



Project Address: 555 West Washington Avenue
Application Type: Demolition Permit & Conditional Use
Legistar File ID # [52220](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant &

Property Owner: Brendan Baxter; PJB II, LLC; 2303 W. Beltline Hwy; Madison, WI 53713

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

Requested Action: Approval of a demolition permit to demolish a two-story commercial building and conditional use to construct a five-story, 45-unit residential building at 555 West Washington Avenue.

Proposal Summary: The applicant is seeking approval to demolish a two-story bank building. In its place, a five-story, 45-unit multifamily apartment building with first floor and underground parking.

Applicable Regulations & Standards: Section 28.185 MGO provides the process and standards for the approval of demolition and removal permits. The applicant is requesting three conditional use approvals. New buildings greater than 20,000 square feet or that have more than four stories in the UMX (Urban Mixed Use) zoning district require conditional use approval. A multi-family building greater than 8 units is a conditional use in the UMX district. Finally, the applicant requests “bonus stories” within an “Additional Height Area,” which is a conditional use according to Section 28.071(2) MGO. Standards for conditional use approval are found in Section 28.183 MGO.

Review Required By: Plan Commission and Urban Design Commission.

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional uses to demolish a two-story commercial building and construct a five-story, 45-unit residential building at 555 West Washington Avenue subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is a 16,665 square-foot (0.38-acre) parcel located at the southeasterly corner of West Washington Avenue and South Bedford Street. It is within Aldermanic District 4 (Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a two-story building constructed in 1984. The building has most recently been used as a bank/credit union, with some additional office users. The site includes a banking drive-through and a 16-stall surface parking lot. The site is zoned UMX (Urban Mixed Use) District.

Surrounding Land Uses and Zoning:

- Northwest:** Across West Washington Avenue, a mix of commercial and residential buildings between one and four stories, zoned PD and UMX;
- Southwest:** Across South Bedford Street, a five-story mixed-use building, zoned PD;
- Southeast:** A one-story tavern and small two-story multi-family buildings, zoned UMX;
- Northeast:** Extending up West Washington Avenue, two- to four-unit “house-like” multi-family buildings, zoned DR-2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) places the site within the Downtown land use category, and specifically within the Mifflin-Bassett downtown sub-area. The subject site is therefore located within the boundaries of the [Downtown Plan](#) (2012). The Downtown Plan identifies 555 West Washington as “Downtown Mixed Use.”

Zoning Summary: The subject property is zoned UMX (Urban Mixed Use District):

Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	16,665
Lot width	30'	99
Usable open space	570 sq. ft.	3,719 sq. ft.
Front yard	5'	8'
Side yards	0	1.1', 8.3'
Rear yard	10'	10.3'
Building height	4 stories (6 stories with conditional use approval)	5 stories

Site Design	Required	Proposed
Number parking stalls	0	45
Accessible stalls	2	2
Number bike parking stalls	50 (45 long term)	50 (45 long term)

Other Critical Zoning Items	Urban Design Review (UMX Zoning), Utility Easements, Barrier Free (ILHR 69)
------------------------------------	---

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking approval to demolish a two-story bank building. In its place, the applicant intends to construct a five-story, 45-unit multifamily apartment building with first-floor and underground parking on a 0.38-acre parcel located at the southeasterly corner of West Washington Avenue and South Bedford Street. The site is zoned UMX (Urban Mixed Use District). Construction is scheduled to commence in Fall 2018, with completion by Spring 2020.

The existing building was originally constructed in 1984 and was, until recently, occupied by a credit union with a surface parking lot and drive-through banking window and canopy. Several small office users occupied small

tenant spaces within the building. The existing 11,406-square foot building features a concrete frame with a red brick façade. City assessor records indicate it was last updated or remodeled in 1998.

Following demolition, the proposed multifamily building will be built further back from the street than the existing office building, which is placed at the lot lines at the corner of West Washington and Bedford. The primary building entrance is centered on the West Washington Avenue façade. Secondary building entrances are rear of center on the South Bedford Street façade and on the north façade, which connects to West Washington via a walkway. Three first-floor units have private entrances onto West Washington (2 units) or South Bedford Street (1 unit). Indoor parking for 12 cars and 10 bicycles, a bicycle repair station, and trash are accessed from an overhead garage door and adjacent pedestrian door on the Bedford Street facade. Another 33 vehicle and 39 bicycle parking stalls are in the basement, accessed via a ramp from the first-floor parking area. Four additional bike parking spots are provided outside. The floorplans show five units on the first floor, thirteen units each on the second and third floors, ten on the fourth floor, and four on the fifth. The unit mix includes 12 efficiencies, 21 one-bedroom, and 12 two-bedroom units. Several second-, fourth-, and fifth-floor units feature private roof terraces. These roofs also include inaccessible green roof areas. There is also a public rooftop deck opening off a common room on the fifth floor.

The exterior of the building presents two major street-facing building facades: a four-story warehouse-style façade along South Bedford Street, intended to be compatible with the warehouse and warehouse-style buildings along Bedford Street, and a three-story façade along West Washington Avenue intended to be compatible with the smaller-scale residential character of the existing buildings on this street frontage. The three-story façade that primarily faces West Washington wraps approximately 40 feet around either side to a break that separates it from the larger mass behind. This façade is designed with bays that mimic the horizontal pattern of the houses northeast on West Washington Avenue and predominantly features brick veneer, with masonry units and cast stone sills and bands within projecting upper floor window bays. The predominant mass of the building is the four-story “warehouse” portion that sits behind the shorter West Washington Avenue portion and is primarily visible from South Bedford Street. This façade is primarily a brick veneer and wraps around most of the northeast and southwest facades and all of the southeast façade. Dark bronze composite panels extend from the fifth floor down to the second floor of the northeast (interior) façade behind recessed balconies. The same composite siding also clads a stepped-back portion of the fourth floor above the three-story westerly portion and a thin vertical band extends down to ground level to separate the three-story westerly portion from the larger four-story bulk behind. All four facades feature a number of recessed balconies on the second, third, and fourth floors.

The upper floors (fourth and fifth stories along West Washington and near its corners, but only the fifth story along the other three facades) feature a distinct design language from the lower-floor facades, and are primarily sided with bronze composite panels. The fourth floor is stepped back approximately 16 feet from West Washington Avenue. The fifth floor is stepped back approximately 16 feet from Bedford Street, an addition 15 feet from West Washington Avenue, and approximately 12 feet from the southeast (rear) of the building. There is no appreciable stepback from the interior (northeast) facade. Public and private terraces on the second, fourth, and fifth stories feature is predominantly concrete roof pavers, featuring a vegetated roof system and raised planters, maintained by unit owners. The West Washington Avenue and East Bedford Street sides of the property are shown to be lined with an ornamental fencing and masonry pylons, as well as significant landscape planting, which also wraps around to the rear of the building. The applicant proposes almost no grading for the mostly flat site.

Analysis & Conclusion

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

Adopted Plan Recommendations

In regards to adopted plan recommendations, the site is within the Mifflin-Basset district for the subject site by the Comprehensive Plan. Because this proposal was submitted in June, 2018, this application is considered for consistency with the 2006 Comprehensive Plan. Recommended land uses within the Mifflin-Basset downtown sub-district include multi-unit high-density residential (up to 60 or more dwelling units per net acre), with “densities and dwelling unit types defined in adopted neighborhood or special area plans” and recommended building heights of two to four stories. The Downtown Plan recommends “downtown mixed use” for the site, and recommends buildings up to four stories along both sides of West Washington Avenue, with the potential for two additional stories if there is a noticeable stepback. Appendix C of that plan provides further recommendations on the Plan’s criteria for additional height, in this case the proposed fifth story. The Plan specifically recommends:

“Where additional stories are available, it is not intended that they be earned merely by complying with standards and criteria that would be required and expected in any case, such as underlying zoning regulations, good design, or sensitivity to an adjacent historic landmark. The intent is not simply to allow a taller building and additional stories should not be considered “by right” heights. Rather additional stories are to be used as a tool to encourage and reward buildings of truly exceptional design that respond to the specific context of their location and accomplish specific objectives defined for the area.

Conditional Use Standards

This proposal requires three conditional use approvals: one for multi-family buildings greater than 8 units in the UMX (Urban Mixed Use) zoning district, one to exceed the four-story downtown height limit for this area, and one for a building exceeding 20,000 square feet or four stories in a UMX district. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of Madison General Ordinances §28.183(6) are met.

Per MGO §28.076(4)(c), all new buildings greater than 20,000 square feet or that have more than four stories require conditional use approval. Further, the Urban Design Commission (UDC) shall review such projects for conformity with the Downtown and Urban Districts Design Standards in MGO §28.071(3) and the Downtown Urban Design Guidelines, and report its findings to the Plan Commission. Meeting in regular session of August 8, 2018, the UDC reviewed the project application and referred the project to a future meeting. In its referral, the UDC stated that the two different architectural styles did not read well together and that the brownstone style does not relate to the context of West Washington. Previous design proposals for the building read as two separate building facades, with a brownstone-style three-story façade along West Washington Avenue intended to be compatible with the smaller-scale residential character of the existing buildings on this street frontage, and a warehouse-style façade along South Bedford Street, intended to be compatible with the warehouse and warehouse-style buildings on Bedford Street on both sides of West Washington Avenue. The upper floors included a very distinct design language from the lower-floor facades.

In the current plans that were before UDC and now before the Plan Commission, the applicant has outlined a number of design changes made in response to UDC comments and concerns, such as updating the design to deemphasize the previous brownstone look and carry the brick façade around all sides of the building, creating a

more cohesive design and tying in with the other buildings at this intersection. The updated application has resulted in a more singular, cohesive design across the building; the distinct more modern upper floor design remains. After the applicant made these alterations to the proposed design, the Urban Design Commission, meeting on October 24, 2018, believed the standards of review were met and recommended approval to the Plan Commission.

Per MGO §28.071(2), the proposal is within an area on the "Downtown Height Map" designated for a maximum of four stories, but is also located within Area C of the "Additional Height Areas Map," which allows up to two additional stories if approved as a conditional use. Specific to this site, buildings along the frontage of the 400 and 500 blocks of West Washington Avenue may be allowed the two additional stories only if a 30-foot stepback above the fourth floor is provided, which has been shown in this proposal.

Per MGO §28.183(6)(a)(14), for applications in excess of the height allowed by the Downtown Height Map within the Additional Height Areas, the Plan Commission shall not grant excess height unless it finds that all of the following conditions are present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

The Commission must consider whether the building meets the conditions above. Staff believe conditions (c) and (d) are met and provide the following additional analysis of standards (a) and (b).

In considering criteria (a), the above-referenced recommendations in the Downtown Plan recommend four story buildings with the potential for an additional two stories if there is a noticeable setback. The proposed setback exceeds the minimum 30-foot setback required in the code and staff anticipates the fifth story will have a minimal visual presence from most approaches on West Washington Avenue, though it may be somewhat more visible from North Bedford Street. The proposed building is taller than the row of two-and-one-half story wood frame structures to the northeast and the two-story building immediately behind the proposed building. It is, however, similar in scale to the existing four- and five-story buildings immediately across West Washington Avenue and South Bedford Street, and that directly east on Main Street. In regards to setbacks, the applicant has set the front yard setback at approximately eight feet, exceeding the five foot minimum code requirement in an attempt to better reflect the deeper setbacks along West Washington Avenue. The three-story West Washington Avenue façade is designed with bays and articulation that, while not mimicking the pattern of the houses to the northeast, continues a similar rhythm. Further, because of the darker bronze composite siding on the fifth and stepped-back portion of the fourth floors, these upper stories, including the "bonus story," are intended to visually fade behind the more articulated and lighter brick façade, which is intended to minimize the effects of the appearance of height.

Regarding criteria (b), the applicant has provided the following criteria that they believe elevate the design of the building to an exceptional standard that justifies the request for an additional story in excess of the Downtown Height Map:

- Unique and timeless architecture
- Thoughtful density through the use of careful site design and massing
- Use of historic materials
- Capture and accentuate the essence of residential enjoyment in an urban setting

The applicant's letter of intent provides their more in-depth reasoning with regard to these characteristics. Many of the above points reflect materials and architectural character. In the review of other applications applying similar standards for additional height, staff have cautioned against the sole use comparing of exterior materials for a proposed taller versus a potentially shorter building, absent further information. Staff believes that the building material choices and architectural elements of the proposal are of a quality appropriate for downtown and respect the surrounding built environment; but have not been demonstrated to be any more appropriate due to the additional height of the building.

The applicant cites other considerations. With an eight-foot setback, the proposed building is designed with landscaped setbacks that exceed the five-foot minimum required by zoning. Perhaps more significantly, the building provides stepbacks above the third story along West Washington Avenue. This is not required by the Zoning Code, but was done to better reflect the scale of nearby residential buildings. Further stepbacks above the fourth story are provided, consistent with zoning requirements. Staff believes that the building massing, as presented, provides a more balanced and aesthetically pleasing corner to this gateway into Downtown than is required per ordinance. Staff notes that a fifth, and even sixth story, could be consistent with the adopted plan recommendations as described above. In regards to approving this request compared to the standard, the Plan Commission would need to find that it has been demonstrated that the above factors, including the reconfigured building mass with one additional story, demonstrates a higher quality building than could be achieved without the additional stories.

Demolition Approval Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the UMX (Urban Mixed Use) Zoning District. Per Section 28.076 of the Zoning Code, the UMX zoning district is "intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings." The demolition standards also state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its June 4, 2018 meeting, the Landmarks Commission found that the existing building is not historically, architecturally, or culturally significant.

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing building and construct the five-story residential building in its place.

Conclusion

Building height is among the most significant issues with this proposal as the applicant requests approval of a “bonus” fifth story. The underlying zoning permits four story buildings, with up to six stories allowed as a conditional use at this location. The Zoning Code requires that the Plan Commission give consideration to adopted plans and find that the specific standards in the Zoning Ordinance are met. The Downtown Plan includes recommendations for evaluating additional height, recommending that bonus stories only be granted to “encourage and reward buildings of truly exceptional design” as discussed in this report. With the combination of setbacks and stepbacks and the darker bronze siding on the upper floors, staff believes the fifth story will have a limited visual presence when viewed from West Washington Avenue and South Bedford Street. The design organizes the building mass to provide greater setbacks and stepbacks than would be required under the requirements of the UMX zoning district. The Urban Design Commission has recommended approval of this request in general, making a specific finding that it meets the standards for review. Considering the finding of the UDC, staff believes it may be possible for the Plan Commission to find the bonus height standard is met.

Staff also acknowledges that the project architect has met several times with staff and the neighborhood steering committee to address issues and staff believes the resulting project is significantly improved from earlier design versions.

A time of report writing, staff has only received written comments from the Bassett District Steering Committee, which endorses the proposal and encourages its approval. The committee was comfortable with the five-story height with stepbacks; found the design to be well conceived, contextual with the neighborhood, and complements nearby buildings; and engages the street and pedestrians well.

On balance, staff believes that it is possible for the project to meet the applicable approval standards, though careful consideration should be given to the points addressed in this report, particularly with regards to the inclusion of a fifth story.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that if the Plan Commission finds the standards met, to **approve** a demolition permit to demolish a two-story commercial building and conditional uses to construct a five-story, 45-unit residential building at 555 West Washington Avenue subject to input at the public hearing and the following conditions:

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
2. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

4. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
5. This development appears to have multiple existing laterals extended to the property line. In an effort to reduce inflow and contamination to the City's sanitary system our policy is to plug at the main laterals that are no longer active when associated with a new or redevelopment project. City Engineering will complete aTV inspection of the main to help clarify which laterals are active and which need to be plugged as a condition of approval for this application. The applicant is notified that as a condition of approval a sewer plug permit will be required for one or more laterals associated with this project that will no longer be used at its completion.
6. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
7. 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.
8. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
9. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a. Building Footprints
 - b. Internal Walkway Areas
 - c. Internal Site Parking Areas
 - d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e. Right-of-Way lines (public and private)
 - f. Lot lines or parcel lines if unplatted
 - g. Lot numbers or the words unplatted
 - h. Lot/Plat dimensions
 - i. Street names
 - j. Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k. Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

10. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))PDF submittals shall contain the following information:
 - a. Building Footprints
 - b. Internal Walkway Areas
 - c. Internal Site Parking Areas
 - d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e. Right-of-Way lines (public and private)
 - f. Lot lines or parcel lines if unplatted
 - g. Lot numbers or the words unplatted
 - h. Lot/Plat dimensions
 - i. Street names
 - j. Stormwater Management Facilities
 - k. Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
11. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. 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.
12. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
13. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
14. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
15. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
16. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection

fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

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

18. With the proposed demolition of the existing building, applicant shall coordinate the termination of the Encroachment Agreement per Doc No. 1803020 with the City of Madison Office of Real Estate Services. Refer to Real Estate Project No. 3099.

19. Terrace plantings adjacent to a residential property is permitted per 10.25 of the City General Ordinances. The proposed plan has proposed plantings that exceed the maximum height of 24" per the ordinance when mature and plantings that are less than the 24" minimum from the curb. The landscaping plan shall be revised to conform to the City Ordinance and related Terrace Treatment Policy adopted by the Board of Public Works on April 23, 2014. If the landscaping within the right of way is required to satisfy any required landscaping requirement for zoning, an encroachment agreement will be necessary.

20. The plans show a bike rack in the W. Washington Ave right of way. Applicant shall make an application with the Office of Real Estate Services for the owner to enter into a Privilege in Streets - Encroachment Agreement to permit the bike racks within the right of way.

21. A 10' wide Public Drainage Easement shall be granted on the pending Certified Survey Map to allow the storm water drainage from the northeast to cross the southeast side of this property. The maintenance and construction of the drainage way and storm sewer facilities per this plan shall be the responsibility of the owner.

22. The address of 555 W Washington Ave will be retired with the demolition of the building. The new apartment building is assigned an address of 551 W Washington Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

23. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

24. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
25. 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.
26. 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
27. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
28. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
29. 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.
30. 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.
31. Items in the Right-of-Way are not approvable though site plan approval, work with City Real Estate to start the 'Privilege in Streets' process to obtain an Encroachment Agreement for items in the Right-of-Way (bicycle racks, planters, etc.)
32. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
33. 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.

34. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

Fire Department (Contact Bill Sullivan, 261-9658)

35. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

36. 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.
37. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646

Parks/Forestry Division (Contact Kate Kane, 261-9671)

38. Park Impact Fees, comprised of the Park Infrastructure Impact Fee, per MGO §20.08(2), and Park-Land Impact Fees, per MGO §16.23(8)(f) and §20.08(6) will be required for all new residential development associated with this project. This development is within the Central Park - Infrastructure Impact Fee district. Please reference ID# 18146 when contacting Parks about this project.
39. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Metro Transit (Contact Tim Sobota, 261-4289)

40. In coordination with public works improvements, the applicant shall remove existing concrete improvements in the West Washington Avenue terrace (concrete boarding pad, walkway, and driveway) and install a new concrete passenger boarding pad at the existing Metro bus stop on the south side of West Washington Avenue, east of South Bedford Street (#0967). The new concrete pad shall measure 10 feet by 10 feet behind the face of curb, spanning at least 65 thru 75 east of the Bedford Street property line, and shall include a connecting walkway at least five feet in width between this 10'x10' pad and the existing public sidewalk.
 41. The applicant shall acquire and install a bench amenity on the concrete pad, with the final design and location to be approved by Metro Transit and the City of Madison.
 42. 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 and approve the design.
-
43. Metro Transit operates daily transit service along West Washington Avenue through the South Bedford Street intersection. Bus stop ID #0967 is adjacent the proposed project site along the south side of West Washington Avenue, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface west back towards the intersection.