



PREPARED FOR THE PLAN COMMISSION

Project Address: 825 East Washington Avenue (District 6 – Alder Rummel)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [60172](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Josh Wilcox; GBA Architecture & Design; 2248 Deming Way #120; Middleton, WI 53562

Owner: 825 E Washington LLC; 222 North Street; Madison, WI 53704

Requested Action: The applicant requests approval of demolition permits to raze two buildings; and consideration of a conditional uses in the Traditional Employment (TE) District for a hotel, for restaurant-taverns, for outdoor eating areas for the restaurant-taverns, and to allow construction of a building exceeding five stories and 68 feet in height, all per §28.084 MGO; within Urban Design District 8.

Proposal Summary: The applicant proposes to demolish two existing buildings and construct an eight-story, 151-room hotel with leasable third-party space at 825 East Washington Avenue.

Applicable Regulations & Standards: This proposal is subject to the standards Demolition Permits [§28.185(7) M.G.O.] and Conditional Uses [§28.183(6) M.G.O.]. Several of the Conditional Use requests are also subject to the Supplemental Regulations [§28.151 M.G.O.] of the zoning code. This proposal is also subject to the standards for Urban Design District 8 [§33.24(15) M.G.O.].

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that **if** the Plan Commission find that the standards for demolition permits and conditional uses are met, it **approve** the request to demolish two buildings to construct an eight-story hotel on the site. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies in this report.

Background Information

Parcel Location: The subject property includes two lots addressed 825 East Washington Avenue and 824 East Main Street, totaling 21,865 sf (0.5 acres) is located on the southeast side of East Washington Avenue, between South Livingston Street and South Paterson Street. The site is in Aldermanic District 6 (Alder Rummel) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site zoned TE (Traditional Employment district). 825 East Washington Avenue is developed with a two-story 12,500-square foot brick warehouse building with a small office component built in 1914. 824 East Main Street is developed with a 6,400-square foot metal Trachte-type warehouse building, constructed in 1927.

Surrounding Land Use and Zoning:

- Northeast: A two-story restaurant building and a one-story wedding venue in former industrial warehouse buildings, both zoned TE (Traditional Employment district);
- Southeast: Across East Main Street, an MG&E building and storage yard, zoned TE;
- Southwest: The 9-story “Spark” office building, zoned TE; and
- Northwest: Across East Washington Avenue, the 11-story “Galaxie” mixed-use building, zoned TE.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Employment for the subject site. The [East Washington Avenue Capitol Gateway Corridor Plan](#) (2008) also recommends an Employment use for the site. The [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) does not include specific recommendations for this site.

Zoning Summary: The property is zoned Traditional Employment (TE).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	21,780 sq. ft.
Lot Width	50'	66'
Front Yard Setback	None	15.0'
Side Yard Setback	None unless needed for access	5.0' North side 10.0' South side
Rear Yard Setback: Through Lot	None	Adequate
Maximum Lot Coverage	85%	91.1% (see zoning comment 2)
Minimum Building Height	22' measured to building cornice	8 stories
Maximum Building Height	5 stories/ 68'	8 stories

Site Design	Required	Proposed
Number Parking Stalls	Hotel: .75 per bedroom (113) Restaurant-tavern: 15% of capacity of persons (TBD)	6 (see zoning comments 3 & 8)
Accessible Stalls	Yes	1
Loading	2 (10' x 50')	Loading zone (see zoning comment 9)
Number Bike Parking Stalls	Hotel: 1 per 10 bedrooms (15) Restaurant-tavern: 5% of capacity of persons (TBD)	28 (see zoning comments 3 & 8)
Landscaping and Screening	Yes	Yes (see zoning comment 10)
Lighting	Yes	Yes
Building Forms	Yes	Flex building

Other Critical Zoning Items	Urban Design (UDD #8), Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District (WP-24)
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes to demolish the existing commercial buildings located at 825 East Washington Avenue & 824 East Main Street and build a new hotel, namely a Moxy by Marriott. The proposed new eight-story hotel building will be approximately 81,000 square feet with 151 guest rooms and other amenities.

The site extends the full width of the block from East Washington through to East Main. The footprint of the proposed hotel is located at the westernmost corner of the site. The upper floors extend further east above an under-building driveway and drop-off at grade. The building is set back from East Washington Avenue the UDD-required 15 feet. The East Main frontage is setback 75 feet from the street. The building is proposed to be five (5) stories at the East Washington Avenue street level with three (3) stories above. The first floor has entrances on both the East Washington Avenue side and at the drive-through drop-off on the East Main Street side, as well as service entrances and emergency exits along the vehicle drive to the southwest of the building. A vestibule for an elevator leading to the third-party space on the eighth floor is also accessed from the drop-off area. The first floor includes a lounge, bar and restaurant, welcome area, and back-of-house operations. The second floor also includes back-of-house operations, as well as guest amenity areas. The third to seventh floors are occupied by guest rooms. The East Washington Avenue frontage is stepped back approximately 15 feet above the fifth floor, providing outdoor patios for suites on the sixth floor. The eighth floor is proposed to be occupied by a third-party-operated restaurant and features outdoor patios at each end of the building.

The first five stories of the East Washington Avenue facade include a warehouse building style with large multi-paned window openings, clad in a dark bronze EIFS. Starting at the third floor, and going up to the seventh, most of the building is clad with a horizontal EIFS panel system in varied shades of brown, with primarily vertical window openings for the hotel rooms. The East Main Street facade is primarily the brown horizontal panel EIFS, but includes a proposed six-story mural that wraps around to the northeast side of the building. The northeast facade, which will be visible for those traveling toward Capitol Square on East Washington Avenue, is also predominantly clad in the brown horizontal panel EIFS with vertical window openings. The vertical-transportation core of the building faces to the southwest toward the taller neighboring office building and East Main Street, and is built with a sealed concrete. The southwest facade is clad in both EIFS colors. The eighth floor, stepped back from the mass of the rest of the building is clad in black metal with large window openings and a folding glass wall system. Patios are contained by black aluminum or glass railing systems.

Vehicle traffic from East Washington Avenue enters the site at a driveway along the south property line and is directed through the under-building drop-off, exiting onto East Main Street. Vehicle traffic from East Main Street enters via the rear driveway and can access the six vehicle stalls in the rear surface parking lot, and must exit again out to East Main Street. The applicant has indicated that guest parking will be located off site. There are 28 outdoor bicycle parking stalls on site.

Most of the site is either paved or built upon. Landscaping is limited to small plantings on the eastern half of the north interior lot line and along East Main Street. The plans show one tree planting along East Main Street. A street tree on East Washington Avenue is intended to remain. A patio at the front of the building with up to 26 seats for outdoor eating and drinking will be elevated approximately 18 inches above the East Washington Avenue sidewalk and be accessed via stairs or ramp. A dumpster enclosure located at the southeast corner of the lot is proposed to be two "stories" tall and include dumpsters, a trash compactor, and an emergency generator.

The applicant has indicated that the hotel bar and café on the first floor, the adjacent outdoor eating area facing East Washington Avenue and the restaurant on the eighth floor will operate Sunday-Thursday from 6:00 a.m. – 12:00 a.m. and 6:00 a.m. – 2:00 a.m. on Friday and Saturday.

The applicant has indicated that, if approved, construction will begin in November 2020 and be completed by March 2022.

Project Analysis

The applicant requests approval of a demolition permit to raze an existing office building, and conditional use approval for a hotel in a TE district and Urban Design District 8. This section will analyze this proposal and these requests individually. It begins with a review of adopted plans; an analysis of the demolition permit and conditional use standards; and ends with a summary of the Urban Design Commission's review.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Employment for the subject site, which include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area. While there are no fixed limits on size of an establishment or development intensity within Employment areas, all uses should be compatible with the density and scale of surrounding development. The intensity of development may vary significantly depending on the location and surrounding context. The [East Washington Avenue Capitol Gateway Corridor Plan](#) (2008) also recommends an Employment use for the site, with a maximum facade height of five stories and maximum heights of twelve stories for the East Washington Avenue half of the site and eight stories on the East Main Street half. The plan also recommends scaling buildings on the Main Street frontage at a scale appropriate for that streetscape. The [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) does not include specific recommendations for this site.

Demolition and Removal Standards

The existing office building is proposed to be demolished. As noted in MGO Section 28.185(7), in order to approve a demolition permit, the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning districts. The Traditional Employment (TE) Districts are established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Employment locations. Residential uses are of secondary importance. The district is also intended to encourage businesses with the potential to provide significant numbers of living-wage jobs that contribute to a sustainable economy and a strong tax base, and support the continued use or adaptive re-use of traditional industrial buildings for a variety of purposes.

Furthermore, the proposal should be compatible with adopted plans. The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. The Plan Commission shall also consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met. At its May 4, 2020 meeting, the Landmarks Commission found that the building at 824 E Main Street has no known historic value and the building at 825 E Washington Avenue has historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

Staff believes the Plan Commission can find the demolition standards are met with this proposal.

Conditional Use Approval Standards

This proposal is also subject to the standards for Conditional Uses as hotels, restaurants and restaurant-taverns, and outdoor eating areas are a conditional use in the TE Zoning district. Further, the proposed hotel exceeds the five stories or 68 feet permitted without conditional use approval. The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff believes that a hotel use is generally a complementary use in employment-recommended areas. The balance of this section will focus on the approval standards.

Staff's primary question with this proposal is whether Standard 5 is met in regards to the proposal's parking and vehicle access situation. Approval 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 pre-application discussions, Planning Division staff urged that the applicant have specific parking solutions in place for the Plan Commission to adequately review this standard. While the applicant has had a preliminary positive discussion with the City's Parking Utility, Planning Division staff understands that no terms or agreements have been reached or are currently being drafted. The applicant anticipates the lease will accommodate parking at the City's South Livingston Street parking structure. If such an agreement is not possible, the applicant has also indicated they are also working with two private land owners in close proximity to the proposed hotel site to accommodate guest vehicle parking. No further specifics have been provided at the time of report writing.

Despite only having six parking stalls, a conditional use for a parking reduction is not required based on the proximity to the Livingston Street Parking Structure. The Zoning Code includes an off-site parking availability adjustment, found on Table 28I-4 in §28.141(5) MGO, states the "parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served." The City Parking Utility's Capital East Ramp is located south across East Main Street from the site and would qualify this proposal for the adjustment.

Based on information presented at the public hearing regarding parking adequacy, should the Commission not be able to find this standard met, the Plan Commission could refer this request in order to have more specific information or condition it upon having more specific agreements in place prior to the issuance of permits.

In regards to Standard 9, regarding building aesthetics, staff notes that façade composition includes a significant amount of EIFS, which is unusual for newer larger buildings within this portion of the East Washington Avenue corridor. The TE Zoning District does not have limitations on the amount of EIFS and, as noted below, the project was found by the Urban Design Commission to meet the approval standards for UDD 8.

Staff believes the Plan Commission can find all other applicable conditional use approval standards to be met.

Urban Design Commission

The Urban Design Commission (UDC) is an approving body on the development request. The development site is within Urban Design District 8 (UDD 8) Block 12a & 12b, which requires that the UDC review the proposed project using the design requirements and guidelines of §33.24(15). The UDC granted final approval to the proposal at its May 27, 2020 meeting without conditions.

Public Input

At time of report writing Staff has received a letter of support for the proposal from the Marquette Neighborhood Association, which has been added to the Plan Commission materials.

Conclusion

The applicant requests approval of a demolition permit to raze an existing office building, and conditional use approval for a hotel, restaurants-taverns, an outdoor eating area, and height in excess of five stories in a TE district and Urban Design District 8. Planning Division Staff recommends that the Plan Commission find that the standards for demolition permits met. If the Plan Commission can find the parking availability adjustment per §28.141(5) MGO is sufficient, Staff recommends the Plan Commission find standards for conditional uses met. If the Plan Commission finds that an agreement for off-site parking is necessary, Staff recommends that the Plan Commission find that approval standard five is not met and refer the proposal to a future date pending review of a parking arrangement or lease.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that **if** the Plan Commission finds that the standards for demolition permits and conditional uses are met, it **approve** the request to demolish two buildings to construct an eight-story hotel on the site. This recommendation is 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, (608) 243-0455)

1. Prior to the issuance of building permits, the applicant shall provide evidence of alternative parking arrangements including leases or other agreements for approval by the Director of DPECD (or designee).

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

2. Reduce the lot coverage to a maximum of 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
3. The minimum parking requirement for the proposed hotel is .75 stalls per bedroom (113 stalls). The minimum parking requirement for a restaurant-tavern is 15% of capacity of persons. Per Section 28.141(5), parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served. Due to the proximity of the Capital East Parking Ramp, parking for the proposed hotel and restaurant-tavern may be reduced. Submit an application for a Parking Reduction to document the availability of off-site parking.

4. The project site lies within Wellhead Protection District 24. Future commercial uses will be subject to review by the Water Utility. All uses in Zones A and B of any Wellhead Protection District shall be approved by the Water Utility General Manger or his/her designee. A use may be approved with conditions. Approval by the Water Utility General Manager or his/her designee is in addition to all other approvals required for the proposed use.
5. 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.
6. 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.
7. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Vehicle and bicycle parking requirements for food and beverage establishments will be based on the capacity or number of occupants as established by the Building Inspection Unit. Provide the capacity of the proposed restaurant-tavern to determine the vehicle and bicycle parking requirements.
9. Required loading facilities shall comply with MGO Section 28.141(13). Provide two 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. The required number of loading spaces may be reduced through conditional use approval.
10. 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.
11. The proposed outdoor eating patios shall meet applicable building and fire codes. The capacity shall be established for the outdoor eating areas. Occupancy is established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.
12. 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.
13. 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.

Engineering Division (Contact Brenda Stanley, (608) 267-9127)

14. Applicant shall provide projected sewer use calculations as a condition of approval. Offsite sewer improvements may be required.

15. 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.
16. 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)
17. Construct sidewalk to a plan as approved by City Engineer
18. 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))
19. 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))
20. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
21. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
22. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development. (POLICY)
23. 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)
24. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
25. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
- Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to 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))

This site is required to reduce peak discharge from the site by 15% during a 10 -year event and reduce peak volumetric discharge from the site by 5% during a 10 year storm event.

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

27. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
28. 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).

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

29. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit.
30. The address of 825 E Washington Ave and 824 E Main St will be retired with the demolition of the existing buildings.
The drop off and main entrance to the hotel is off of E Main St. Therefore, the address of the hotel is 826 E Main St.
The 1st floor Moxy lounge entrance is off of E Washington Ave. Therefore, the lounge address is 823 E Washington Ave.
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.
31. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior hotel room number 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 application submittal for the final Site Plan Approval 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)

32. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6)
33. Access to East Washington Avenue shall be restricted to ingress only. One way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the Exit.
34. The applicant shall be financially responsible for the installation of pedestrian level lighting adjacent their frontage on East Main Street. Estimated deposit value to be at \$7,000
35. 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.
36. 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.

37. 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.
38. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
39. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
40. 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.
41. 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.
42. 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.
43. "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.
44. 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.
45. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
46. The applicant shall prepare a Parking Management Plan for site and building operations to be reviewed and approved by the City Traffic Engineer.
47. 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.

48. 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.
49. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
50. The applicant shall provide direct pedestrian access from their site to the E. Main Street and E. Washington Avenue Right of Ways.

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

51. Provide a fire apparatus access lane plan and specifically address the required aerial access requirements of MGO 34 & the IFC.

52. 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.

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

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.
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.

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

60. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

61. 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.
62. The proposed development may require the installation of a fire protection/automatic sprinkler system (see also Madison Fire Department review comments); subsequently, a higher capacity water service lateral may be required to meet required flow rates. If a new water service will be required, contact Madison Water Utility Engineering Section to evaluate service connection options, confirmation of water meter size, or any applicable customer account revisions.

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

63. Metro Transit operates daily service along East Washington Avenue with stops in the Livingston Street intersection. Prior to service reductions put in place during March of 2020, trips operated at least once every 30 minutes on weekdays, but only passed once an hour each direction on weekends.