

PLANNING DIVISION STAFF REPORT

March 27, 2023



PREPARED FOR THE PLAN COMMISSION

Project Address: 654 Williamson Street (District 6 – Alder Benford)

Application Type: Demolition Permit and Conditional Use

Legistar File ID # [76304](#) and [76305](#)

Prepared By: Chris Wells and Kevin Firchow, AICP, Principal Planner, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Heather Stouder, AICP, Planning Division Director

Summary

Applicant & Property Owner: Brandon Cook; John Fontain Realty; P.O. Box 694; Madison, WI 53701

Contact: Kevin Burow; Knothe & Bruce Architects; 7601 University Avenue, Suite 201; Middleton, WI 53562

Requested Actions:

- ID [76304](#) – Consideration of a demolition permit to allow demolition of a daycare center at 654 Williamson Street; and
- ID [76305](#) – Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building

To allow the construction of a three-to-five-story mixed-use building containing 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street.

Proposal Summary: The applicant proposes to demolish the existing daycare building in order to construct three-to-five-story, mixed-use building with 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street.

Applicable Regulations & Standards: This proposal is subject to the standards Demolitions [MGO §28.185(7)]. It is also subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28F-1 in Section 28.082 states that *Dwelling Units in Mixed-Use Buildings* in the TE District requires conditional use approval.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends the following:

- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition of the daycare center located at 654 Williamson Street; and
- That if the Plan Commission can find that standards for conditional uses are met, the Planning Division recommends it **approve** a request for *Dwelling Units in Mixed-Use Buildings* in order to construct a three-to-five-story, mixed-use building containing 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street.

These recommendations are subject to the input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The 16,279-square-foot (0.37-acre) subject site is located to the west of the intersection of Williamson Street and S Blount Street. It is also located in Alder District 6 (Alder Benford), the Third Lake Historic District, the Transit-Oriented Development (TOD) Overlay District, Wellhead Protection District 17, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a three-story, roughly 10,000-square-foot day care center building. According to City Assessor’s Office records, it was constructed in 1989. Photos provided by the applicant of the existing structures are available [here](#) under Legislative file [76304](#). The building occupies the eastern third of the site while an outdoor play area occupies roughly the northern half of the remainder and a surface automobile lot occupies the southern. The site is zoned TE (Traditional Employment) District.

Surrounding Land Use and Zoning:

- Northwest:** A private parking facility (surface lot), zoned TE (Traditional Employment) District;
- West:** The Gateway Shopping Center – roughly 42,300 square-feet of multi-tenant retail space in one building. It is zoned TE;
- Southeast:** Across Williamson Street is The Fauerbach Condominiums, zoned PD (Planned Development); and
- Northeast:** Across S Blount Street is a six-story, mixed-use building with roughly 5,000 square-feet of commercial space and 53 units, and a three-story office building. Both are zoned TSS (Traditional Shopping Street) District.

Adopted Land Use Plan: The 2018 [Comprehensive Plan](#) recommends Community-Mixed-Use (CMU), which it describes as 2-6 stories and up to 130 dwelling units per acre. The [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) recommends three-to-four-story heights on this site, with the “*easterly 165 feet of the north side of the 600 block*” to be three stories, “*in order to preserve the view of the capitol dome from the sidewalk at mid-700 block of Jenifer Street.*” Finally, the [First Settlement Neighborhood Master Plan](#) (1995) does not provide specific recommendations for the subject site.

Zoning Summary: The subject site is zoned TE (Traditional Employment) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,170 sq. ft.
Lot Width	50'	165'
Front Yard Setback	0' or 5'	5.8'
Max. Front Yard Setback: TOD	20'	5.8'
Side Yard Setback: Street side yard	0' or 5'	5.3'
Max. Side Yard Setback: Street side yard TOD	20'	5.3'
Side Yard Setback: Other cases	None unless needed for access	5.8'
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	6.7'
Usable Open Space: TOD	Not required	Adequate
Maximum Lot Coverage	85%	84.2%
Minimum Building Height: TOD	2 stories	5 stories/63'0"
Maximum Building Height	5 stories/68'	5 stories/63'0"

Requirements	Required	Proposed
Number Parking Stalls	Not required: TOD	48 garage
Electric Vehicle Stalls	EV 2%: 1 EVR 10%: 5	None <i>(See Comment #46)</i>
Accessible Stalls	Yes	Yes
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (46) 1 guest space per 10 units (5) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (53 total)	46 garage 10 surface (56 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Form and Design	Yes	Flex building <i>(See Comment #47)</i>
Other Critical Zoning Items:	Yes: Third Lake Historic District; Barrier Free (ILHR 69); Utility Easements; Wellhead Protection (WP-17); TOD Overlay	
	No: Historic District; Floodplain; Wetlands; Adjacent to Park; Urban Design; Waterfront Development	

Tables Prepared Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located in 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, all-day transit service along Williamson Street adjacent this property, with trips at least every hour.

Project Description

The applicant is requesting approval of a demolition permit and a conditional use in order to construct a three-to-five-story mixed-use building containing 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street.

The building proposed for demolition is a three-story, roughly 10,000-square-foot daycare center. While City Assessor’s records do not include a date of construction, historic Sanborn maps suggest this building dates to 1922 and served as a Wholesale Pharmaceutical Warehouse. Photos provided by the applicant of the existing structures are available [here](#) under Legislative file [76304](#). The daycare building occupies the eastern third of the site while an outdoor play area occupies roughly the northern half of the remainder and a surface automobile lot occupies the southern.

Once demolished, the applicant proposes to construct a five-story, mixed-use building. A lower level containing 26 automobile parking stalls and 46 long-term bicycle stalls will be accessed via the garage door located along the S Blount Street façade. Structured parking will also occupy the majority of the ground floor with 24 automobile parking stalls accessed via the garage door located at the western corner of the building, from Williamson Street. The remainder of the ground floor will consist of 2,656 square-feet of commercial space located along the Williamson Street frontage and a small, roughly 530-square-foot residential lobby located at the building’s eastern corner. The lobby will only contain space for mailboxes and provide access to the elevator and stairs which provide access to the parking below as well as residential units above. The building’s upper four floors will contain 46 units

– 14 studio, 23 one-bedroom, and nine two-bedroom units. Submitted plans show that all of the units will have individual balconies or rooftop terraces. The lone building amenity, a roughly 690-square-foot commons room with access to an outdoor patio of roughly the same size, is located on the fourth floor.

Regarding the building’s massing, the building will be set back roughly six feet from the property line along both street frontages. At the fourth floor, the building steps back roughly 25 feet from Williamson Street.

In terms of the building’s palette of colors and materials, generally speaking, the building’s three-story mass is clad with a light red brick while the five-story mass is clad with a darker burgundy-colored brick. A grey, composite lap-siding is used on the middle of the building’s northwest façade and zinc-colored standing seam metal panels are used as an accent material (for example, to indicate the entrances to both the commercial space and residential lobby).

Analysis

This request is subject to the approval standards for Demolition Permits and Conditional Uses.

Consistency with Adopted Plans

The 2018 [Comprehensive Plan](#) recommends Community-Mixed-Use (CMU), which it describes as 2-6 stories and up to 130 dwelling units per acre.

The [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) recommends three to four story heights on this site, with the “*easterly 165 feet of the north side of the 600 block*” to be three stories, “*in order to preserve the view of the capitol dome from the sidewalk at mid-700 block of Jenifer Street.*” The applicant has submitted a massing view study to visualize the impacts of the view of the capitol dome. It can be found under Legislative File [76305](#) and is linked [here](#). This plan recommendation and is discussed later in this report.

Finally, the [First Settlement Neighborhood Master Plan](#) (1995) does not provide specific recommendations for the subject site.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. The Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests and find them met in order to approve. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The statement of purpose in Section 28.185 states, in part:

“The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition, protect the public from potentially unsafe structures and public nuisances...”

On balance, staff believes that standards can be found met and provides the following additional information.

In regards to Standard 1 related to the possible building relocation efforts, the Plan Commission is required to consider any information provided related to possible relocation activities. In the submitted materials, the applicant states that the relocation of the structure was considered but it was determined to be impractical due to the size, age, and condition of the structure. Furthermore, Staff note that the fact that the building has a partial basement level that likely will make any relocation much more difficult.

In regards to Standard 6 related to the condition of the building proposed for demolition, Planning Division staff have not received any comments from City Building Inspection, Fire, or Police. However, in the submitted information, the applicant provides [photos](#) of the existing structure and notes that the building is “*outdated and in need of major repairs and updates.*”

Related to the historic value of the structures, staff notes Standard 4 states:

“The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”

At its March 6, 2023 meeting, the Landmarks Commission reviewed the proposed demolition and a copy of the report of the Landmarks Commission can be found under Legislative File [75031](#) and is linked [here](#). The Landmarks Commission voted to recommend to the Plan Commission that the building at 654 Williamson Street has no known historic value.

Standard 7, which includes references the standards 1-6 states that *“The Plan Commission shall consider the factors and information specified in items 1-6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison.”*

Given the findings of the Landmarks Commission and information provided by the applicant, Staff believe the demolition permit standards can be found met.

Conditional Use Standards

The Plan Commission shall 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].”*

While staff believe most conditional use standards can be found met, staff recommends that careful consideration be given to Conditional Use Standard 9 as it relates to the inconsistency with the [Williamson Street Design Guidelines \(BUILD II\) Plan](#) (2004) regarding building height and massing. Staff’s specific concern in reference to obscuring views of the Capitol from Jennifer Street. Careful consideration should be given to whether the resulting project can be found to create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area.”

Standard 9 states, in part:

“When applying the above standards to any new construction of a building or an addition to an existing building 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.”

In considering this standard, Staff notes that the Williamson Street BUILD II Plan is specific about the portion of the block has the three-story height recommendation – the 165 eastern feet of the north side of the 600 Block of Williamson Street, which happens to be the exact width of the subject parcel. As can be seen in the image below, the Capitol dome view shed from the mid-700 block of Jenifer Street crosses the southern half of the subject site.



Staff note that the applicant has submitted a massing view study to visualize the impacts of the view of the capitol dome. It can be found under Legislative File [76305](#) and is linked [here](#). In communications with Staff, the applicant noted their opinion that their proposal “complies with the stated intent of the Williamson Street Build II plan” [to preserve this view of the capitol dome]. Staff note that due to the placement of the building, the view becomes partially obstructed, though views appear to also be currently impacted by existing street trees. As the building steps back roughly 25 feet at the fourth floor level, the massing view studies show that it will not completely block the view of the dome. It appears that the more significant impacts will be from the northern sidewalk. While the applicant also points out that the views of the capitol dome from both sidewalks of the 700-block of Jenifer Street are currently obscured by trees, Staff note that the dome is only partially obscured by tree foliage for motorists and cyclists traveling in the street.

Staff also point out that the proposed five-story height is allowed with the underlying (TE) zoning. While a conditional use is necessary to develop a mixed-use building on this site, a separate conditional use to exceed that height limit is not required.

Staff further note that the issue codifying the maximum building heights for this area of the City was considered in September of 2021 when an ordinance amendment to map the maximum building heights for the six-block stretch of Williamson Street from S Blair Street to S Few Street was proposed (Legistar File [65765](#)). However, following a virtual community meeting where this idea received very little support, both the Plan Commission and Common Council ultimately voted to place the proposed ordinance amendment on file without prejudice due to the limit it would have on the future creation of much needed housing units.

Lastly, Staff note that the Landmarks Commission, at their meeting on March 6, 2023, approved a Certificate of Appropriateness for the proposed building with the conditions that final lighting and building designs showing mechanicals be provided to staff for administrative approval and final window, door, and masonry specifications be provided to staff for administrative approval. (Legistar File [70738](#))

Public Input

At the time of report writing, staff have only received one public comment – a letter of support from the Marquette Neighborhood Association. This comment has been added to the project’s [Legistar File](#) for the conditional use request.

Conclusion

The applicant proposes to demolish the existing former daycare building to construct a three-to-five-story, mixed-use building with 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street. The related requests are subject to the approval standards for demolition permits and conditional uses. As discussed in this report, staff believes careful consideration should be given in regards to plan consistency and Conditional Use Standard 9 as it relates to the inconsistency with the [Williamson Street Design Guidelines \(BUILD II\) Plan](#)’s building height recommendation for the subject parcel.

Recommendation

Planning Division Recommendation (Chris Wells, (608) 261-9135)

The Planning Division recommends the following:

- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition of the daycare center located at 654 Williamson Street; and
- That if the Plan Commission can find that standards for conditional uses are met, the Planning Division recommends it **approve** a request for *Dwelling Units in Mixed-Use Buildings* in order to construct a three-to-five-story, mixed-use building containing 2,656 square-feet of commercial space and 45 apartments at 654 Williamson Street.

These recommendations are subject to the input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. 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. (POLICY)

2. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20ft, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement. (POLICY)
3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
4. Construct sidewalk, terrace, curb & gutter and pavement as needed to a plan as approved by City Engineer
5. 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))
6. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
7. 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))
8. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
11. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
12. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
13. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be directed to drain to public Right of Way (ROW). (POLICY)

14. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances to buildings shall be set at elevation 852.00. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
15. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

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

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

16. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the

site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

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

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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.

17. 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 troester@cityofmadison.com (West).

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

18. Grant a Public Sidewalk Easement along Williamson Street and Blount Street to the City on the face of the forthcoming required Certified Survey Map for this development. The width and location of the easement shall be approved by City Engineering and Traffic Engineering. Contact Julius Smith with Engineering Mapping for the final easement language to be placed on the CSM.
19. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.
20. The address of 654 Williamson St will be retired and archived with the demolition of the building. The new proposed apartment building has an address of 656 Williamson St for the apartments. The Commercial address(es) will be determined when tenant configurations are final and submitted for review. 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.
21. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permits.
22. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings.

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 verification submittal stage of this LNDUSE with Zoning.

The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

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.

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

23. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Williamson Street
24. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along S. Blount Street.
25. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
26. 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.
27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

30. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
31. 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.
32. 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.
33. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way 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.
34. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
35. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
36. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
37. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
38. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
39. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
40. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

41. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6))
42. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on Williamson Street 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.

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

43. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
44. The project site lies within Wellhead Protection District 17. Future commercial uses will be subject to review by the Water Utility. All uses in Zones A and B of any Wellhead Protection District shall be approved by the Water Utility General Manager or his/her designee. A use may be approved with conditions. Approval by the Water Utility General Manager or his/her designee is in addition to all other approvals required for the proposed use.
45. Staff is anticipating that future Conditional Uses may be sought as a tenant is identified for the first floor commercial portion of the mixed-use building. These Conditional Uses will require additional approvals from the Plan Commission.
46. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (5 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (1 stall) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans, and add the count to the parking summary.
47. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
48. 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.
49. 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.

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

50. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 266-5946.
51. Install the fire sprinkler system in accordance with NFPA 13.

Parks Division (Contact Kate Kane, (608) 261-9671)

52. 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# 23007 when contacting Parks about this project.

Forestry (Contact Brad Hofmann, (608) 267-4908)

53. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
54. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
55. City Forestry will issue a street tree removal permit for two trees 20" Ash & 2" Pear for driveway on each frontage. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.
56. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
57. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.

58. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
59. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
60. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608) 266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
61. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
62. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

63. Update Utility plan to indicate cutting off existing 1 inch service at the water main that currently serves the lot.
64. This property is in a Wellhead Protection District–Zone (WP-17). 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 Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

65. 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.

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

67. 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.

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

68. As identified on plans submitted for review, the applicant shall install (replace) and maintain a concrete boarding pad surface - as shown in the public right-of-way - at the existing Metro bus stop zone that is on the north side of Williamson Street Road, west of Blount Street. The concrete pad should measure 20', parallel to Williamson Street, and this 20' dimension should roughly orient at 55' thru 75' west of the crosswalk along the west side of Blount Street.

69. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

70. Metro Transit may use a portion of this 20' width concrete pad dimension (between curb and sidewalk), in the City's public right-of-way, to install a City-maintained passenger amenity (bench or shelter structure with bench).