



**Project Address:** 2901 Atwood Avenue  
**Application Type:** Demolition Permit & Conditional Use  
**Legistar File ID #** [51953](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

### Summary

#### **Applicant &**

**Property Owner:** Patrick McCaughey; McCaughey Properties, LLC; PO Box 259446; Madison, WI 53725

**Contact Person:** Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Ave. Suite 201; Madison, WI 53562

**Requested Action:** Approval of a demolition permit to demolish a five-unit building and conditional use to construct a three-story nine-unit building at 2901 Atwood Avenue.

**Proposal Summary:** The applicant is seeking approval to demolish a five-unit apartment building. In its place, a three-story, nine-unit multifamily apartment building with four first-floor parking stalls. The project is scheduled to commence as soon as all regulatory approvals have been granted, with completion of the project anticipated in Fall 2019.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits. Multi-family buildings greater than 8 units is a conditional use in the TSS (Traditional Shopping Avenue) zoning district subject to supplemental regulations in Section 28.151. The proposed building also requires conditional use approval to exceed the rear yard transition height increase ratio requirement in Section 28.065(3)(b).

**Review Required By:** Plan Commission.

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a five-unit apartment building and construct a three-story nine-unit building at 2901 Atwood Avenue subject to input at the public hearing and the conditions from reviewing agencies in this report.

### Background Information

**Parcel Location:** The subject site is a 5,160 square-foot (0.12-acre) parcel located at the southeasterly corner of Atwood Avenue and Elmside Boulevard. It is within Aldermanic District 6 (Rummel) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is developed with a 2.5-story building constructed in 1906. The building is currently divided into five dwelling units, and shares the site with a gravel parking lot. The site is zoned TSS (Traditional Shopping Street) District.

**Surrounding Land Uses and Zoning:**

North: Across Atwood Avenue, a single-story laundromat, zoned TSS and a large manufacturing plant, zoned TE;

South: Single- and two-family dwellings, zoned TR-V1 (Traditional Residential–Varied 1 District);

West: Across Elmside Boulevard, a two-story mixed-use building, zoned TSS; and one- and two-family dwellings, zoned TR-V1;

East: Three-story mixed-use building, zoned PD.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2006) identifies the subject site and most properties along this stretch of Atwood Avenue as Neighborhood Mixed use. The subject site is located within the boundaries of the [Shenk-Atwood-Starkweather-Worthington Park Neighborhood Plan](#) (2000). The neighborhood plan has no specific recommendations for the 2900 block of Atwood Avenue.

**Zoning Summary:** The subject property is zoned TSS (Traditional Shopping Avenue District):

Requirements	Required	Proposed
Lot Area (for exclusive residential use)	500 sq. ft./ unit (4,500 sq. ft.)	5,160 sq. ft.
Front Yard Setback	None	2.3'
Side Yard Setback	None unless needed for access	1.1' West 6' East
Rear Yard Setback	The lesser of 20% of lot depth or 20' (16.4')	16.4'
Usable Open Space	40 sq. ft./ unit (360 sq. ft.)	509 sq. ft.
Maximum Lot Coverage	85%	84% (see Zoning Comment #3)
Maximum Building Height	3 stories/ 40'	3 stories/ 37' 7"

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	4
Accessible Stalls	Yes	1 (see Zoning Comment #7)
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (9) 1 guest space per 10 units (1) (10 total)	1 surface 9 garage (10 total) (see Zoning Comment #8)
Landscaping and Screening	Yes	Yes (see Zoning Comment #9, #10, & #12)
Lighting	Not required	None (see Zoning Comment #13)
Building Forms	Yes	Large multi-family building (see Zoning Comment #11)

<b>Other Critical Zoning Items</b>	Utility Easements, Barrier Free (ILHR 69)
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**Environmental Corridor Status:** The property is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description

The applicant is seeking approval of a demolition permit to raze a two and a half-story building to construct a three-story residential building on a 5,125 square-foot parcel located at the southeasterly corner of Atwood Avenue and Elmside Boulevard. The site is zoned TSS (Traditional Shopping Avenue District).

The existing building was originally constructed in 1906 and currently contains five residential units. The City Assessor estimates that the building has approximately 1,200 square feet of finished floor area on the first two levels, a smaller 700-square foot third floor, and a full unfinished basement. The exterior of the building has lap siding with composite masonry facing on the first floor Atwood Avenue facade. The building is aged and, according to the applicant, in a deteriorated condition. Photos of the building included with the application highlight some of the conditions. The applicant has stated, and the submitted photos show that in addition to the dated exterior and asbestos siding, the building has been “chopped up” into multiple units throughout the years. The building also has dated wiring and plumbing, sinking floors, narrow stairways, and small kitchens and bathrooms that do not meet building code requirements.

Following demolition, the proposed multifamily building will be built, and sited to the northwest corner of the lot, with a chamfered corner wall adjacent to the intersection. Building entrances are located on the north, east, and west facades of the building. Indoor parking for four cars and nine bicycles is available from the south side of the building. The floorplans call for two efficiencies on the first floor, two efficiencies and two one-bedroom units on the second floor, and two one-bedroom units and a two-bedroom unit on the third floor. In addition to the enclosed parking, one additional bike stall will be provided at the northeast corner of the building. Enclosed parking will be accessed via a driveway opening onto Elmside Boulevard. The applicant proposes no grading on the flat site.

The exterior of the building presents a three-story primary brick veneer façade with a primary building entrance to Atwood Avenue. The chamfered corner is highlighted by composite trim and panels on the second and third stories. Small balconies on the second and third floor will be sided with a horizontal composite siding. The brick façade is shown to wrap slightly more than half way around the east and west (Elmside Blvd) elevations, at which point the building is set in approximately two feet. This rear portion of the building is proposed to feature a horizontal composite siding. A third element, composed of the second and third stories, is cantilevered out from the back of the building, and is to be finished with a second horizontal composite siding color. The cantilevered section is approximately 60% of the total width of the building and extends out six feet from the rear wall of the first floor. Three overhead garage doors on the first floor provide access to the indoor parking and the rear driveway. A cast stone base will extend around the whole building, and there are several masonry accents around the building.

## Analysis & Conclusion

This request is subject to the standards for demolition permits and for conditional uses. This section begins with a summary of adopted plan recommendations.

### Adopted Plan Recommendations

In regards to adopted plan recommendations, Neighborhood Mixed-Use (NMU) is the land use designation recommended for the subject site by the Comprehensive Plan. Neighborhood Mixed-Use districts are recommended for districts typically forming activity centers located along relatively important streets adjacent to residential districts. Most neighborhood mixed-use districts are relatively compact, but may be stretched out

for several blocks along a local business street. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses. Buildings in NMU 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 NMU districts should be at least two stories in height. Specific standards for height 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. While there is a neighborhood plan for this area, it does not specifically address these issues or the subject site. The 2900-block of Atwood Avenue / intersection of Atwood and Fair Oaks Avenues also includes a Transit-Oriented Development (TOD) node and developments in areas recommended for TOD tend to amplify the intensity of development that they typically coincide with it. A nine-unit residential building of this size is consistent with the recommendations of the relevant plans.

### **Demolition Permit Standards**

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the TSS (Traditional Shopping Street) Zoning District. A copy of the Statement of Purpose has been included as Attachment #1. The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Per Section 28.065 of the Zoning Code, the TSS zoning district is established "encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods" and to encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas; maintain the viability of existing residential buildings located within or adjacent to these corridors; encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts; and facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing building and construct the three-story mixed-use building in its place. The building also has dated wiring and plumbing, sinking floors, narrow stairways, and small kitchens and bathrooms that cannot meet code requirements. At its March 19, 2018 meeting, the Landmarks Commission found that the existing building has historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

### **Conditional Use Standards**

This proposal requires two conditional use approvals: one for multi-family buildings greater than 8 units in the TSS (Traditional Shopping Avenue) zoning district, and one to exceed the rear yard transition height requirement in Section 28.065(3)(b). In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

Staff notes two primary considerations regarding the conditional use standards.

In regards to building aesthetics, Conditional Use Approval Standard #9 states that for new construction, the Plan Commission shall find that “the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.” While acknowledging that the applicant has made improvements since earlier concepts, staff have concerns about the composition changes along the east and west façades, where it changes from an entirely brick façade to composite siding towards the back. The west (Elmside Boulevard) facade of the building will be very visible from surrounding streets due to the width of Elmside Boulevard (90+ foot right of way width). The east façade will be visible because of the adjacent open parking lot and the alignment of Fair Oaks Avenue, which provides straight-on views of this side of the proposed building. Staff believe that by continuing the brick veneer and cast stone trim back to the rear edge of the east and west facades, the building will have a more cohesive design from the prominent angles. Staff also questions why there is no window on the first floor stair area, below the second and third windows, where it appears a bricked-in window opening has been located. If the stair landing behind the façade precludes the inclusion of a true glazed window opening, an alternate architectural should be considered.

Staff’s second consideration relates to the second conditional use to the applicant’s request to exceed the rear yard height transition standard. Staff believes that this relates primarily to Conditional Use Standards 3 and 4. According to MGO 28.065(3)(b), where the TSS zoning district abuts a residential district at the rear or side lot line, building height at the setback line cannot exceed two stories or 25 feet. From that point, building height may increase at a ratio of one foot per one foot of horizontal distance from the property line (a 45 degree angle) up to the maximum allowed height. A transition exceeding this ratio limitation, such as is the case here, requires conditional use approval. See Sheet A-3.1 in the Plan Commission’s packet of materials to see the setback section showing the portion of the building extending into the height stepback exception area.

There have been a limited number of projects that have sought conditional use approval to exceed this ratio. Examples include 5333 University Avenue (Brennan’s Site Redevelopment), 208 Cottage Grove Road (site of existing Pinney Library), 2051-2525 University (University and Highland), and 2118 Atwood (Atwood and Dunning). In each of these cases, site-specific factors such as topography, relationship to surrounding structures, architectural character, or other factors were referenced to address the conditional use standards.

In regards to this site, the proposed building and extending its cantilever are relatively close proximity to the single-family residence at 309 Elmside Boulevard. City records indicate that this structure is currently owned by the owner of the subject site. Please also note that the proposed rear setback from the cantilever is 16.4 feet at this location, which complies with the code required 20% of lot depth. Staff note that there is little change of grade between the subject site and adjoining home.

The proposed mass at this transition area is not a solid mass as the applicant has incorporated balconies on the rear façade of the building, with the cantilevered upper floors comprising approximately 60% of the building’s width. At the cantilevered portion of the building, the 45 degree stepback area extends approximately nine feet horizontally into the building, resulting in approximately ten feet of excess height at the rear of the building. For the balconies at the rear corners of the building (approximately 40% of building width), the 45 degree stepback area extends approximately three feet horizontally into the building, resulting in approximately four feet of excess height.

While the physical mass of the proposed building requires conditional use consideration, a possible mitigating circumstance in this situation is the fact that the proposed building is north of the neighboring residential

properties. Staff anticipates that the additional building mass sought with conditional use approval will have very minimal shadow impacts on the residentially zoned properties to the south.

While staff is not aware of opposition to the proposed building areas requiring conditional use consideration, the Plan Commission is asked to give careful consideration as it relates to the approval standards.

## Conclusion

On balance, staff believes that it is possible for the project to meet the applicable approval standards, though careful consideration should be given to the points addressed in this report. Staff believes that the relatively modest size of the structure, its placement on the lot, and minimized width of the cantilevered upper floors should be considered in relation to the standards. A time of report writing, staff is unaware of any comments or concerns from the public.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a building and a conditional use to construct a three-story nine-unit building exceeding the rear yard transition height increase ratio requirement adjacent to residential districts at 2901 Atwood Avenue subject to input at the public hearing and the following conditions:

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

### Planning Division (Contact Colin Punt, 243-0455)

1. Add additional brick and masonry cladding along the east and west facades to create a more cohesive design appearance, with details to be approved by staff.
2. A ground floor window, glazing, or other architectural treatment shall be added along the left side of the Atwood Avenue primary entrance, in front of the interior stair well and aligned beneath the upper floor window.

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

3. Verify the size of the lot and lot coverage with the final submittal. The lot size noted on the proposed site plan is 5,238 sq. ft. and the lot size noted on the proposed CSM is 5,160 sq. ft. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures, 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.
4. 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).

5. 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.
6. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
7. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle or 11 feet wide with a 5 foot wide access aisle. Show the required signage at the head of the stall.
8. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11). A minimum of nine (9) resident bicycle stalls are required plus a minimum of one (1) short-term guest stall. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
9. Screening is required adjacent the Zoning district boundary along the south property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
10. Verify how refuse will be managed at the site. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.
11. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
12. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. 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.
13. Verify whether new site lighting will be installed. New site lighting must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
14. 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.

15. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

16. This site accepts stormwater runoff from a large area, and currently has a small enclosed depression within the parking lot. The new plan shall show how this water runoff shall be passed through the site to the Public ROW.
17. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
18. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off. (MGO 16.23(9)(d)(4))
19. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
- a. Building Footprints
  - b. Internal Walkway Areas
  - c. Internal Site Parking Areas
  - d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e. Right-of-Way lines (public and private)
  - f. Lot lines or parcel lines if unplatted
  - g. Lot numbers or the words unplatted
  - h. Lot/Plat dimensions
  - i. Street names
  - j. Private on-site sanitary sewer utilities (including all connections to public sanitary)
  - k. Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto: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.



20. 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).
21. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
22. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
23. 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.. (MGO 16.23(9)(d)(6))
24. 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. (POLICY)
25. The Applicant shall Construct Sidewalk to a plan approved by the City

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

26. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and sign off permitted by Engineering Mapping.

27. The required 2.42' Public Sidewalk Easement along Atwood Avenue shall be granted by the pending Certified Survey Map.

28. 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 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.

29. The address of 2901 Atwood Ave will be retired with the demolition of the apartment building. The new proposed apartment building is assigned an address of 2905 Atwood 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.

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

30. The applicant shall dedicate the appropriate Right of Way to allow for a thirteen (13) foot sidewalk/terrace (six (6) foot terrace, six (6) foot sidewalk and one (1) foot from back of sidewalk for maintenance) adjacent the Atwood Avenue property line

31. 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.

32. 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.

33. 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.
34. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
35. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.
36. 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.
37. 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.

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

38. The fire access plan shall include the hose length to the exterior portions of the building from the fire lane. The maximum length is 250-ft for buildings with fire sprinkler protection.

**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

39. 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.

40. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

41. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
42. 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.

**Parks/Forestry Division** (Contact Sarah Lerner, 261-4281)

43. 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(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 18136 when contacting Parks about this project.
44. 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](mailto: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