7.

Proposal Summary: The applicant is seeking approval to demolish an existing one-story multi-tenant commercial building over a level of structured parking to construct a new two-story commercial building and parking lot over a lower level of structured parking.

Applicable Regulations & Standards: Section 28.185 M.G.O. provides the process for demolition and removal permits.

Review Required By: Urban Design Commission (UDD #7); Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze an existing multi-tenant commercial building over structured parking to construct a two-story commercial building with structured parking at 1224 South Park Street subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is a 25,703 square-foot (0.59 acre) parcel located on the west side of South Park Street between its intersections with West Olin Avenue and Spruce Street. It is within Aldermanic District 13 (Ald. Evers) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The existing 23,477-square foot building is a multi-tenant commercial building with lower-level structured parking. The site is zoned CC-T (Commercial Corridor-Transitional District).

Surrounding Land Uses and Zoning:

North: Small commercial shop buildings retrofitted to existing houses zoned CC-T (Commercial Corridor-Transitional district);

West: Parking lot for medical clinic zoned CC-T; across High Street, single-family homes zoned TR-C2 (Traditional Residential-Consistent 2);

South: Grocery store and parking lot for medical clinic zoned, both zoned CC-T; and

East: Across South Park Street, a one-story office building, zoned CC-T.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject site and the surrounding properties to the west of South Park Street as Regional Mixed-Use (RMU). The [South Madison Neighborhood Plan](#) (2005) identifies this area as a primary redevelopment area, with new mixed-income housing options, a “main street” concept, and street-oriented development with quality urban design. The [Wingra Creek BUILD Plan](#) (2005) recommends commercial redevelopment for this stretch of Park Street. The [Bay Creek Neighborhood Plan](#) (1991) recommends a mixture of commercial and residential uses.

Zoning Summary: The subject property is zoned CC-T (Commercial Corridor-Transitional District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	25,702
Lot Width	None	238 ft
Front Yard Setback	None	5 ft
Side Yard Setback	6 ft	6 ft
Rear Yard Setback	20 ft	20 ft
Maximum Lot Coverage	85%	81%
Maximum Building Height	5 stories/68 ft	2 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	70
Accessible Stalls	3	4
Loading	1	1
Number Bike Parking Stalls	Depends on future use (see Zoning comment #5)	10
Landscaping	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Flex Building

Other Critical Zoning Items	Urban Design (UDD #7), 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.

Project Description

The applicant is seeking a demolition permit to raze an existing one-story multi-tenant commercial building over a level of structured parking to construct a new two-story commercial building over lower level structured parking.

[Photos](#) provided by the applicant show areas of the interior lower-level parking area to be fenced off from access with temporary steel shoring posts supporting the upper parking deck. Similar shoring posts have also been placed

within a former office space on the lower level. The photos show spalled concrete in the lower level and rust staining from rusted rebar within the concrete panels of the upper-level structure.

The applicant proposes to raze the existing structure and build a new two-story commercial building on top of a new lower-level structured parking area. The building is located on the southern half of the site. The main entrance to the proposed building is located at the corner of South Park Street and the street-level customer parking. The primary façades feature predominant vertical circulation areas with exterior concrete masonry units and glazing. Storefront areas have first floor brick veneer and aluminum storefront windows. The storefront window and door assemblies extend to the full height of the first floor for flexibility of retail and service business layouts throughout the life of the building. The upper level is predominantly clad in fiber cement panels and the horizontal roof overhangs and canopies are prefinished metal. The front setback includes landscaping, pedestrian amenities and circulation areas, parking lot screening, and bicycle parking. Further landscaping areas are planned for the side and rear setbacks. A small patio is also planned for the rear yard.

The proposed lower-level parking will be accessed from High Street at the rear of the site. Per the application materials, these 49 stalls will be predominantly utilized by staff employed at the proposed building. The lower level parking will be screened by ornamental metal fencing and the walls of the trash enclosure. The 19 stalls in the southern half of the lower-level parking will be further secured. On the upper level, at the South Park Street elevation, a customer parking area with 21 stalls will be accessed from South Park Street on the northern portion of the site. The corners of the parking area will include areas for landscaping.

The applicant intends to begin demolition in November 2019, with construction completion in Summer 2020.

Analysis & Conclusion

This request is subject to the standards for demolition permits. This section begins with adopted plan recommendations, then provides an analysis the demolition standards, and finishes with an analysis of Urban Design District #7 considerations. No conditional uses are being sought at this time.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject site and the surrounding properties to the west of South Park Street as Regional Mixed-Use (RMU). The Regional Mixed-Use category includes existing and planned high-intensity centers supporting a variety of multi-family housing options and commercial activity serving the needs of the region. The [South Madison Neighborhood Plan](#) (2005) identifies this area as a primary redevelopment area, with new mixed-income housing options, a “main street” concept, street-oriented development with quality urban design, and “neighborhood-oriented and commercial-community” businesses. The [Wingra Creek BUILD Plan](#) (2005) recommends commercial redevelopment for this stretch of Park Street, which is included in development Sub-Area 2. A short-term strategy listed in the plan is for façade improvements and exterior renovation of the existing building. Long-term recommendations are to retain neighborhood retail and beautify Park Street facades and streetscapes. The [Bay Creek Neighborhood Plan](#) (1991) recommends a mixture of commercial and residential uses.

Demolition Permit Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning

code and the intent and purpose of the CC-T (Commercial Corridor-Transitional) Zoning District. Per MGO §28.067(1), the CC-T district is intended to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- Improve the quality of landscaping, site design and urban design along these corridors.
- Maintain the viability of existing residential uses located along predominantly commercial corridors.
- Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- Structured parking is encouraged.

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. The proposed two-story commercial building with potential for office, retail, and service uses and structured parking appears to be compatible with the recommendations of the applicable adopted plans noted above. While final tenants have not been identified in this application, staff understands that possible target tenant include medical offices, which are permitted uses in the CC-T zoning district. Other permitted uses include general retail, office, and other business and consumer services. If future uses require a conditional use consideration, a separate Plan Commission application will be required.

There are no current building inspection enforcement cases open for this property.

The demolition standards also state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its June 17, 2019 meeting, the Landmarks Commission found that the building at 1224 South Park Street has no known historic value.

Urban Design Commission

The property at 1224 South Park Street is within Urban Design District #7. At its August 14 meeting, the Urban Design Commission granted initial approval to the proposal. The primary condition applied to the proposal by the Urban Design Commission was to increase the building's front setback along South Park Street to the maximum 10 feet allowed in UDD #7. The Urban Design Commission also requested the applicant provide additional high-quality landscaping and hardscaping within the front setback area. At its September 4 meeting, the Urban Design Committee granted final approval to the proposal, which included approval of the setback, landscaping, and hardscaping. Due to UDC conditions, the approved site plan differs slightly from the site plan reviewed by the reviewing agencies. A standard condition to address any inconsistencies is recommended.

At time of report writing, the Bay Creek Neighborhood Association Planning and Economic Development Committee has provided written comments to the Urban Design Commission, which are included with the Plan Commission materials. Staff is unaware of any other public comment.

Conclusion

Staff believes that the Plan Commission can find the demolition approval standards to be met. Staff believes the proposal's consistency with the Comprehensive Plan and various special area plans should be considered in relation to the standards.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze a one-story commercial building and construct a new two-story commercial building with structured parking at 1224 South Park Street 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. The plan revisions, submitted on August 28, 2019 to the Urban Design Commission, were not received in time to be reviewed by other City Agencies. As such, approval of these plans shall be subject to additional agency comments related to the proposed changes.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. 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).
3. Section 28.185(9)(a): A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. 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.
5. 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.
6. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

7. 6.99 No sanitary sewer lateral connections will be allowed to High Street. The City is planning to take this sewer out of service.
8. 4.9zz The Developer shall be aware that draft revisions to MGO Ch 37 require that if the redevelopment requires a SWMP (4000 SF of disturbance) and has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following criteria:
 - 1) Reduce peak runoff rates from the site by 15% compared to existing conditions during a 10-year design storm.
 - 2) Reduce runoff volumes from the site by 5% compared to existing conditions during a 10-year design storm.
 - 3) The required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall.
 - 4) The following guidance shall be used in interpreting this code:
 - a. An intensive greenroof with a media depth of 12" or more shall be considered to result in no runoff during a 10-year design storm and this reduction may be used to offset volumes and rates for the remainder of the site.
 - b. An extensive greenroof with media depth of a minimum of 4" shall be considered to be pervious for the purpose of meeting the lot coverage described above.
 - c. Pervious pavement designed to comply with the Wisconsin WDNR's guidance for post construction stormwater practices shall be considered to be pervious for the purposes of meeting the percent lot coverage described above.
9. 6.1 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))
10. 6.2 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))
11. 6.5 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)
12. 4.0 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.
13. 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
14. 4.10 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)

15. 4.13 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.
16. 4.14 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).
17. 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) 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))

18. 4.16 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. (POLICY).
19. 4.21 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. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City
20. 4.5 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.
21. 4.6a 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)
22. 4.9c Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
23. 4.9g 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.
24. 5.2 Prior to approval, the owner or owner's representative shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. These permit applications are available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)) and MGO 35.02(4)(c)(2))
25. 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
26. 3.2 The Applicant shall Construct Sidewalk to a plan approved by the City along High St

27. 1.1 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)

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

28. 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
29. The additional 3' of public right of way along S. Park Street shall be dedicated on the pending Certified Survey Map.
30. The 4' Wide Emergency Egress Easement per Doc NO 4173316 & 5477023 shall be released if it is in fact not necessary for the redevelopment of this site.
31. The address of the new building is 1222 S Park St. Tenant 1 shall be 1222 S Park St STE 100. Tenant 2 shall be 1222 S Park St STE 200. Any further subdivision or suite configuration changes will require an addressing plan in order to create & approve new suite addresses. 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.

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

32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
33. 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.
34. 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.
35. Per conditions of CSM, "The applicant shall dedicate an additional 3' of Right of Way along South Park Street to accommodate a wider terrace."

36. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
37. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
38. 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.
39. 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.
40. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
41. 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.
42. "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.
43. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
44. All sidewalks next to buildings shall be 6' in width.
45. 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 South Park 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.
46. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear. The current plans appear to have columns in some of the underground parking stalls.

Fire Department (Contact Bill Sullivan, 261-9658)

47. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.
48. Confirm exiting requirements do not conflict with potential security wants.

Forestry Division (Contact Brad Hofmann, 267-4908)

49. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction -

Water Utility (Contact Adam Wiederhoeft, 266-9121)

50. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
51. 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.
52. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.