



PREPARED FOR THE PLAN COMMISSION

Project Address: 2902 East Washington Avenue & 401 North Lawn Avenue
(12th Aldermanic District – Ald. Abbas)

Application Type: Demolition Permit and Conditional Use

Legistar File ID # [60684](#)

Prepared By: Kevin Firchow, AICP, Principal Planner
Report includes comments from other City agencies, as noted.

Summary

Applicant | Owner | Contact: Anne Neujahr Morrison, 2902 East Washington LLC; 10 East Doty Street, Ste 300, Madison WI, 53703

Requested Action: The applicant requests approval of demolition permits to raze an office building, restaurant, and residential building and consideration of the following conditional uses: 1) Mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; 2) Multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; 3) Multi-family dwelling with greater than eight (8) units in the CC-T District; and 4) Mixed-use building with less than 75% non-residential ground floor area.

Proposal Summary: The applicant is seeking approval to demolish three buildings for the purpose of developing a five-story building with 135 dwelling units and approximately 8,000 sf of commercial space.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits §28.185(7) Madison General Ordinance (MGO) and Conditional Uses §28.183(6) MGO.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish the existing principal buildings and conditional uses to construct a mixed-use building with approximately 135 dwelling unit and 8,000 square feet of commercial space. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is approximately 1.6 acres in area, located near the intersection of East Washington Avenue, East Johnson Street, and North Lawn Avenue. It is within Aldermanic District 12 (Ald. Abbas) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes a one-story commercial building (formerly Ella’s Deli); a three-unit residential structure, and commercial building (former place of worship.)

Surrounding Land Uses and Zoning:

North: 36-unit apartment building zoned CC-T (Commercial Corridor Transition District and single-family home, zoned TR-C4 (Traditional Residential-Consistent 4 District);

South: Across East Washington Avenue, commercial buildings part of the East Madison Shopping Center, zoned CC-T;

East: Commercial Development along East Washington Avenue and aforementioned 36-unit apartment, zoned CC-T; and

West: Automotive repair business, zoned CC-T, with single-family homes zoned TR-C4 on the west side of North Lawn Avenue.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends “Community Mixed-Use” development for the subject site and surrounding properties. Such areas are recommended for a relatively high-intensity mix of residential, retail, office, institutional, and civic uses and are generally located adjacent to a major transportation corridor. The recommended density is ≤ 130 dwelling units an acre (du/ac). The recommended height is between 2 and 6 stories. The site is also within the more specific [Emerson East Eken Park Yahara Neighborhood Plan \(2016\)](#). This plan includes the subject properties within the Eken Park Neighborhood Gateway and East Johnson Commercial Corridor. The plan does not include detailed design recommendations for the subject site but generally recommends “Multi-story, mixed-use nodes with retail/commercial uses below and residential above; affordable housing units; and green building and site design principles that conserve energy, reduce water use, limit stormwater runoff, and generally minimize adverse environmental impacts” for all of the focus areas.

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

Requirements	Required	Proposed
Front Yard Setback	25' maximum	21.24'
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district: 5'	10.21' north side
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6' of lot line	Two-story or higher: 6'	6.55' west side 13.84' south side
Rear Yard Setback	The lesser of 20% of lot depth or 20'	22.8'
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (25,760 sq. ft.)	Adequate
Maximum Lot Coverage	85%	79.8%
Maximum Building Height	5 stories/ 68'	5 stories/ Less than 68'
Number Parking Stalls	No minimum required	107 underground 10 surface (117 total)
Accessible Stalls	Yes	Yes
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (135) 1 guest space per 10 units (13) General retail; service business; office: 1 per 2,000 sq. ft. floor area (4) (152 total)	135 underground 18 surface (153 total)

Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Flex building
Other Critical Zoning Items	Urban Design Commission (UDD #5); Barrier Free (ILHR 69); Utility Easements	

Table prepared by Jenny Kirchgatter, 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 requests demolition and conditional use approval to raze three buildings and to construct a five-story, 135-unit mixed-use building with approximately 8,000 square feet of ground floor commercial space.

In regards to the proposed demolitions, the first building proposed for demolition is the former “Ella’s Deli” restaurant. According to City Assessor records, this one-story building is approximately 5,500 square feet in area and was built in 1951. The next building proposed for demolition is the adjacent three-unit residence, which the applicant’s letter of intent notes was also utilized as support space for the restaurant. City Assessor’s records indicate that this building was constructed in 1920. The applicant indicates that this building is in poor condition. The third building proposed for demolition is a former place of worship that was most recently used as an office. City Assessor’s information does not specify a date of construction, though the letter of intent states that the building was constructed in the 1970s. [Demolition photos](#) were provided with the application and can be viewed at the City’s Legislative Home Page under file [60684](#).

Upon demolition, the applicant proposes to redevelop the property with a new mixed-use building. The 135 dwelling units include 109 one-bedroom units and 26 two-bedroom units. The development was awarded affordable housing tax credits from WHEDA (Wisconsin Housing and Economic Development Authority) though City Affordable Housing funds have not been requested.

A specific tenant is not identified in the submitted application for the 8,000 commercial space, though the letter of intent states that the applicant is seeking a local business or non-profit tenant and that the current focus is not a fast-food type restaurant.

The building is divided into three primary masses. Along East Washington, the building is five stories in height. Along North Lawn Avenue, the building is four stories. A single-story element connects these element at the center of the site. The building includes a combination of brick and fiber-cement siding, with the latter being the primary material along the North Lawn façade. Among the more prominent design features is the inclusion of a five-story mural element along the East Washington-side of the building. Final details of the mural are not provided, though the applicant has noted that mural will be painted upon brick.

The largest on-site open space is the landscape area above the underground parking on the site’s eastern side. A roof-top terrace is also proposed above the one-story connecting element.

In regards to parking, the plans include approximately 107 structured stalls in the building, with an additional 11 surface stalls on the site. The letter of intent states that there will be 135 indoor and 18 outdoor bicycle parking stalls.

Analysis & Conclusion

This proposal is subject to the standards for Demolition Permits §28.185(7) Madison General Ordinance (MGO) and Conditional Uses §28.183(6) MGO. This section begins with a summary of adopted plan recommendations.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) recommends “Community Mixed-Use” development for the subject site and surrounding properties. Such areas are recommended for a relatively high-intensity mix of residential, retail, office, institutional, and civic uses and are generally located adjacent to a major transportation corridor. The recommended density is ≤ 130 dwelling units an acre (du/ac). The recommended height is between 2 and 6 stories. The site is also within the more specific [Emerson East Eken Park Yahara Neighborhood Plan](#) (2016). This plan includes the subject properties within the “Eken Park Neighborhood Gateway and East Johnson Commercial Corridor.” The plan does not include detailed design recommendations for the subject site but generally recommends “Multi-story, mixed-use nodes with retail/commercial uses below and residential above; affordable housing units; and green building and site design principles that conserve energy, reduce water use, limit stormwater runoff, and generally minimize adverse environmental impacts” for all of the focus areas.

Staff believes that the request is consistent with the recommendations in adopted plans. While larger than the surrounding structures at four and five stories, the building is within the recommended height range. Further, height up to five stories is allowed by zoning and no conditional use is sought for additional height. The project has a calculated density of approximately 84 dwelling units per acre (du/ac), which is also within the recommended density range.

Demolition Permit Standards

In order to approve a demolition request, MGO §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 Transition) Zoning District. Per MGO §28.067(1), the CC-T District is established 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. Additionally, the district is 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; and to encourage structured parking.

The Demolition Standards further 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](#). As indicated in the discussion above, Staff believes that the request and its uses can be found consistent with the adopted plans.

Finally, 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 their May 4, 2020 meeting, the Landmarks Commission recommended to the Plan Commission that the buildings proposed for demolition had no known historic value.

Staff believes that the demolition standards can be found met.

Conditional Use Standards

Multiple conditional uses are requested. In regards to the Conditional Use Approval 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 MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Staff believes that the proposal is consistent with adopted plans and that the conditional use standards can be found met, with the recommended approval conditions. Staff provide the following additional discussion.

Conditional Use Standard 5 states that "Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided." In consideration of this standard, staff notes that a Traffic Impact Analysis (TIA) has been provided by the applicant and accepted by the Traffic Engineering Division.

Staff also requests that the Plan Commission give careful consideration to Conditional Use Standard 9, recognizing the unique nature of the mural feature. Zoning has confirmed that the feature complies with applicable regulations, though Planning staff notes that there is not a similar precedent in the City in terms overall scale or use as a primary façade.

Urban Design Commission

The Urban Design Commission (UDC) is also an approving body on this request as this is within Urban Design District 5. At their July 1, 2020 meeting, the UDC unanimously granted final approval. Their approval motion specified that the mural that was presented was considered to be a "placeholder" and that separate approval of the mural will be required. That motion passed unanimously. There were no other conditions of approval.

Public Input

At the time of report writing, Planning Division staff had received one call raising concerns on the proposal. No written correspondence has been provided at the time of report writing.

Conclusion

Staff believes that the Plan Commission can find the approval standards for demolition permits, and conditional uses can be met.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish the existing principal buildings and conditional uses to construct a mixed-use building with approximately 135 dwelling units and 8,000 square feet of commercial space. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

City Engineering Division (Contact Timothy Troester, 608-267-1995)

1. 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 shall be set at elevation 852.00. Structure exposed below this elevation shall be constructed of water resistant materials such as concrete or brick.
2. 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)
3. Construct sidewalk/terrace improvements/driveway apron on E Washington Ave and North Lawn Ave to a plan as approved by City Engineer
4. 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))
5. 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))
6. 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))
7. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
8. 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

9. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
10. 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.
11. 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)
12. 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)
13. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
14. 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.
15. 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>
16. 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)
17. 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.
18. 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.
19. 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>.
20. 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))

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

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

21. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of any building permits for new construction.

22. The base address for section A apartments is 325 North Lawn Ave. The base address for section B apartments is 2860 E Washington Ave. There is a potential for 2852-2858 E Washington Ave for the potential of four commercial tenant spaces. Commercial addresses will be finalized when build out configurations are submitted. 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.

23. Submit 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. 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 final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final 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. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

24. 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.

25. 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.

26. 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.
27. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
28. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
29. 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.
30. 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.
31. 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.
32. 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.
33. All parking ramps as they 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.
34. 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 Austin Scheib, (266-4768) (ascheib@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.
35. 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.
36. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

37. Applicant shall submit for review a waste removal plan. This shall include vehicular 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 East Washington 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.
39. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by Traffic Engineering.

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

40. Per IBC 1024.5 Openings into exit passageways shall be limited to normally occupied spaces. Both enclosed exit stairs serving the 5-story portion of the building have direct access from normally unoccupied storage areas.

41. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

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

42. Clearly identify each qualifying at-grade and structured useable open space area on the final plans. A minimum of 25,760 sq. ft. of useable open space is required. Usable open space at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet and pervious pavement may be included as usable open space. Structured useable open space at roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.

43. 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 at streets@cityofmadison.com. 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
44. Submit a detail or profile showing compliance with the north side yard height transition to the abutting residential zoned property.
45. Bicycle parking for the residential dwelling units shall comply with MGO Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 135 resident bicycle stalls are required plus a minimum of 13 short-term guest stalls. 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. Identify and provide a count of the bicycle stalls at the various

locations. Show the dimensions of the bicycle stalls and access aisles on the plans. The access aisle must not be obstructed by vehicles, columns or other structures. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the models bike racks to be installed, including wall mount, vertical or structured racks.

46. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of four (4) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.
47. 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.
48. Screening is required adjacent the Zoning district boundary along the north property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
49. Provide details showing that the East Washington Avenue primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
50. Provide details of the second floor common roof deck area including resident amenities such as seating, planters, or grilling stations. Provide details of the fourth floor green roof.
51. 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.
52. 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.

Forestry Division (Contact Brad Hoffman, 608-267-4908)

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| <p>53. 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.</p> |
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54. 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 plan set.
55. 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 (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 plan set.
56. 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 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
57. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction 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 the plan set.
58. 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 the plan set.
59. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
60. 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.

Parks Division (Contact Sarah Lerner, 608-261-4281)

No comments were provided by this agency.

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

No comments were provided by this agency.

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

A report was provided with no recommended conditions of approval.