

PLANNING DIVISION STAFF REPORT

November 4, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 619-699 West Mifflin Street (District 4 – Alder Verveer)
Application Type: Zoning Map Amendment, Demolition Permit, Conditional Use, Certified Survey Map
Legistar File ID # [85186](#), [85187](#), [85193](#), [85465](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Linda Irving; Trinitas Ventures; 159 North Sangamon Street, Suite 200; Chicago, IL 60607

Applicant: Neil Reardon; ESG Architecture & Design; 350 North 5th Street, Suite 400; Minneapolis, MN 55401

Owner: Widenbeck Historic Properties, Limited Partnership; Attn: Phil Hees, c/o McBride Companies; 139 W Wilson St, PO Box 191; Madison, WI 53703

Requested Action: The applicant is seeking approval of a demolition permit for two existing residential buildings, approval of a zoning map from PD (Planned Development district) and UMX (Urban Mixed Use district) to UMX, approval of a certified survey map creating two lots, and the following conditional uses:

- Up to two (2) additional stories above the maximum building height in the downtown height map per §28.071(2)(b)1 MGO;
- A residential building complex per §28.072(1) MGO;
- A multi-family dwelling with greater than eight (8) dwelling units per §28.072(1) MGO;
- Accessory outdoor recreation per §28.072(1) MGO; and
- A new building greater than twenty thousand (20,000) square feet or more than four (4) stories per §28.076(4)(c) MGO

Proposal Summary: The applicant is seeking approvals to demolish two apartment buildings to construct a ten-story, 239-unit apartment building and re-divide two parcels into a lot for proposed building and a lot for existing apartment building.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(5) MGO. Standards for conditional use approval are found in §28.183(6) MGO. Standards of approval for demolition permits are found in §28.185(6) MGO. Standards for Certified Survey Maps are found in §16.23 MGO.

Review Required By: Landmarks Commission, Urban Design Commission, Plan Commission, Common Council

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 619-699 West Mifflin Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for zoning map amendments are met and forward the rezoning to Common Council with a recommendation to **approve**;
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the buildings at 619 and 699 West Mifflin Street subject to the conditions from reviewing agencies beginning on page 10;

- That the Plan Commission find that standards of approval are met and **approve** the conditional uses for the proposed buildings at 619 and 699 West Mifflin Street subject to the conditions from reviewing agencies beginning on page 10; and
- That the Plan Commission find that the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**, subject to the conditions from reviewing agencies beginning on page 19.

Background Information

Parcel Location: The subject site, composed of two existing lots, is 1.44 acres and located at the extreme southwesterly end of West Mifflin Street, generally between South Bedford Street and the Wisconsin Southern Railroad/Southwest Commuter Trail corridor. The site is within Alder District 4 (Alder Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: 619 West Mifflin Street is currently occupied with a two buildings: the Wiedenbeck-Dobelin Warehouse, a registered Madison Landmark, and a second multifamily residential building. The two-story Wiedenbeck-Dobelin building was originally built in 1907 and converted into a multifamily residential building in 1986 with 24 dwelling units. The second building is a three-story, 34-unit multifamily residential building constructed in 1987. The two buildings share 28 vehicle parking stalls. 619 West Mifflin Street is zoned UMX (Urban Mixed Use district). 699 West Mifflin Street is currently occupied with a four-story, 39-unit multifamily residential building with structured parking constructed in 1987 and zoned PD (Planned Development district)

Surrounding Land Uses and Zoning:

Northwest: Across West Mifflin Street, UW Madison Art Lofts academic building, zoned UMX;

Southwest: One-story former train depot used as retail and restaurant, zoned UMX;

Southeast: A five-story, 52-unit multifamily building, zoned UMX; and

Northeast: One-story former train depot used as warehouse and shop and large parking lot, zoned UMX.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends downtown mixed-use (DMU). The [Downtown Plan](#) (2012) recommends downtown mixed-use with eight-story maximum height limit, plus potential additional building height.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	Lot 1: 47,540 sq. ft. Lot 2: 14,979 sq. ft.
Lot Width	30'	>30'
Front Yard Setback	Residential buildings: 5'	26.5'
Max. Front Yard Setback	10'	26.5' (see Zoning comment 4)
Side Yard Setback	0'	1.4' east side Adequate west side
Rear Yard Setback	10'	10.5'
Usable Open Space	10 sq. ft. per bedroom	Adequate (see Zoning comment 8)
Maximum Lot Coverage	90%	87%
Minimum Building Height	2 stories	10 stories/125'6"

Maximum Building Height: See Downtown Height Map	10 stories/144' Section 28.071(2)(b)1.	10 stories/125'6" (see Zoning comment 9)
Stepback: See Downtown Stepback Map	None	4 th floor

Section 28.071(2)(b)1. The Additional Height Areas Map defines eight (8) areas where buildings may be allowed up to two (2) additional stories above the maximum building height if approved as a conditional use under Section 28.183 provided that height is the only bulk requirement sought to be modified and the conditional use standards for additional height are met.

Site Design	Required	Proposed
Number Parking Stalls	Not required: Central Area	68
Electric Vehicle Stalls	10% EV ready (7)	2 EV installed 7 EV ready
Accessible Stalls	Yes	3
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (TBD) 1 guest space per 10 units (24)	372 indoor 24 surface (396 total) (see Zoning comment 10)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Form and Design	Yes	Large multi-family building (see Zoning comments 5 & 11-13)

Other Critical Zoning Items	Urban Design (UMX), Historic Landmark, Barrier Free (ILHR 69), Utility Easements
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking approval of a zoning map amendment, demolition permits for the two existing multifamily residential buildings, and five conditional uses to construct a ten-story, 239-unit residential building on one of two lots to be created by CSM.

The applicants intend to demolish two of the three buildings on site, maintaining the local landmark Wiedenbeck-Dobelin warehouse. The [demolition photos](#) submitted by the applicant show the two 1980s-era buildings that appear to be without any major updates. The submitted photos show what appears to be standard wear, but no significant structural issues. Staff have not inspected the buildings.

The historic Wiedenbeck-Dobelin warehouse apartment building will remain as a standalone building with planned maintenance. The applicant's letter of intent indicates the intention for the Wiedenbeck-Dobelin warehouse building apartments is to maintain them similar to their current state and rent them as something akin to naturally occurring affordable housing units. The Certified Survey Map accompanying the land use application would create a 0.34-acre lot on which the Wiedenbeck-Dobelin building would remain, and a 1.09-acre lot for the proposed new building.

After demolition, the applicant intends to build a ten-story residential building with 239 dwelling units. Unit breakdown includes 43 efficiencies, 27 one-bedroom units, 73 two-bedroom units, 11 three-bedroom units, 62 four-bedroom units, and 23 five-bedroom units. In addition to dwelling units, the first floor includes a lobby, management and leasing offices, package and mail rooms, bike room, fitness center, and an interior amenity courtyard. The fourth floor includes a community room with access to a rooftop terrace. The tenth floor includes a large community room with access to a rooftop terrace with pool. The roof above the 10th floor is accessed via an elevator penthouse/stair tower, with an enclosed mechanical equipment structure, screened rooftop mechanical equipment yard, green roof, and photovoltaic panels. According to the applicant, all amenities in the new building will be available to residents in the Wiedenbeck building. A reconstructed amenity courtyard is planned for the space between the Wiedenbeck-Dobelin building and the proposed new building.

The site is located at the far southwestern end of West Mifflin Street. The site touches the right of way only at the street bulb at the northernmost corner of the property. Vehicle access to the property, including into the structured parking, is proposed to go through the bulb and along the northwest property line, shared on the adjacent UW Art Lofts building site. The vehicle drive includes a covered turnaround in front of the building's main entrance. Pedestrian access continues from there to the property to the southwest, following existing access. A pedestrian access along the southeastern lot line connects to the courtyard between the remaining building and the proposed new building. The new building will include 68 underground vehicle parking stalls and 372 long-term indoor bicycle parking stalls, with another 23 short-term outdoor bicycle parking stalls on the site.

Primary façade materials on the first three stories are brick masonry in "orange blend" and "tan blend" color schemes. The primary façade materials for the upper floors are white and gray metal panels. Trim and accent materials include a terracotta- and rust-colored metal panel, composite windows, glass guardrails, black metal balcony railings with mesh screening, and metal rooftop mechanical screening.

Proposed landscaping includes a number of overstory and ornamental trees, particularly along the northwest portion of the site, and at the southernmost corner of the site. Low-level plantings of shrubs, grasses, and perennials are typically placed around the edges of the buildings and the perimeter of the site, with the exception of the outer edges of the Wiedenbeck-Dobelin building, which has an extremely narrow setback from the northeast and southeast property lines. Additional plantings and landscaping is located within the courtyard between the two buildings, as well as within the first-floor structured courtyard within the proposed new building. Roof decks on the fourth floor, 10th floor, and above the 10th floor roof also include a number of different green roof planning mixes.

According to the letter of intent, the applicant intends to start construction in June 2025 with completion by August 2027.

Analysis

This request is subject to the standards for zoning map amendments, demolition permits, conditional uses, and land divisions. This section begins with a summary of adopted plan recommendations, and includes sections for zoning map amendment standards, demolition permit standards, conditional use standards, a review of findings by both the Landmarks Commission and Urban Design Commission, continues with land division standards, and finishes with a review of public comment.

Consistency with Adopted Plans

Both the [Comprehensive Plan](#) (2023) and the [Downtown Plan](#) (2012) recommend downtown mixed-use (DMU). DMU areas are outside the core of Downtown, but are still appropriate for intensive mixed-use development. The [Downtown Plan](#) height map recommends an eight-story maximum height limit, plus a potential two-stories of additional building height. The Plan notes that the West Rail additional height area provides a large central core area set well back from any of the surrounding through streets where buildings taller than the base 8-story maximum height may be appropriate. The Plan clarifies that 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 objectives defined for that area. The [Downtown Plan](#) makes further recommendations for the West Rail district encouraging infill with taller buildings closer to the railroad corridor. This site is not subject to specific setback or stepback recommendations in either plan. If the Plan Commission finds that the proposed request for additional height is appropriate, Staff believes the proposal can be found to be consistent with the adopted plans.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

As discussed above, Staff believe that based on the DMU land use recommendation in the [Comprehensive Plan](#) and [Downtown Plan](#), that the zoning map amendment request to change the zoning of the site from UMX and PD to UMX is consistent with adopted plans and all applicable standards can be found met.

Demolition Permit Standards

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

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, *"That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission."* At its October 7, 2024 meeting, the Landmarks Commission found that the existing buildings proposed for demolition (not the Wiednedbeck-Dobelin warehouse) at 619 and 699 West Mifflin Street had no historic value. When giving careful consideration to the report of the Landmarks Commission, Staff believes that the Plan Commission can find the applicable standards met and approve the requested demolition permits.

Conditional Use Standards

Regarding 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 §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. The applicant is requesting approval of five conditional uses for two (2) additional stories above the maximum building height in the downtown height map, a residential building complex (with setbacks and entrance orientations adjusted as part of the conditional use), a multi-family dwelling with greater than eight (8) dwelling units, accessory outdoor recreation, and a new building greater than twenty thousand (20,000) square feet or more than four (4) stories.

This section begins with a review of the actions of the Landmarks Commission and Urban Design Commission, as their respective recommendations, approvals, and conditions of approvals should inform the review of the conditional use requests by the Plan Commission

Landmarks Commission

In addition to its review of buildings proposed for demolition, the Landmarks Commission also reviewed several aspects of the proposal due to the status of the Wiedenbeck-Dobelin Warehouse as a designated Madison landmark and the site's adjacency to the Milwaukee Road Depot designated Madison Landmark at 640 West Washington Avenue. At its October 7, 2024 meeting, the Landmarks Commission reviewed and made several recommendations and conditional approvals regarding this proposal, as outlined below.

The Landmarks Commission considered and approved a Certificate of Appropriateness to demolish a nonhistoric structure on the Wiedenbeck-Dobelin Warehouse landmark site and to construct the proposed new building on a landmark site, as well as the land division/combination. The approval was conditioned such that final courtyard fencing, landscaping, and hardscape specifications be approved by staff and the rear (southwest) corner of the building facing the Depot have a chamfered corner reintroduced to the masonry base level of the building with a stepback at the third floor and above. See Legislative file ID [85180](#) for more information about the Landmarks Commission's review of the Certificate of Appropriateness for the land combination, demolition, and new construction on the existing designated Madison landmark (Wiedenbeck-Dobelin Warehouse) site.

Because the proposed development is on a zoning lot adjoining a landmark, the Landmarks Commission also reviews it in an advisory capacity to the Plan Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. The Landmarks Commission provided an advisory recommendation to the Plan Commission that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark, the Milwaukee Road Depot, at 640 W Washington Avenue. The Landmarks Commission, with the same conditioned placed on Legislative item 85180 above, again recommended that the rear corner of the building facing the Depot have a chamfered corner with a stepback at the third floor and above to create a more sympathetic and compatible appearance to the adjacent landmark. See Legislative file ID [84154](#) for more information about the Landmarks Commission's review of the proposed development adjacent to a designated Madison landmark (the Milwaukee Road Depot).

Finally, the Landmarks Commission recommended approval of a boundary adjustment for the existing Wiedenbeck-Dobelin Warehouse to follow the new proposed lot lines of the accompanying CSM. See Legislative

file ID [85181](#) for more information about the Landmarks Commission’s review of the boundary adjustment amendment of the existing Wiedenbeck-Dobelin Warehouse designated Madison landmark site.

Additional discussion of the Landmarks Commission’s discussion points and conditions of approval are included in the discussion of the conditional use standards below.

Urban Design Commission

§28.076(4)(c) MGO states that “all new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in Sec. 28.071(3), if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.” Further, this required UDC review and the advisory recommendation from the UDC can help the Plan Commission determine if Condition Use approval standard eight (8), that “...the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district...” is met. At its October 23, 2024 meeting, the Urban Design Commission granted initial UDC approval to the proposal, with the following conditions of approval:

- The gates at the unit terraces and fencing, as well as landscape design at the building corner facing the Depot shall be brought back for Final Approval.
- The Commission noted that the details that the Landmarks Commission requested input on are acceptable as designed, including the rhythm of the windows at the base, the appearance of double hung windows, stone sills, recessed banding and cornice.
- The Commission also recommends that the chamfer not be included as requested by the Landmarks Commission because it is foreign to the building, a small gesture at a two-story level when the remainder of the design works well with the land/context, and other parameters of the design guidelines, and that no additional setback of the building would be necessary.
- The motion includes a preference for the Alternate 1 design option for the entry canopy, as it feels more suitable/compatible for the overall building design.

Please see Legislative [ID 84855](#) for more information about the UDC review and action.

Additional discussion of the UDC’s discussion points and conditions of approval are included in the discussion of the conditional use standards below.

Standard 3

Staff provides additional discussion related to conditional use approval standard 3, which states “The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner,” in regard to the request for accessory outdoor recreation, that is, a rooftop pool. Staff notes that the [Downtown Plan](#) specifically raises the characteristic of the West Rail area providing a large central core area set well back from any of the surrounding through streets, a situation in which many of the nearby buildings are of a much smaller scale and appropriately distanced to minimized any impacts from the accessory outdoor recreation use. Further, recommended Planning condition of approval # requires a management plan to be submitted by the applicant in the form approved by the Zoning Administrator that will address management and operation of the outdoor swimming pool. As such, staff believe standard 3 can be found met.

Standard 8

Finally, Staff draws the Commission’s attention to conditional use standard of approval 8, which requires, in part, that “the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with existing or intended character of the area.” The Urban Design Commission has reviewed this proposal due to its proposed UMX zoning and granted initial UDC approval. As such, staff believes that conditional use standard of approval 8 can be found met. Three specific findings and recommendations of Landmarks Commission and UDC are detailed in the section below.

First, the applicant provided two vehicle entry canopy design alternatives to the UDC. The UDC preferred alternative 1.



Entry Canopy Alternative 1

Entry Canopy Alternative 2

Second, both the Landmarks Commission and Urban Design Commission discussed the way the design of the proposed building interacted with the Milwaukee Road Depot on adjacent lot to the southwest. The applicant team prepared no fewer than five designs for the southerly corner of the building, the closest point to the Milwaukee Road Depot. The Landmarks Commission conditioned their approval on the inclusion of the chamfered corner seen in Option D while Urban Design Commission preferred Option E. While not clarified to the Urban Design Commission, staff now confirm that the Landmarks Commission is an approving body on this request while the Urban Commission is an advisory body. While appreciating and acknowledging the design opinion from the Urban Design Commission, from a procedural standpoint, staff recommends Plan Commission approve the design with the chamfered southern corner as shown in Option D as approved by Landmarks. An alternative design option would need to return to Landmarks Commission for further review.



Option D



Option E

Finally, the application materials also show fencing around the two southern sides of the property. UDC staff have suggested removal of the fencing to the applicant, but if it is to remain, final plans for the fencing materials and design should be submitted to UDC for final review and approval. Additionally, within the fenced area, and particularly at the southernmost corner (in the general area of the Option D and E images above), the landscaping should be expanded and improved and an outdoor sitting or gathering space could be installed amongst the landscaping.

Standard 13

Staff also offers comments regarding standard of approval 13, provided here in full:

When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission 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 Downtown Plan height map recommends an eight-story maximum height limit, plus a potential two-stories of additional building height. The Plan also makes further recommendations for the West Rail district encouraging infill with taller buildings closer to the railroad corridor. Importantly, the Downtown Plan specifically states that the West Rail additional height area provides a large central core area set well back from any of the surrounding through streets where buildings taller than the base 8-story maximum height may be appropriate. This site in particular very exactly resembles this description as a site set well back from the surrounding through streets. The Urban Design Commission, in its granting of initial approval on October 23, 2024, specifically found that the overall proposed design, including the proposed height, works well with the long views and downtown urban context, and within the other parameters of the design guidelines, and that no additional setbacks or stepbacks of the building would be necessary. Last, the site is not within any of the viewsheds, views, or vistas identified for protection in the Downtown Plan, and, as noted above, the Landmarks Commission has found the proposal is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site.

Staff believe all other applicable conditional use standards of approval can be found met.

Land Division

The applicant has submitted a certified survey map to recreate two new lots from two existing lots. Staff believes that the Plan Commission may find the standards for land divisions (16.23 MGO) approval met for the proposed Certified Survey Map with the staff-recommended conditions. The proposed lot will meet the dimensional

requirements in the UMX district, has received a recommendation of approval from the Landmarks Commission, and staff believes that the proposal is consistent with the recommendations for the site in the Comprehensive Plan.

Public Comment

At time of writing, Staff has received written comment from the public, including a letter from the neighborhood association, all of which is available with the legislative file as part of this request.

Conclusion

Staff believes that the standards of approval for zoning map amendments, demolition permits, and land divisions can be found to be met.

When considering the adopted plan recommendations, the scale of the proposed building and the proposed uses, surrounding land uses, recommended conditions of approval, and recommendations of both the UDC and Landmarks Commission, staff believe all applicable conditional use standards of approval, including standards 8 and 13, can be found met.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 619-699 West Mifflin Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for zoning map amendments are met and forward the rezoning to Common Council with a recommendation to **approve**;
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the buildings at 619 and 699 West Mifflin Street subject to the conditions from reviewing agencies beginning below;
- That the Plan Commission find that standards of approval are met and **approve** the conditional uses for the proposed buildings at 619 and 699 West Mifflin Street subject to the conditions from reviewing agencies beginning below; and
- That the Plan Commission find that the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**, subject to the conditions from reviewing agencies beginning on page 19.

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

Land Use (Conditional Use & Demolition Permit)

Planning Division (Contact Colin Punt, 243-0455)

1. That the applicant submit a management and operations plan in the format required by the Zoning Administrator for review or approval by the Zoning Administrator, Planning Director, or their assigns.
2. Note, the final design of the southerly corner of the proposed building be similar to Option D as required in

the findings and approval of the Landmarks Commission. If the Plan Commission or applicant prefer a materially different architectural option, proposal must return to the Landmarks Commission for approval.

Urban Design Commission (Contact Jessica Vaughn, 267-8740)

3. Obtain final UDC approval pending the meeting of the conditions of the UDC initial approval from the October 23, 2024 meeting:
 - The gates at the unit terraces and fencing, as well as landscape design at the building corner facing the Depot shall be brought back for Final Approval.
 - Incorporate the design details that the Landmarks Commission requested, including the rhythm of the windows at the base, the appearance of double hung windows, stone sills, recessed banding and cornice.
 - Incorporate the Alternate 1 design option for the entry canopy.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

4. Setback requirements for a residential building complex may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
5. Within a residential building complex, entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex.
6. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
7. Provide a dwelling unit summary with the counts and types of dwelling units for both the existing Wiedenbeck apartment building and proposed 10-story, 239-unit apartment building.
8. Provide calculations for the required useable open space areas, and clearly show the useable open space areas on the final plans. A minimum of ten (10) sq. ft. of useable open space per bedroom is required for both the existing Wiedenbeck apartment building and proposed apartment building. Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. Identify each qualifying at-grade usable open space area, and show the structured useable open space areas located on roof decks, porches, and balconies.
9. Per Section 28.134(3) Capitol View Preservation, show the height of the building per City Datum. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established

by the United States Coast and Geodetic Survey.

10. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4) (g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of one (1) bicycle stall is required per unit up to 2-bedrooms plus ½ space per additional bedroom. One (1) short-term guest space is required per ten (10) units. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
11. Provide floor plans and elevations for the existing Wiedenbeck apartment building.
12. Provide details showing that the building façades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the façade area, and upper story openings shall comprise a minimum of fifteen (15%) of the façade area per story.
13. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
14. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
15. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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| <ol style="list-style-type: none">16. Applicant shall provide projected wastewater flow for proposed development. Offsite sanitary sewer improvements by the developer through a developer agreement are anticipated. Applicant shall provide project wastewater calculations to Mark Moder mmoder@cityofmadison.com.17. Proposed development includes a rooftop pool. Pool discharge to sanitary sewer shall be limited to 50 gpm with filtration and draining of the pool. |
|---|
18. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20ft, in order to connect to the public system, shall be considered a

private storm sewer lateral and will require an approved and recorded privilege in streets agreement.
(POLICY)

19. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
20. Construct sidewalk/terrace/curb and gutter and pavement as required due to offsite utility upgrades to a plan as approved by City Engineer
21. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
22. 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))
23. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
24. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
25. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
26. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
27. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
28. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
29. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
30. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)

31. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
32. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
33. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
(POLICY)
This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
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.
34. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic

modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

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

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

35. 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).

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

36. Any portion of the Public Utility Easement retained by the City of Madison per Doc No 2135099 lying within any proposed building shall be released by separate document by the City of Madison and any other utility. Madison's releases shall be prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. Applicant is responsible for the release of easement by the other utility companies. The releases shall be recorded prior to final site plan sign off.
37. There are private improvements proposed within the City's Utility Easement per Doc NO 2135099, including but not limited to private storm sewer, electric / communications facilities, water laterals, sewer laterals, vehicular / pedestrian access facilities, ramp for underground parking and bike racks. A Consent to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate with Jeff Quamme at jrquamme@cityofmadison.com
38. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to drainage, access, parking, utilities, common areas, storm management between the two new lots that are necessary to accomplish the site development as proposed prior to final sign off. The document(s) shall be executed and recorded subsequent to the CSM recording and prior to building permit issuance.
39. Provide for review the amendment / restatement of the Easement for Ingress and Egress, Vehicular and Pedestrian Access and Private Utility per Doc No 2136371 as necessary to accomplish new site development and associated changes as proposed prior to final sign off. The document(s) shall be executed and recorded subsequent to the CSM recording and prior to final sign off.

40. Provide for review the agreement to allow construction of the access and other improvements lying within the UW lands to the northwest prior to final sign off. The document(s) shall be provided subsequent to the CSM recording and prior to final sign off.

41. Coordinate with MG&E to release gas main easement per Doc No 2048974 bisecting this site.
42. Provide for review the pedestrian access easement allowing for the proposed access over the lands to the southeast per the exit/entrance gate shown on the plans. The document(s) shall be executed and recorded subsequent to the CSM recording and prior to final sign off.
43. The address of the proposed apartment building is 637 W Mifflin St.
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.
44. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
45. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a floor unit matrix for apartment buildings.
The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering.
Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.
For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Luke Peters, 266-6543)

46. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
47. 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.

48. 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.
49. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
50. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
51. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
52. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
53. 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.
54. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
55. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
56. The applicant shall provide a clearly defined 5' walkway, from the front door to the public sidewalk, clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
57. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
58. Applicant shall work with Traffic Engineering to formalize the pedestrian connection in the western corner of the site.
59. A "Stop" sign shall be installed at the top of the parking ramp exit where it meets the turnaround drive. The "Stop" sign shall be installed at a height of seven (7) feet from the bottom of the sign.

Fire Department (Contact Matt Hamilton, 266-4457)

60. Provide updated fire access plans including any cross access easements for fire access

Parks Division (Contact Ann Freiwald, 243-2848)

61. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 24054 when contacting Parks about this project.

Water Utility (Contact Jeff Belshaw, 261-9835)

62. Update utility plan to indicate material and size of proposed water service.

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

Metro Transit (Contact Tim Sobota, 261-4289)

64. Metro Transit operates daily all-day transit service along West Washington Avenue near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day transit service along South Park Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

65. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 115 Weekday & 65 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 246-5806)

66. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

The Forestry Section, City Assessor has reviewed this request and has recommended no conditions of approval.

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

Certified Survey Map

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

1. Applicant shall record an interlot stormwater drainage agreement as the two lots that are being created are interdependent for drainage.
2. 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))
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

4. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
5. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
6. Any portion(s) of the Public Utility Easement that is necessary to be released lying within proposed buildings of the future development on this site shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required.
7. There is a Gas Right of Way to MG&E per Doc No. 2169800 that would extend into the southerly corner of Lot 1. It is centered on existing facilities. Confirm the easement area and show on the map.
8. Dimension the Light and Air Easement per Doc 2136371 on Sheet 2. Also add text to the note "Benefits lands within of this CSM". Lastly add to the easement area that it is also an Easement for Light, Air, Pedestrian Access and Utilities per Doc No. 2136371.
9. Add text to the labels for the Trash Enclosure, Transformer and Sidewalk Easements per Doc 2136371 "Benefits lands within this CSM".

10. It appears that the 30' Wide Light, Air, Pedestrian Access and Utility Easement Per 2136371 over the NW 30 feet of Lot 1 is limited to that area lying within Lot 1. The 699 parcel granted it over their property to the then Wisconsin Supply Parcel (now UW owned). Show correctly and dimension on Sheets 2 and 5.
11. Label the 30' Wide Light, Air, Pedestrian Access and Utility Easement per Doc No. 2136372 over the triangular area adjacent to the Northwesterly Corner of Lot 1 on sheet 2 and Sheet 5.
12. Remove the line work and text on sheet 2 for the approximate location of the trash enclosure referring to Doc No 2136373. The easement area is within this CSM and there is nothing granting an easement on the adjacent property. Also this easement as per the notes has been terminated by the doctrine of merger.
13. The applicant may wish to have the Nonexclusive Installation and Distribution Easement per Doc No 4576964 and 4576965 released later upon the removal of the existing buildings.
14. Per the title report an Owners Certificate by Wiedenbeck Historic Properties Limited Partnership is required. Also a Consent of Corporate Mortgagee Certificate is needed by AMCORE Bank N.A.
15. Cross hatch the entire Public Utility Easement per Doc No 2135099 retained by the City of Madison on sheet 4. Also show and dimension the portion of the Vehicular and Pedestrian Access and Utility Easement per Doc 2136371 on sheet 5 northwest of the boundary of this CSM as it benefits this CSM.
16. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
17. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
18. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)
19. NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Fire Department (Contact Matt Hamilton, 266-4457)

20. Document cross access easements for fire access.

Parks Division (Contact Ann Freiwald, 243-2848)

21. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 24054 when contacting Parks about this project. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.
22. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
23. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.
24. The Parks Division shall be required to sign off on this CSM.

Office of Real Estate Services (Contact Heidi Radlinger, 266-6558)

25. Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this CSM and may have additional comments and conditions. That office will send any comments separately. Please contact Heidi Radlinger at (608) 266-6558 for more information. Any conditions or comments must be satisfactorily addressed prior to the Secretary of the Plan Commission or their assigns sign the CSM.

The Planning Division, Office of the Zoning Administrator, Traffic Engineering Division, Forestry Section, Water Utility, Metro Transit, City Assessor, and Parking Utility have reviewed this request and have recommended no conditions of approval.