



Project Address: 4702 East Towne Boulevard (17th Aldermanic District – Ald. Baldeh)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [54398](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant

& Owner: Steve Doran; Galway Companies, LLC; 6430 Bridge Road, Suite 230; Madison, WI 53713

Contact: Brad Koning; Sketchworks Architecture, LLC; 7780 Elmwood Avenue, Suite 208; Middleton, WI 53562

Requested Action: Approval of a demolition permit to raze an existing bank building and conditional uses to construct a commercial building in a CC-T (Commercial Corridor-Transitional District) zoning district. The proposal includes three conditional use requests:

- Two vehicle sales and service windows
- Outdoor eating are associated with food and beverage establishment
- Exceeding the 65' maximum front setback for lots with no on-street parking

Proposal Summary: The applicant is seeking the approvals to demolish a bank building at 4702 East Towne Boulevard and a new multi-tenant commercial building with a double-width vehicle sales and service window and an outdoor eating patio.

Applicable Regulations & Standards: Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 28.183 M.G.O. provides the process and standards for the approval of conditional uses. The developmet is also subject to the general provisions for mixed use and commercial districts in Section 28.060 M.G.O., the CC-T district requirements in Sections 28.061(1) and 28.067(3) M.G.O., and the supplemental regulations in Section 28.151 M.G.O.

Review Required By: Plan Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional uses to construct a commercial building with vehicle sales and service windows, outdoor eating area, and greater front setback at 4702 East Towne Boulevard subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is 59,066 square feet (1.36 acres) in area, located at the northern corner of the intersection of East Towne Boulevard and Zeier Road, with frontage but no direct access to East Washington Avenue to the northwest. It is within Aldermanic District 17 (Ald. Baldeh) and the Sun Prairie School District.

Existing Conditions and Land Use: 4702 East Towne Boulevard is currently occupied by a 2-story, 14,066-square foot bank building with multiple bank teller drive-thru lanes. The site is zoned CC-T (Commercial Corridor-Transitional District).

Surrounding Land Uses and Zoning:

- Northeast: Restaurants and a two-story bank building zoned CC-T (Commercial Corridor-Transitional) District;
- Northwest: Across East Washington Avenue, restaurants and small commercial buildings zoned CC-T;
- Southwest: Across Zeier Road, a one-story bank building and restaurants CC-T; and
- South: Across Zeier Road and East Towne Boulevard, a vehicle service garage, with East Towne Mall beyond, both zoned CC (Commercial Center) District.
- Southeast: Across East Towne Boulevard, a small multi-tenant commercial building and big boxed commercial development beyond, zoned CC.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject site and the area to the east, as General Commercial. The [East Towne-Burke Heights Neighborhood Development Plan](#) (2005) recommends commercial uses for this site.

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

Requirements	Required	Proposed
Front Yard Setback	85' maximum	79' 6"
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side walls within 6 feet of lot line	One-story: 5' Two-story or higher: 6'	Adequate
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback	Adequate
Maximum Lot Coverage	85%	80.1%%
Maximum Building Height	5 stories/ 68'	1 story

Site Design	Required	Proposed
Number Parking Stalls	<i>Restaurants, restaurant-taverns, taverns, restaurant-nightclub, nightclub, & brewpubs:</i> Minimum 15% of capacity of persons (TBD) Maximum 40% of capacity of persons (TBD) <i>General retail; service business; bank, financial institution:</i> Maximum 1 per 200 sq. ft. floor area (48)	72 (see Zoning Conditions 7 & 8)
Accessible Stalls	Yes	4
Loading	Not required	None
Number Bike Parking Stalls	<i>General retail; service business; bank, financial institution:</i> 1 per 2,000 sq. ft. floor area (5) <i>Restaurant; restaurant-tavern:</i> 5% of capacity of persons (TBD)	8
Landscaping and Screening	Yes	Yes (see Zoning Conditions 10 & 11)

Lighting	Yes	Yes
Building Forms	Yes	Free-standing commercial building (see Zoning Conditions 12 & 13)

Other Critical Zoning Items	Utility Easements, Barrier Free (ILHR 69)
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Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking a demolition permit for an existing bank building with several drive-thru teller lanes, constructing a 9,660-square-foot multi-tenant commercial building centered on the lot, facing the East Washington Avenue frontage. The site is occupied by an existing 2-story 14,066-square foot bank building with drive through teller window, originally built in 1988. The [photos](#) of the brick façade building show a conventional suburban bank building in relatively good condition, though with few visible updates.

The proposed building is a one-story wood-framed commercial building. Brick masonry and fiber cement paneling are the primary exterior materials, with an EIFS signage band and wood-look lap siding, precast sills, and metal trim. The front doors of the tenant spaces will face East Washington Avenue, where the accessible parking is also located. The applicant is also proposing the construction of a patio at the western corner of the building to act as an outdoor eating area for a planned restaurant tenant. The outdoor eating area will be accessible from the building by doors facing East Washington Avenue. A pedestrian path will connect the front of the building to the East Washington Avenue sidewalk. The site slopes considerably down from north to south, necessitating a retaining wall along Zeier Road, wrapping around the site along East Towne Boulevard. The south corner, where the trash enclosure is to be located, is approximately seven feet higher than the adjacent sidewalk. A small bioretention pond is proposed for the property’s low point at the southern corner.

A 72-stall surface parking lot will be located in on the northeast, southeast, and southwest sides of the building and accessed from East Towne Boulevard. The 77-foot front yard setback along East Washington Avenue allows for drive lanes with a row of parking on each side. Dual drive-through lanes for Old National Bank, the current building tenant, are proposed to be located on the northeast end of the building, also accessible via the curb cut on East Towne Boulevard at the eastern corner of the property. Further vehicular connections to the adjoining lots to the east is via an access drive at the northeast corner.

Analysis & Conclusion

This request is subject to the standards for demolition permits and conditional uses. This section begins with adopted plan recommendations, and includes analysis of the demolition and conditional use approval standards.

Adopted Plan Recommendations

The [Comprehensive Plan](#) (2018) identifies the subject site and the area to the east, as General Commercial. General Commercial areas provide a wide range of retail goods and services, including business and professional offices. The [East Towne-Burke Heights Neighborhood Development Plan](#) (2005) recommends commercial uses

for this site. This area is more specifically recommended for convenience and general retail and service in the NDP. These uses include such uses as restaurants, retail, and banks. Staff believes the proposal is generally consistent with these recommendations.

Demolition Permit Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the CC-T (Commercial Corridor-Transitional) Zoning District. Per MGO §28.067(1), the CC-T district was established “to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity” as well as improving “the quality of landscaping, site design, and urban design along these corridors.”

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. The proposed. The demolition standards also state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its January 14, 2019 meeting, the Landmarks Commission found that the building at 4702 East Towne Boulevard has no known historical value.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing buildings to construct two new commercial buildings in its place.

Conditional Use Standards

This proposal requires conditional use consideration as, in the CC-T district, it includes three conditional use requests: two vehicle sales and service windows, an outdoor eating area associated with a food and beverage establishment, and a front setback of greater than 65 feet (77 feet as proposed). 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 provides the following comments concerning two of the conditional use standards of approval. Regarding standard five, vehicular circulation through this site and the connected sites to the northeast, as well as within the greater East Towne area, is not anticipated to be materially affected. Regarding standard nine, Staff notes, as is noted in the Zoning Administrator’s conditions of approval, that no more than 20% of the required window and door openings may be spandrel glass and that several parapet wall areas appear to extend more than four feet above the roofline. No signage, which is approved separately, is permitted to extend more than four feet above the roofline. Additionally, while this property is immediately outside Urban Design District 5, Staff believe that its orientation to East Washington Avenue, façade materials, and the surrounding pattern of building design contribute to a consistent design pattern that could be found to meet the standard.

In considering the conditional uses for an outdoor eating and vehicle sales and service windows, staff notes, that both of these uses are nearly 200 yards from the nearest residential use, which is across East Washington Avenue. Additionally, in considering the increased front yard setback request, staff notes that the front yard

setbacks for the six closest buildings along East Washington Avenue vary from 35 to 145 feet, averaging approximately 70 feet. Because the proposed uses either exist currently on this site, or exist in a variety of forms, numbers, and scales within the surrounding area, Planning Staff does not anticipate the proposal will result in substantially different impacts and therefore believes that the proposal can be found to meet the applicable approval standards.

Conclusion

Staff believes that the applicable approval standards for demolition and conditional uses can be found to be met. Staff believes the proposal's similar scale and use within the existing surrounding built environment are appropriate. A time of report writing, staff has received no written comments.

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 and conditional uses to construct a multi-tenant commercial building with dual vehicle sales and service windows, outdoor eating area, and greater front yard setback at 4702 East Towne Boulevard 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. Resolve conflicts between the Landscaping Plan and Site Plan, specifically regarding plantings within the pedestrian path connecting the storefronts to East Washington Avenue.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

2. No more than four (4) vertical feet of the parapet wall may be included in the measurement of the signable area for wall signs. The signable area may not extend more than four (4) feet above the roofline. Show the roofline on the elevations and adjust the signable areas so that no more than four (4) feet of the signable area extends above the roofline.

3. 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).

4. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

5. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

6. This project is part of a planned multi-use site. Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.

7. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use. Auto and bicycle parking requirements for food and beverage establishments will be based on the capacity or number of occupants as established by the Building Inspection Unit. Provide the capacity of the proposed restaurant-tavern to determine the minimum and maximum vehicle parking requirements.
8. Per Table 28I-3 Off-Street Parking Requirements, the automobile parking maximum for general retail, service business, bank or financial institution is one parking space per 200 sq. ft. of floor area. The maximum parking requirement for a food and beverage establishment is 40% of capacity of persons. Per Section 28.141(6), a vehicle parking adjustment will be required to exceed the maximum number of parking spaces. The Zoning Administrator may approve an increase of up to twenty (20) spaces above the maximum requirement.
9. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.
10. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
11. Verify whether rooftop mechanical equipment is proposed. On the rooftop plan, show the location of any proposed rooftop mechanical equipment and screening. Provide a detail or profile demonstrating that rooftop mechanical equipment will not be visible to view above the height of the parapets. 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.
12. Verify whether exterior vents or louvers are proposed. If vents or louvers are proposed, show their locations on the building elevations.
13. 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 sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass that mimics the appearance of windows may be used for up to twenty percent (20%) of the required area of the openings.
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. 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))
17. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
18. 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.
19. Notes 7 and 9 on sheet C4.0 are pointed to the sanitary sewer but the notes are with regard to storm sewer and private water main.
20. 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.
21. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
22. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)

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

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

23. 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. (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).
24. 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. MGO 37.09(2))
25. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City.
26. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
27. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

28. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>
29. This property shares drainage and cross access with the property located at 4710 East Town Blvd and is inter-dependent upon one another for stormwater runoff conveyance. Provide a copy of the cross access and shared drainage agreement if one exists. If one doesn't exist, an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
30. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
31. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide oil and grease control in accordance with Chapter 37 of the Madison General Ordinances.
32. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
33. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
34. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

35. There is filling, fencing, a trash enclosure and a substantial retaining wall of up to 7' in height planned over existing MG&E facilities and within a recorded easement per Doc No 2468744. Written consent per the terms of the easement is required for this type of grade change and construction. Provide a copy of the written consent from MG&E prior to final site plan sign off.

36. A copy of the signed and sealed property survey that has been used for these plans shall be provided and also filed at the County Surveyor's Office.

37. Revised submittal, now 4 tenant spaces:

The address of Tenant space 1 (easterly space) is 4702 East Towne Blvd.

The address of Tenant space 2 (mid east space) is 4704 East Towne Blvd.

The address of Tenant space 3 (mid west space) is 4706 East Towne Blvd.

The address of Tenant space 4 (westerly space) is 4708 East Towne Blvd.

Update all sheets and floor plans accordingly. 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.

38. Record the deed from current owner, Anchorbank SSB, to applicant and provide the Document Number prior to final sign off. Project contacts indicate Galway Companies, LLC is the owner.

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

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

40. 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.

41. 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.

42. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

43. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

44. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

45. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Fire Department (Contact Bill Sullivan, 261-9658)

46. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or

(608)266- 5959.

47. If all exiting from the exterior patio is through the building, then exterior fire alarm notification and unique locking arrangements maybe necessary.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

48. 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.
49. 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.