

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of March 5, 2008**

**RE: I.D. # 08991: Zoning Map Amendment I.D. 3339 & 3340, Rezoning 101-109 N. Franklin Street from R5 (General Residence District) to PUD-GDP-SIP**

1. Requested Actions: Approval of a request to rezone 101-109 N. Franklin Street from R5 (General Residence District) to Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) to allow the relocation of the Conklin House residential building located at 307-309 N. Mills Street to this site.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner.

**GENERAL INFORMATION**

1. Applicant: John Leja, Ten Twenty-Two, LLC; c/o Bill White, Michael, Best & Friedrich, LLP; 1 S. Pinckney Street; Madison.  
  
Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.  
  
Property Owner: Renaissance Property Group, LLC; 1 N. Sherman Terrace, Suite 102; Madison.
2. Development Schedule: The applicant wishes to begin the relocation of the Conklin House to the site as soon as all regulatory approvals have been granted for this project. Completion of the overall is project is anticipated in summer 2009.
3. Location: An approximately 0.3-acre parcel located at the northeasterly corner of E. Mifflin and N. Franklin streets, Aldermanic District 2; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with a single-family residence located at 101 N. Franklin Street, a three-family residence located at 103-105 N. Franklin Street and a two-family residence located at 109 N. Franklin Street, all zoned R5 (General Residence District).

5. Proposed Land Use: The applicant wishes to relocate a two-story rooming house from 307-309 N. Mills Street onto the eastern portion of the subject site following the removal of two detached garages and surface parking.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded by a variety of one-, two- and multi-family buildings, including apartment buildings and converted residences, in R5 (General Residence District) zoning.
7. Adopted Land Use Plan: The Comprehensive Plan identifies the site and surrounding area as part of the "First Settlement-Old Market Place" residential sub-district, which encourages a variety of residential and neighborhood commercial land uses for the neighborhoods located between E. Wilson Street and James Madison Park west of N. Blair Street.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW**

This application is subject to the standards for Planned Unit Development Districts.

#### **RELATED CASE**

On January 8, 2008, the Common Council conditionally approved a request to rezone 301-309 N. Mills Street and 1022 W. Johnson Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of two residential buildings (including the Conklin House) and the construction of a 14-story, 163-unit apartment building

#### **PLAN REVIEW**

The applicant is requesting approval of a request to rezone three parcels containing a total of 0.3-acres of land located at the northeasterly corner of E. Mifflin Street and N. Franklin Street from R5 (General Residence District) to PUD-GDP-SIP. The intent of the proposed rezoning is to provide zoning to allow the historic Conklin House currently located at 307-309 N. Mills Street to be relocated to the eastern portion of the subject site facing E. Mifflin Street.

The subject site is currently developed with three residential buildings each situated on individual 4,356 square-foot lots. Beginning at the corner of E. Mifflin and N. Franklin, 101 N Franklin

Street is a 1.5-story single-family residence that sits within 8 feet of Franklin Street and 4 feet from Mifflin. The residence was constructed in 1879 and features three bedrooms and one bath and an exterior of painted clapboard siding. Moving north from the corner building, 103-105 N. Franklin Street is a 3-story, three-flat building with a stucco exterior and enclosed front porches on the second and third floors. The building, which was built in 1918, contains 2 three-bedroom units and 1 six-bedroom unit. The last residential building on the site is a 2-story, two-family residence located at 107-109 N. Franklin Street, which was built in 1904. The northernmost building contains 1 two-bedroom and 1 three-bedroom unit. The building is vinyl-sided and includes open front porches across the first and second floors. The remainder of the subject site is developed with a two-car garage located behind the 107-109 N. Franklin Street residence and a second two-car concrete block garage located behind 101 N. Franklin Street. The area between the three residential buildings and the two detached garages is used as surface parking for 17 vehicles. Vegetation on the site is largely limited to four mature canopy trees located along the eastern property line of the site and the modest front yards along N. Franklin Street.

The area surrounding the 0.3-acre site is primarily residential in character and includes a variety of one-, two- and multi-family residential buildings in a variety of different styles, heights and setbacks. Densities on nearby properties range from single-family homes located across E. Mifflin Street from the site, to 2-4 unit buildings located along the north side of E. Mifflin and west side of N. Blair Street, to a 43-unit brick four-story building constructed in 1973 that is located across N. Franklin Street from the site. The one-story Prince Hall Masonic Lodge located down the block from the site at the corner of Blair and Mifflin stands as a notable exception to the development pattern on nearby properties.

The applicant proposes to raze the two accessory buildings located along the easterly property line to accommodate the relocation of the Conklin house from the northeastern corner of N. Mills and W. Johnson streets to the site. The Conklin House is a 2.5-story, wood frame, Progressive Queen Anne-style house constructed in 1887 that has been used in recent years as a rooming house. A major remodeling of the building in 1905 designed by the influential architectural firm of Claude and Starck created the current appearance of the building. The City's preservation planner, Kitty Rankin, indicates that the Conklin House is eligible to be designated as a Madison Landmark because it is a fine and relatively intact example of a Progressive Queen Anne house. The Progressive version of the Queen Anne style was particularly popular during a major Madison boom period and is therefore important to the existing fabric of the City.

The Conklin House, which includes a large elevated covered front porch across most of the first floor front wall and a portion of the right side wall, will be situated 8.7 feet from E. Mifflin Street and 3.5 feet from the eastern property line shared with a four-unit building located at 514 E. Mifflin. When measured from the actual outer walls of the residence, the building will sit 6.7 feet from the east, 17.5 feet from the street, 17.6 feet from the northwesterly property line and 14 feet

from the nearest existing building on the site. Stairs leading up to the front porch and first floor will be located adjacent to the existing sidewalk along E. Mifflin Street. Due to the proximity of the relocated structure to other structures nearby, the applicant was required to receive the approval of the Building and Fire Code Board of Appeals. The Building and Fire Code Board of Appeals granted the code variances necessary for this project on February 19, 2008.

The applicant and property owner propose a number of improvements to the Conklin House and the three existing buildings located on the subject property. Following relocation, the Conklin House will be placed on a new concrete and sandstone foundation. The building will be converted from a rooming house to a four-unit building consisting of a one-bedroom unit on the top floor of the building, a two-bedroom unit in an exposed finished basement, a second two-unit on the first floor and a three-bedroom unit on the second full floor. New windows will be installed, the porch renovated and a new stair enclosure constructed along the rear wall of the residence as part of the post relocation improvements.

The three existing buildings on the site will also be renovated in conjunction with the Conklin House relocation. The single-family residence will be preserved, with a new roof, gutters, windows, front and back stairs and repaired and repainted wood siding and shutters. The three-unit building will be modified to include 2 two-bedroom units and a five-unit building, and the enclosed front and back porches will be reopened. The building will also have a new roof and windows installed, the stucco exterior will be repaired and repainted and the foundation repaired. Finally, the floorplan of the two-family residence along the northern edge of the property will be maintained, with minor cosmetic improvements proposed. In all, the planned unit development will include 10 dwelling units and 25 bedrooms.

Parking for the four-building project will consist of a single handicapped-accessible parking stall located behind the 101 N. Franklin Street building with access from E. Mifflin Street. The rest of the paved surfaces on the site will be converted into open space for residents. A landscaping plan for the project primarily consists of plantings along the base of the four buildings and the preservation of lawn space primarily elsewhere.

Each of the four buildings will be located on individual lots created by a separate administratively approved Certified Survey Map (see attached) that may be recorded once the proposed planned unit development is approved and recorded.

### **EVALUATION & CONCLUSION**

The relocation of the Conklin House to the subject site and the related Certified Survey Map requires Planned Unit Development zoning because the four residential buildings and proposed lots do not meet the lot area and yard requirements of the existing R5 zoning.

Relocation of the Conklin House was a significant issue during the review and ultimate approval of the planned unit development for the 14-story, 163-unit apartment building to be constructed at 1022 W. Johnson Street. That project was reviewed by the Landmarks Commission in addition to the Urban Design Commission, Plan Commission and Common Council, who customarily review planned unit developments in part due to the significant historic character of the Conklin House. The approval of the 1022 W. Johnson Street development was conditioned upon the preservation and relocation of the Conklin House (though a Council-added condition allowed the building to be temporarily relocated to a third-party site so construction of the apartment building could commence).

The proposed planned unit development for the corner of N. Franklin and E. Mifflin streets proposes to meet the W. Johnson Street condition of approval by relocating the Conklin House to the rear of three existing residential buildings once two accessory buildings are demolished. The proposed planned unit development calls for the significant renovation of the potential landmark building following its relocation as well as the rehabilitation of the three buildings already located on the site.

The Planning Division is generally supportive of the proposal to relocate the Conklin house to 101-109 N. Franklin Street and believes that the project can meet the standards for planned unit developments. While the placement of the building on the subject site will lead to substantially higher building coverage on the property, staff feels that the bulk and massing of the relocated Conklin House on this site is generally appropriate and not out of character with the rest of the neighborhood along and north of E. Mifflin Street. As noted earlier, the neighborhood is already home to a wide variety of building types, including one-, two- and three-story buildings with widely diverse actual heights as measured to the peak of the roofs. These include a prominent three-story gambrel roofed three-unit building that sits next to a squat two-story single-family home on the west side of N. Franklin Street and a second three-story building with a flat roof on the east side of N. Franklin Street, which sits directly north of a one-story single-family home. Buildings in the neighborhood are also situated at diverse setbacks. Staff does not believe that the setbacks for the relocated Conklin House are out of character with building spacing elsewhere in the neighborhood. Staff also believes that the Progressive Queen Anne-styled Conklin House, a potential landmark building, will add to the wide-ranging, eclectic mix of building styles present throughout the neighborhood, which span the decades from the late 1800's through earlier this decade.

The Urban Design Commission reviewed the planned unit development for this site on February 13, 2008 and recommended final approval (see attached reports).

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### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3339 and 3940, rezoning 101-109 N. Franklin Street from R5 (General Residence District) to Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP), to the Common Council with a recommendation of **approval**, subject to input at the public hearing and comments from reviewing agencies.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 10, 2008

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** 101-109 North Franklin Street

**Present Zoning District:** R-5

**Proposed Use:** Relocate multi-family residence to site with 3 existing residential buildings.

**Proposed Zoning District:** PUD (GDP-SIP)

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Please provide floor plans of all existing buildings on site.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	Lot 1 - Depends on # of Bedrooms per unit. Lot 2 - 1600 sq. ft. Lot 3 - 3400 sq. ft. Lot 4 - 2200 sq. ft.	Lot 1 - 5318 sq. ft. Lot 2 - 2552 sq. ft. Lot 3 - 2551 sq. ft. Lot 4 - 2750 sq. ft.
Lot width	50'	Lot 1 - 55', Lot 2 - 33' Lot 3 - 33', Lot 4 - 33'
Usable open space	Lot 1 - depends on # of bedrooms Lot 2 - 480 sq. ft. Lot 3 - 1440 sq. ft. Lot 4 - 800 sq. ft.	Lot 1 - ? Lot 2 - 1254 sq. ft. Lot 3 - 180 sq. ft. Lot 4 - 165 sq. ft.
Front yard	20'	
Side yards	5' / 12' total - 1 story. 6' / 15' total - 2 story 8' / 20' total - 3 story	Lot 2 - 3.1' Lot 3 - 4'8" total Lot 4 -
Rear yard	30'	
Building height	3 stories/40'	

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	C.B. District	

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Flood plain	No
Utility easements	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

\* Since this project is being rezoned to the **(PUD)(GDP-SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-5 district, because of the surrounding land uses.



## AGENDA # 11

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> January 9, 2008
TITLE: 101-109 North Franklin Street - PUD (GDP) for the relocation of the Conklin House, 2nd Ald. Dist. (08666)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: January 9, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Bonnie Cosgrove, Richard Wagner and Jay Ferm.

### SUMMARY:

At its meeting of January 9, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL**. Appearing on behalf of the project were J. Randy Bruce, Knothe & Bruce Architects, John Lesa and Ald. Brenda Konkel. The project provides for the combining of three adjacent lots located at 101-109 North Franklin Street which will be renovated to contain one dwelling unit with 3-bedrooms, three dwelling units with 9-bedrooms, and two dwelling units with 5-bedrooms. Existing detached garages at the rear of 101 and 107-109 Franklin Street will be demolished to provide for the relocation of the "Conklin House" from its current site on South Mills Street. The Conklin House will either be moved all at once or in sections, with a new stair tower provided at its rear on the relocated site's East Mifflin Street frontage. As part of its renovation, the existing 12-bedroom house will be converted to a 4-unit apartment building with 8-bedrooms. It is anticipated that the existing sandstone foundation at the Conklin House's existing location will be utilized as a foundation for the porch element only with the balance of the structure to be placed on a split face masonry block base, which is necessary to be in place when the building is moved. The exterior alterations to the remaining existing three structures on the site will include new windows, siding replacement and roofing, including historically accurate railings and other details, in addition to recovering and returning original porches to an open condition. Following the presentation the Commission noted the following:

- Not sure if this is the right spot to relocate, cramming a house into three lots that may not be best suited for it, house is not structured to fit at rear of three lots and houses doesn't mesh with the fabric of the area.
- Hard to approve with no bigger context with the interior of the block provided.

Erica Fox, representing the Madison Trust for Historic Preservation spoke in favor of the relocation of the house, noting her preference that the house be moved to Conklin Place, issues with the relocation site; its proximity to a proposed surface parking lot but comfortable with site as proposed.

Ald. Brenda Konkel spoke raising concerns with the appearance of the house in context with everything on the block. She also noted that there have been no neighborhood meetings to plan for January 30, 2008. She also noted that she was neither in support nor opposition.

Continued discussion by the Commission noted issues with the relocation site not good urban design, especially as adjacent to a proposed parking lot.

**ACTION:**

On a motion by Wagner, seconded by Cosgrove, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-3-1) with Rummel, Ferm and Barnett voting no, and Woods abstaining. The motion for initial approval required address of the above stated concerns and the following:

- Discuss with City staff alternatives to the proposed surface parking lot as proposed to widen the driveway and provide for backing out of vehicles to minimize the amount of pavement and provide more greenspace, to reduce the number of parking stalls, as well as alternatives to the surface parking lot as proposed, including the elimination of all parking on the combined sites.
- In addition, further consideration of the project should be provided following a neighborhood meeting that staff requested to investigate any further consideration by the Landmarks Commission.\*

\*Upon investigation, staff found that the Plan Commission approval of the relocation of the Conklin House and contingencies for the demolition of the remaining house (1022 West Johnson Street) on the site required no further consideration by the Landmarks Commission of any consideration for the approval on relocation sites for either of the two houses affiliated with the residential redevelopment.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 6, 6 and 6.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 101-109 North Franklin Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	8	-	-	-	-	8	6.5
	-	-	-	-	-	-	-	6
	5	-	5	-	-	-	5	5
	6	-	5	-	-	-	6	6
	-	-	-	-	-	-	-	5

**General Comments:**

- Kudos for moving the Conklin House. However, the parking lot in its front yard is an issue.
- I want this to work but not there yet. Improving adjacent properties is a benefit. Would like to see context of block – concern that majestic house being squeezed into a lot without side yards or greenspace.
- Good design in this situation, and the reality of parking in the dense city, suggests no parking on this site.
- Thanks for finding a home for Conklin House. Consider only 1 handicapped parking spot.
- Don't believe this location is the right choice for the project.

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> February 13, 2008
TITLE: 101-109 North Franklin Street – PUD(GDP) for the Relocation of the Conklin House. 2 <sup>nd</sup> Ald. Dist. (08666)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: February 13, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Bonnie Cosgrove, Richard Wagner and Jay Ferm.

### SUMMARY:

At its meeting of February 13, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP) for the relocation of the Conklin House located at 101-109 North Franklin Street. Appearing on behalf of the project were J. Randy Bruce, Knothe & Bruce Architects; Michael Matty, Renaissance Property Group; John Lesa, Ald. Brenda Konkel and Erica Fox Gehrig of Madison Trust for Historic Preservation. In response to the Commission's previous review of the project Bruce presented the following:

- A reduced size surface parking area has been provided off the property's East Mifflin Street frontage featuring a single accessible stall in combination with a bike parking area which allows for enhancement of landscape open space adjacent to the tower element of the relocated Conklin House.
- A single parking stall accessed off the property's North Franklin Street frontage located between 107-109 North Franklin Street and 103-105 North Franklin Street provides an alternative location for a previously proposed stall. Bruce further noted that there was no additional requirement for a Landmarks Commission approval based on its earlier consideration of the project.

The Commission remarked on its appreciation for the project which provided for the preservation of the Conklin House, where it was noted that additional landscaping could be provided adjacent to the right of the reconfigured parking lot between it and the tower element of the relocated Conklin House.

### ACTION:

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion required that additional landscaping be provided between the tower element of the relocated Conklin House and the one-stall surface parking area to be reviewed and approved by staff.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6, 6, 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 101-109 North Franklin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	-	5	-	-	6	-	6
	8	8	5	-	-	-	7	7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	8
	7	-	-	-	-	-	7	7
	-	-	-	-	-	-	-	6
	6	-	-	-	-	-	-	6

General Comments:

- Excellent recovery of greenspace.
- Good solution, to provide adequate parking plus some open space.
- Much better.
- Great improvement.
- Good use of disrupted site. Need much better site and neighborhood context presented in materials. Tell us how you would provide pedestrian and bike connectivity to adjacent properties.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

DATE: February 22, 2008  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 101-109 North Franklin Street Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The parallel Certified Survey Map application shall be approved and recorded prior to the issuance of building permits for the creation of interior private pedestrian and parking lot easements. Storm Water Utility bills will be calculated and billed after the CSM is recorded based on the proposed lot lines represented on the CSM, unless the owner/applicant desires to have this done differently by separate recorded agreements. If the separate recorded agreement scenario is chosen by the owner/applicant, provide a recorded copy via e-mail to:  
Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)
2. Coordinate site address plans by submitting PDF floor plans, via e-mail, for the entire site to:  
Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com).
3. Provide copy of recorded private pedestrian access rights into this site from E. Mifflin Street from the adjacent property along the northeasterly for the proposed new concrete walk shown on the proposed site plan.
4. The City Engineer may allow the use of a street excavation permit for the work required to provide service laterals to these lots in place of a Developer Agreement as determined by the City Engineer after reviewing the site requirements with the applicant. Please contact Janet Dailey at 261-9688 to set up a meeting regarding this issue.
5. Any damage to the pavement on East Mifflin Street will require restoration in accordance with the City Engineering Patching Criteria, including milling and overlaying 50-feet of the roadway.
6. Applicant shall provide a plan showing all utilities that will serve this site.
7. Applicant shall provide a recorded private sanitary sewer easement across lots being crossed with proposed sanitary sewer lateral (103/105, 107/109 Franklin Street).

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments

and Conditional Use Applications.

Name: 101-109 North Franklin Street Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the \_\_\_\_\_ Impact Fee District for Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ Plat/CSM. The current rate is \$ \_\_\_\_\_ /1000SF for a total of \$ \_\_\_\_\_. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
  - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
  - b) All information shall transmitted to Janet Dailey by e-mail at [jdailey@cityofmadison.com](mailto:jdailey@cityofmadison.com), or on a CD to:
 

Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
  - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

**ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.

- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
  - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
  - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
  - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)

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- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use 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. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 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.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege In streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City

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Construction Engineer finds is unacceptable shall be removed and replaced.

- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com) or 266-4816.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site 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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle) off of new paved surfaces
  - Control 80% TSS (5 micron particle) off of new paved surfaces
  - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.
  - Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website -- as required by Chapter 37 of the Madison General Ordinances.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.10 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.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### Utilities General

- 5.1 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

**Sanitary Sewer**

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

February 28, 2008

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **101 to 109 North Franklin Street – Rezoning – R5 to PUD (GDP-SIP) – Multi-Family Residence**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. A condition of approval shall be that no residential parking permits shall be issued for 101 to 109 N. Franklin Street, (the applicant shall included the new address onto E. Mifflin St.) this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued including all existing and new addresses. In addition, the applicant shall submit include a copy of the lease noting the above condition in the lease when submitting plans for City approval.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: J. Randy Bruce  
Fax: 608-836-6934  
Email: rbruce@knothebruce.com

DCD: DJM: dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: February 28, 2008  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **101-109 N. Franklin St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. none

### **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan