

PLANNING DIVISION STAFF REPORT

January 22, 2018

PREPARED FOR THE PLAN COMMISSION



Project Address: 2901 University Avenue & 2902-2912 Harvey Street
Application Type: Zoning Map Amendment, Demolition Permit and Conditional Use
Legistar File ID # [49896](#) and [49692](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: John Flad, Flad Development and Investment Co.; 3330 University Avenue; Madison.

Contact: Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Property Owner: Monumental Enterprises, Inc.; 26 Quail Ridge; Madison (2901 University Avenue); Ripple Trust Et Al; 22 Oxwood Circle; Madison (2902-2912 Harvey Street).

Requested Actions: Approval of a request to rezone approximately 0.75 acres of land at 2902-2912 Harvey Street from TR-U1 (Traditional Residential–Urban 1 District) to CC-T (Commercial Corridor–Transitional District), and approval of a demolition permit and conditional uses to demolish a liquor store at 2901 University Avenue and three apartment buildings at 2902, 2910 and 2912 Harvey Street to construct a five-story mixed-use building with 10,600 square feet of commercial space and 39 apartments, and a two-story, eight-unit townhouse building.

Proposal Summary: The proposed five-story mixed-use building will parallel the University Avenue frontage of the site, while the proposed two-story townhouse structure will front onto Harvey Street. Forty (40) at-grade/surface parking stalls and 67 underground parking stalls will be located between the two buildings, which will be accessed from a single driveway from Ridge Street, which forms the eastern boundary of the property. Construction of the proposed development will commence in May 2018, with completion anticipated in July 2019.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Section 28.067(3)(c) requires a side yard transition when a CC-T-zoned property abuts a residential district, which may be varied by conditional use approval. Section 28.067(4)(a) states that any mixed-use or multi-tenant building over 40,000 square feet of gross floor area in the CC-T (Commercial Corridor–Transitional) district requires approval of a conditional use. Section 28.151 states that any mixed-use building with more than 24 dwelling units in the CC-T district requires conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The proposed development is also located in Urban Design Dist. 6 and therefore is subject to the requirements in Section 33.24(13).

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00314, rezoning 2902-2912 Harvey Street from TR-U1 to CC-T, to the Common Council with a recommendation of **approval**, and **approve** a demolition permit and conditional uses to allow the demolition of a one-story commercial building at 2901 University Avenue and three apartment buildings at 2902-2912 Harvey Street and construction of a five-story mixed-use building along University and a two-story townhouse building along Harvey Street subject to the January 10, 2018 Urban Design Commission approval, input at the public hearing, and the conditions from the alder and reviewing agencies beginning on page 8 of this report.

Background Information

Parcel Location: The subject site is an approximately 1.03-acre parcel generally located at the southwesterly corner of University Avenue and Ridge Street; Urban Design District 6; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Zoning: Party Port Liquor, zoned CC-T (Commercial Corridor–Transitional District); a seven-unit apartment building at 2902 Harvey Street, an eight-unit/room apartment building at 2910 Harvey, and a six-unit apartment building at 2912 Harvey, all zoned TR-U1 (Traditional Residential – Urban 1 District). All of the subject properties are also located in Wellhead Protection Zone 6 (WP-6).

Surrounding Land Uses and Zoning:

North: Shorewood Pool and one-story multi-tenant commercial building across University Avenue in the Village of Shorewood Hills;

South: Single-family residences across Harvey Street, zoned TR-C2 (Traditional Residential–Consistent 2 District);

West: Surface parking lot and Bagels Forever retail store and production facility, zoned CC-T (Commercial Corridor–Transitional District); multi-family residences along Harvey Street, zoned TR-U1 (Traditional Residential–Urban 1 District);

East: Multi-tenant commercial building (Klinke Cleaners, et al) along University Avenue and single-family residence at northeastern corner of Ridge Street and Harvey Street, zoned CC-T.

Adopted Land Use Plans: The [Comprehensive Plan](#) recommends the University Avenue frontage of the site for Community Mixed-Use development, while the Harvey Street parcels are recommended for Medium-Density Residential development consistent with the historic use and zoning of the properties that comprise the development parcel.

The [Hoyt Park Area Joint Neighborhood Plan](#) includes the subject site as part of the “Harvey Street Mixed-Use Area.” Specific recommendations for this area, which is bounded by University Avenue, Ridge Street, Harvey Street and Summit Place, call for community mixed-use with commercial, restaurants, office, and retail on the first floor, and residential and offices on upper floors. The neighborhood plan recommends that a commercial focus be maintained along the University Avenue frontage, with residential uses on Harvey Street that maintain the neighborhood residential scale. Redevelopment projects should include multiple floors; new buildings should have a minimum of two stories but not exceed five stories, with a transition in building height from the University Avenue frontage to a two-story maximum along Harvey Street.

Zoning Summary: The project will be zoned CC-T (Commercial Corridor–Transitional District):

Requirements	Required	Proposed
Front Yard	25' maximum zoning	13.1' from Harvey Street
Side Yards	Minimum side yard required in the adjacent residential district: 6'	10.6' from west; 6.0' from east
Rear Yard	Lesser of 20% of lot depth or 20'	20.1' from University Avenue
Useable Open Space	160 sq. ft. per lodging room or one-bdrm. unit; 320 sq. ft. for units with more than one bdrm. (9,760 sq. ft.)	9,888 sq. ft.

Requirements	Required	Proposed
Maximum Lot Coverage	85%	82%
Maximum Building Height	5 stories / 68' per zoning	5 stories (See conditions)
Auto Parking	No minimum required	107
Bike Parking	Multi-family dwellings: 1 per unit up to two bedrms., half a space per add. bedroom (47); 1 guest space per 10 units (5); General retail; service business; office: 1 per 2,000 sq. ft. floor area (5) = Minimum 57 spaces	8 surface stalls, 51 underground stalls (59 total) (See conditions)
Loading	1 (10' x 50')	1 (10' x 35') (See conditions)
Building Forms	Flex Building	Complies with requirements
Other Critical Zoning Items		
Yes:	Wellhead Protection, Urban Design (Urban Design Dist. 6), Barrier Free, Utility Easements	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
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 subject site is served by a full range of urban services, including Metro Transit, which operates daily transit service along University Avenue.

Project Description

The applicant is requesting Plan Commission approval of a demolition permit and conditional uses to demolish the "Party Port" liquor store at 2901 University Avenue and three apartment buildings at 2902, 2910 and 2912 Harvey Street to construct a five-story mixed-use building with 10,600 square feet of commercial space and 39 apartments, and a two-story, eight-unit townhouse building. The proposed mixed-use redevelopment also requires Common Council approval of the rezoning of the three Harvey Street parcels from TR-U1 (Traditional Residential–Urban 1 District) to CC-T (Commercial Corridor–Transitional District) following a recommendation by the Plan Commission.

Existing Conditions

The overall subject site is a 1.03-acre parcel that extends from University Avenue to Harvey Street along the west side of Ridge Street, with approximately 180 feet of frontage along both University and Harvey despite the parcel being a trapezoidal shape. The liquor store to be razed is a one-story, 2,677 square-foot concrete block building located on the westerly third of the property, which was constructed in 1956 per City records. A small surface parking lot occupies the easterly portion of the parcel. A billboard is located at the northwestern corner of the property, which will be removed if the project is approved prior to the issuance of any building permits.

South of the liquor store, the three residential properties on Harvey Street contain 21 total dwelling units according to City records. Moving east to west, 2902 Harvey is a one-story, townhouse-style building located at the corner of Ridge Street, which was constructed in 1953 and contains seven one-bedroom units with exterior entries. The 2910 Harvey parcel is developed with a one-story, three-bedroom apartment constructed as a single-family residence in 1940, which is located in front of a two-story, seven-unit building constructed in 1958. The 2912 parcel is developed with a two-story, wood-frame apartment building constructed in 1939, which contains

six units. The three buildings are currently under common ownership and share a small parking area that extends along the northern walls of the three buildings and along the side walls between 2910 and 2912, with driveways from both abutting streets.

The Landmarks Commission informally reviewed the demolition of the four existing buildings at its October 30, 2017 meeting and recommended to the Plan Commission that none of the buildings had known historic value.

The site is characterized by mature trees in the front, rear and street side yards of the three residential properties, while the commercial parcel is devoid of any vegetation. The grade of the property falls approximately 12-14 feet from a high point at the southwestern corner of 2912 Harvey Street to the north and east, with a retaining wall and fence separating the commercial and residential properties. Along University Avenue, a more gradual six-foot grade change occurs west to east across that site frontage.

Proposed Development

The proposed five-story mixed-use building will parallel the University Avenue frontage. The first floor of "Building A" will contain approximately 10,600 square feet of commercial space to be located in up to six tenant spaces with entrances facing the street and a surface parking level/lot. The residential lobby will be located at the southwestern corner of the first floor and be accessed by the sidewalk that connects the parking-side commercial entrances to the Ridge Street sidewalk. On the second through fifth floors of Building A, the 39 dwelling units will be comprised of ten efficiencies, 23 one-bedroom units, and six two-bedroom units. A tenant exercise room will be located on the second floor, with a common room and terrace proposed on the fifth floor. The townhouse building, "Building B," will parallel Harvey Street, and will consist of one three-bedroom unit and seven two-bedroom units. All of the units will have both street-facing front entrances from Harvey Street, as well as rear entries from a common hallway with an elevator connected to the underground parking.

Parking for the two buildings will be provided by a two-level structure with 40 automobile parking stalls at the grade of Ridge Street and 67 stalls below the footprint of the project. Parking for 51 bikes is also proposed under the building. Access to all of the parking for the project will be provided by a driveway from Ridge Street between the two aboveground buildings.

The building is considered one for code purposes, but is being reviewed as two to better describe the proposed conditions. The Zoning Code considers the development site as a "corner lot" with one front yard, a corresponding rear yard, and two side yards. The applicant and Zoning Administrator have chosen Harvey Street as the front lot line and University Avenue as the rear lot line, with the north-south lines of the site considered the side lot lines. The proposed setbacks for the building are depicted on Sheet C-1.1, including a 20.1-foot setback along University Avenue.

The existing grades present across the site, the placement of the proposed structure, and the need for the project to provide uniform parking levels below the footprint of the complex and at-grade between the two aboveground buildings at the grade of Ridge Street create a unique structural condition for the development. At the southwest corner of the site, the first floor of the westernmost townhouse unit will be 1.2 feet above the grade of the sidewalk to be constructed in the Harvey Street right of way, while the same finished floor height (894.5 feet, Sheet C-4.0) in the easternmost townhouse unit will be approximately 8 feet above the sidewalk grade, with increasingly longer stairs connecting the eight townhouses to Harvey Street as the building moves west to east. A similar condition is proposed for the five-story building. The northwestern corner of the first floor (FFE 883.17 feet) is proposed to sit 3 feet below the grade of the University Avenue sidewalk before coming flush with the grade near the center of the frontage, and ending up 2 feet above the sidewalk at the corner of Ridge Street. A

stepped and curved precast wall is proposed along the along the University Avenue sidewalk, which will be reconstructed partially on the site in a public easement to create a deeper terrace adjacent to the street. The 20.1-foot deep rear yard setback area between the five-story building and property line will include the relocated public sidewalk, wall, and “plaza” for outdoor seating and access for the first floor commercial tenants. When viewed from Ridge Street, the first floor of the townhouses along Harvey Street will be approximately opposite the second floor of the mixed-use building along University Avenue, with some of the at-grade/surface parking level cantilevered under the first floor of the townhouse units. A 10-foot tall, tiered retaining wall is proposed along the western property line.

The proposed five-story building will not comply with the CC-T district standard requiring a side or rear yard height transition to adjacent residential zoning districts. Per Section 28.067(3)(c) of the Zoning Code, the building height at the rear or side yard setback line shall not exceed two stories and 25 feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45-degree angle) up to the maximum allowed height. Transitions not providing this bulk condition require conditional use approval. The applicant is proposing a 10.6-foot side yard at the southwestern corner of the five-story building abutting the northeastern corner of a TR-U1-zoned residential property at 2918 Harvey Street, which exceeds the allowable height without a stepback and will require conditional use approval as part of the consideration of this project.

The proposed buildings will be clad with a combination of stone veneer, tan-brown brick and dark-colored composite siding, with a brown composite panel used as an accent and trim material. Porches or balconies will be provided for each of the 47 proposed dwelling units. Condensing units for the individual tenant spaces are shown centered on the roof of the five-story mixed-use building; similar equipment is not shown on the plans for the townhouse building.

Analysis

The proposed redevelopment is subject to Plan Commission approval using the standards for demolition permits and conditional uses. In addition, the rezoning of approximately 0.75 acres of the 1.03-acre site from TR-U1 to CC-T requires Common Council approval following a recommendation by the Plan Commission.

In order for the demolition of the existing buildings to be approved, the Plan Commission is required to find that both the requested demolitions and the proposed use are compatible with the purpose of Section 28.185 of the Zoning Code and the intent and purpose for the zoning district in which the property is located. The proposed use of the property following the demolitions should also be consistent with the Comprehensive Plan and any adopted neighborhood plans. When making its decision, the Commission may consider and give decisive weight to any relevant facts including but not limited to the effects the demolition and proposed use of the subject property following demolition would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building(s), including the costs of relocation and the structural soundness of the building(s), and the limits that the location of the building(s) would place on relocation efforts.

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

conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

The Comprehensive Plan Generalized Future Land Use Plan Map recommends 2901 University Avenue and most of the other properties located along the south side of the University Avenue frontage between N. Midvale Boulevard and Farley Street for Community Mixed-Use development, while the Harvey Street frontage is recommended for Medium-Density Residential development. These land use recommendations are generally consistent with the historic use and zoning of the properties that comprise the development parcel and nearby properties.

While they are mapped to specific locations, the land use recommendations presented on the Generalized Future Land Use Plan Map are relatively broad, and the shape of many of the districts is not exact and may be refined and detailed in neighborhood or special area plans that may include area-specific planning objectives, more-detailed land use categories within the broad categories of the Comprehensive Plan, and design guidelines and standards. The Generalized Future Land Use Plan Maps illustrate a recommended land use pattern for the City, but the maps are usually not sufficiently detailed to address the many nuances and specialized planning objectives of specific locations. For this reason, the Comprehensive Plan recommends that future changes in land use be guided by the more detailed recommendations of adopted neighborhood-level or special area plans. As such, the maps represent the recommended pattern of future land uses at a large scale, and are not intended for application on a parcel-by-parcel basis; nor should they be interpreted as similar to a zoning district boundary. Recommended land uses are generalized in that the exact boundaries between one land use category and another are often only approximate, the range of different land uses and development densities encompassed within the use district definitions is relatively large, and all of the districts may include a variety of land uses in addition to the primary use.

Community Mixed-Use (CMU) districts in the Comprehensive Plan are recommended for a relatively high-density mix of residential, retail, office, institutional and civic uses in a compact urban setting. Such areas are intended to include a wide range of non-residential activities, and are recommended to be located adjacent to Medium- and High-Density Residential areas and along existing or planned high-capacity public transit routes, with a transit stop located at, or very close to, all activity center focal points within the CMU district. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses. Buildings in CMU districts should be well-designed and placed close to the sidewalk and street, with parking located primarily behind the buildings or underground, with on-street parking where sufficient right of way is available. Generally, buildings in CMU districts should be at least two stories in height. Specific standards for height, gross square footage of commercial buildings or establishments, and floor area are recommended to be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood. Residential densities in CMU districts are recommended not to exceed 60 units an acre, while Medium-Density Residential districts are recommended to have a density between 16-40 units per acre in most cases.

In the case of the subject site, the more detailed neighborhood-level or special area plan for the site is the Hoyt Park Area Joint Neighborhood Plan, which was adopted in 2014 to provide a series of recommendations for redevelopment, preservation, and public investment for the area bounded by University Avenue on the north, Midvale Boulevard and Hillcrest Drive on the west, Mineral Point Road and Speedway Road on the south, and N. Franklin Avenue on the east. The neighborhood plan includes the subject site as part of the “Harvey Street Mixed-Use Area.” Specific recommendations for this area, which is bounded by University Avenue, Ridge Street, Harvey Street and Summit Place, call for community mixed-use with restaurants, office, and retail on the first floor, and residential and offices on upper floors. First floor residential may be accommodated along courtyards, open space,

or at the rear of the building; first floor residential along the sidewalk is discouraged unless separated by a raised first floor elevation, open space separation or other appropriate architectural/landscape treatments to maintain privacy within these units. The plan recommends maintaining a commercial focus along University Avenue frontage while maintaining residential uses and the neighborhood residential scale along Harvey Street. Redevelopment projects should include multiple floors; new buildings should have a minimum of two stories but not exceed five stories. Building height should transition from the University Avenue frontage to a two-story maximum along Harvey Street (HPAJNP, pages 38-39).

Although the site will be developed as a single structure from a code perspective, it will appear as two separate buildings from the abutting streets, and Planning staff feels that the resulting development reflects the character recommended for the site by the Comprehensive Plan and Hoyt Park Area Joint Neighborhood Plan. The proposed five-story mixed-use building along University Avenue reflects the desired mixed-use form and meets the maximum height recommended along the University Avenue frontage, while the two-story townhouse building along Harvey Street reflects the desired transition to a two-story, medium-density residential form and character as recommended by the neighborhood plan. The 47-unit per acre density of the proposed developed is consistent with the densities recommended in Community Mixed-Use districts by the Comprehensive Plan.

Conclusion

The Planning Division believes that the proposed demolition of the 1.03-acre subject site and mixed-use redevelopment can meet the standards for approval for zoning map amendments, demolition permits, and conditional uses. The proposed development is consistent with the statement of purpose for the CC-T zoning district, which was established to recognize the many commercial corridors in the City that are largely auto-oriented, and encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The project is also consistent with the adopted community mixed-use development plan recommendations for the site and surroundings in the Comprehensive Plan and Hoyt Park Area Joint Neighborhood Plan, including the specific height and commercial-to-residential transition guidelines contained in the neighborhood plan. Staff believes that the project should not have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties.

The Plan Commission should note the comments provided by the Rocky Bluff Neighborhood Association dated January 10, 2018, which are included in the materials for this project. Additionally, Ald. Shiva Bidar-Sielaff, District 5, has submitted proposed conditions for the project for the Plan Commission's consideration, which are included in the "Recommendations" section of this report. Many of the neighborhood association comments on the project are reflected in the alder's proposed conditions.

The Urban Design Commission reviewed the proposed development, which is located in Urban Design Dist. 6, on January 10, 2018 and granted final approval with no conditions.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022-00314, rezoning 2902-2912 Harvey Street from TR-U1 to CC-T, to the Common Council with a recommendation of **approval**, and **approve** a demolition permit and conditional uses to allow the demolition of a one-story commercial building at 2901 University Avenue and three apartment buildings at 2902-2912 Harvey Street and

construction of a five-story mixed-use building along University and a two-story townhouse building along Harvey Street subject to the Urban Design Commission approval, input at the public hearing, the following Planning Division condition(s), and the conditions from the alder and reviewing agencies:

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

Planning Division

1. Any proposed HVAC or utility penetrations on the buildings shall not face University Avenue, Ridge Street, or Harvey Street. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All detail regarding HVAC and utility penetrations shall be provided to the Urban Design Commission and Plan Commission for review.

The following conditions have been requested by Ald. Shiva Bidar-Sielaff, District 5:

(The alder's comments were submitted by e-mail with a request that they be incorporated into the staff report.)

2. That tenants will not qualify for City residential parking permits.
3. That developer work with City staff on the location of vents for any cooking operation (restaurant, etc.) to ensure appropriate venting before building permits are issued, with a preference that for any tenant space that could involve cooking activity, venting is built through the roof.
4. Truck delivery for commercial and residential tenants will be done within a designated area in the "courtyard" of property (not from street).
5. Trash and recycling pick up shall not occur before 7:00 a.m.
6. A sign will be placed at exit of property indicating that delivery/service trucks must turn left onto Ridge Street.
7. Parking lighting will be a temperature of 3,000 degrees.
8. If tenants are allowed to have dogs, that a pet waste station be located on the property.

The following conditions have been submitted by reviewing agencies:

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

9. The City will confirm operating level of the 10-inch diameter sanitary sewer through televising to confirm that the sanitary sewer system has adequate capacity for the proposed redevelopment.
10. This project has a 70-year old VP Storm sewer pipe running down the west terrace of Ridge Street. If it is the developer's intent to occupy this area for construction, the pipe will need to be replaced as part of that work at the developers cost.
11. The applicant shall dedicate 8.25 feet of right of way for Ridge Street and 5.25 feet of right of way for Harvey Street, and dedicate a 5.7-foot public sidewalk easement on University Avenue.

12. Prior to final approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that 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.
13. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
14. 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.
15. 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.
16. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division. 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); 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. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@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.
17. 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 ttroester@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).
18. 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.

19. This project appears to require construction dewatering. A dewatering plan shall be submitted to the City Engineering Division as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional Wisconsin Department of Natural Resources (WDNR), Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
20. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 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.
22. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
23. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off the proposed development when compared with the existing site.
24. 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 Madison General Ordinances.
25. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to treat the first half-inch of runoff from the exposed parking area for oil/grease control.
26. 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-inch 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 Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
27. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. 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. Note: Obtaining a developer's agreement generally takes approximately 6-8 weeks, minimum.

28. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
29. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
30. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
31. All work in the public right of way shall be performed by a City-licensed contractor.
32. All damage to the pavement on University Avenue, Ridge Street and Harvey Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
33. The applicant shall construct street and sidewalk improvements to a plan approved by the City.

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

34. 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 the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
35. The site plans shall show the proposed CSM lot boundaries acknowledging the required dedications along Ridge Street and Harvey Street, and the Public Sidewalk Easement along University Avenue.
 36. The base address of the apartments is 710 Ridge Street. 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.
 37. The site plan shall note that this site is subject to a Declaration of Easements, Covenants and Restrictions per Document No. 4917042 setting forth uses, privileges and responsibilities for common amenities between this parcel and the adjacent parcels of this planned development.
 38. Submit a floor plan for each separate building in PDF format to izenchenko@cityofmadison.com. All Addressing Plans shall provide a floor plan for each floor on a separate sheet to facilitate the development of a complete building address and 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 submittal of the application for the final plan approval with Zoning. The approved Addressing Plan shall subsequently be included with those final application materials. If there are any changes pertaining to the

location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko of Engineering-Mapping for confirmation of any addresses that may be required to be changed and/or reapproved. Once all required revisions have been approved, the final Addressing Plan shall be submitted by the applicant to Zoning to be included with the final filed approved site plans.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

39. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the public right-of-way on University Avenue will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

40. Due to the increased density of this site, developer shall submit a deposit of \$15,000 to mitigate traffic impacts caused by this site.
41. Note: The applicant has submitted the requested Traffic Impact Analysis study; the study has been reviewed and accepted by Traffic Engineering.
42. "Stop" signs shall be installed at a height of seven (7) feet 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 parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large cars, this means 9' by 18' clear; for one-size-fits-all stall, this means 8.75' by 17' clear.
44. 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 four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) 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.
45. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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 Section 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.
46. The applicant shall enter into a signed developer's agreement through the City of Madison Engineering Division prior to sign off.
47. 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.

48. 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; 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.
49. 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.
50. 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.
51. All parking facility design shall conform to the standards in MGO Section 10.08(6).
52. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
53. The applicant shall provide a clearly defined five-foot wide 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.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

54. The existing advertising sign must be removed prior to the issuance of building permits. An advertising sign is not permitted on a lot with a residential use per Section 31.11(2)(j).
55. Based on the Zoning Code definitions for a Corner Lot, Front Lot Line and Rear Lot line, the lot line abutting Harvey Street has been selected as the front lot line. The lot line abutting University Avenue has been selected as the rear lot line. The rear yard setback abutting University Avenue is a minimum of 20 feet. Adjust the building placement to meet the 20-foot rear yard setback requirement.
56. 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). Section 28.185(10) requires that 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.
57. Clearly show the useable open space areas on the final plans. Identify each qualifying at-grade usable open space area and structured useable open space at balconies, porches, or rooftop areas. Roof decks, porches, and balconies may be used to meet up to 75% of the minimum open space requirement, provided that minimum dimensional requirements of Section 28.140 are satisfied. Usable open space at ground level shall

be in a compact area of not less than 200 square feet, with no dimension less than eight (8) feet and no slope grade greater than 10%. It appears that a portion of the plaza adjacent University Avenue has been identified as useable open space. If a portion of the plaza contributes to the residential useable open space requirement, that portion may not be used for commercial purposes.

58. Bicycle parking shall comply with City of Madison General Ordinances 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 47 resident bicycle parking spaces are required plus five (5) guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5)-foot access aisle for wall mount parking. A minimum of five (5) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of the proposed bike racks, including any structured or wall mount bike racks.
59. A minimum of five (5) short-term bicycle stalls shall be required for the commercial uses located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. As each commercial tenant space is leased, the entire development must reflect compliance in the required type and number of bicycle parking spaces, to be reviewed prior to obtaining Zoning approval for each use. Identify and dimension the bicycle stalls, including the access aisles, on the final plans.
60. Required loading facilities shall comply with MGO Section 28.141(13). Provide one (10' x 50') loading area with 14-foot 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.
61. 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 10,000 square feet in size must be prepared by a registered landscape architect.
62. Screening is required adjacent the Zoning district boundary along the west property line. Screening shall be provided along the 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.
63. Submit detailed floor plans and roof plans with the final plan sets. Provide details of the fifth floor common rooftop patio area, including any proposed planters, seating or resident amenities. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
64. Provide details showing that the 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 60% of the length and at least 40% of the area of the ground floor of the primary street facade. At least 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 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 15% of the upper-story wall area.

65. Show the height of the proposed building on the elevations. The maximum height is 68 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than 15% higher than the maximum height of the zoning district.
66. 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.
67. 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 Section 33.24 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

68. The use of the public streets to meet the code-required aerial access is a privilege. All City needs and expectations have priority. With that in mind, if the City needs are met and still allow use as an aerial access, the lane is acceptable. Otherwise, additional fire safety features would be required.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

69. This property is in a Wellhead Protection District–Zone (WP-06). The owner/applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.

70. The Madison Water Utility shall be notified to remove the water meter at least two (2) working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.
71. 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 Avenue. 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 and 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 266-4646.

72. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Janet Schmidt, 261-9688)

73. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID#17170 when contacting Parks Division staff about this project.

74. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Forestry has been in contact with developer and possible removals are being worked out.

75. 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 266-4816. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction* - Forestry and the Landscape designer need to discuss tree location and species.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions or approval.