



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 202 N. First Street (12<sup>th</sup> Aldermanic District – Ald. Abbas)

**Application Type:** Planned Development Zoning Map Amendment

**Legistar File ID #** [59387](#)

**Prepared By:** Chris Wells, Planning Division  
Report includes comments from other City agencies, as noted.

**Reviewed By:** Kevin Firchow, Principal Planner

## Summary

**Applicant:** Brent Pauba; City of Madison Engineering Division; 210 Martin Luther King Jr. Blvd, #115; Madison, WI 53703

**Contact:** Jeryl Aman; MSR Design; 510 Marquette Avenue South, Suite 200; Minneapolis, MN 55402

**Property Owner:** Matt Mikolajewski; City of Madison 215 Martin Luther King, Jr. Blvd, 3rd Floor; Madison, WI 53703

**Requested Action:** Approval of two Zoning Map Amendments – 1) to rezone the property at 202 N. First Street from TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) (Planned Development (General Development Plan)) District, and 2) to create a Planned Development – General Development Plan (PD-GDP) and Planned Development – Specific Implementation Plan (PD-SIP) – to convert the City’s Fleet Services Building into the Madison Public Market.

**Proposal Summary:** The City Engineering Division is proposing to renovate the existing roughly 43,500 sq. ft. City Fleet Services Building in order to convert it into the Madison Public Market. The use will include vendor stalls, kitchen/food processing space, event space, and related activities. The construction is scheduled to commence in fall 2020 with completion in early 2022.

**Applicable Regulations & Standards:** This proposal is subject to the approval standards for Zoning Map Amendments [MGO §28.182(6)] and Planned Developments [MGO §28.098]. The Urban Design Commission is required to review the proposal as an approving body as this is considered a Public Building [MGO §33.24(4)(d)] and is within Urban Design District #4. The UDC is also an advisory body which is required to make a recommendation to the Plan Commission regarding both the GDP and SIP based on the design objectives in Subsection 28.098(1) and other PD requirements.

**Review Required By:** Urban Design Commission, Plan Commission, and Common Council

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment ID 28.022 - 00426, rezoning 3.48 acres of land located at 202 N. First Street from the TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) (Planned Development (General Development Plan)), and forward Zoning Map Amendment ID Section 28.022 – 00427, creating a PD(SIP) (Planned Development (Specific Implementation Plan)) for the same parcel to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

## Background Information

**Parcel Location:** The subject site is a 151,512-square-foot (3.48-acre) parcel located to the southwest of the E. Johnson Street and N. First Street (State Highway 113) intersection. It is also located in Aldermanic District 12 (Abbas), the Madison Metropolitan School District, and Urban Design District #4.

**Existing Conditions and Land Use:** The site is developed with a one-story, approximately 43,500-square-foot building (a roughly 37,900-square-foot building with a roughly 5,600-square-foot mezzanine) which currently functions as the City of Madison's Fleet Services Building. It was constructed in 1953. A large parking area, located to the southwest of the building, is primarily used for the storage of fleet vehicles. Fuel pumps for the City's fleet, are located at the western end of the parking lot, near E. Johnson Street. Finally, a building which serves as an evidence storage shed for the Madison Police Department is located at the southern end of the lot.

The majority of the subject site is zoned TE while a small portion of the western corner of the site – quarter-acre-sized, triangular-shaped, and previously part of a former railroad corridor – is zoned CN (Conservancy).

### Surrounding Land Use and Zoning:

**Northwest:** Lands generally to the north, across E. Johnson Street, are developed with Wisconsin & Southern Railroad yards and industrial buildings in IL (Industrial–Limited District) zoning;

**Northeast:** Across N. First Street from the site are single-family and two-family residences, zoned TR-C4 (Traditional Residential–Consistent 4);

**Southeast:** The smaller parcel, located to the southeast along N. First Street, is the Madison Metropolitan Sewerage District's Pumping Station #2, which is zoned TE (Traditional Employment District). The other, larger parcel, which also fronts onto E. Washington Avenue and houses the Fiore Shopping Center, is zoned CC-T (Commercial Corridor – Transitional District); and

**Southwest:** The roughly-100-foot-wide railroad corridor which runs along the subject property's southwestern property line is zoned TE while the other parcels, including the City's Burr Jones Park, are zoned CN (Conservancy).

**Adopted Land Use Plans:** The 2018 [Comprehensive Plan](#) recommends the subject site and adjacent parcels to the south for Community Mixed-Use (CMU) uses. The parcels to the west are recommended for Park (P) uses while the residential properties across N. First Street are recommended for Low-Medium Residential uses. To the north, the parcel directly across E. Johnson Street is recommended for Industrial, while the parcel to the east of the adjacent railroad tracks is recommended for CMU uses and the parcels to the west of Fordem Avenue are recommended for Medium Residential uses.

The 2016 [Emerson East-Eken Park-Yahara Neighborhood Plan](#) specifically recommends that the subject site and surrounding City-owned property as part of the gateway into the Emerson East Neighborhood, and the approved location for the Madison Public Market District. The area is identified as Focus Area Three (3), which extends south to E. Washington Avenue along the west side of N. First Street and includes a recommendation for the development of a public market with vendor spaces and related uses. Please see the body of this report for further information.

**Zoning Summary:** The subject property is proposed to be rezoned into the PD (Planned Development) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	113
Accessible Stalls	Yes	5
Loading	As per approved plans.	3 loading spaces
Number Bike Parking Stalls	<b>Limited production and processing:</b> 1 per 5 employees <b>Office:</b> 1 per 2,000 sq. ft. floor area <b>General retail, service business:</b> 1 per 2,000 sq. ft. floor area <b>Reception hall:</b> 5% of the capacity of persons <b>Food and beverage establishment:</b> 5% of capacity of persons	90 <i>(See Comment #34)</i>
Landscaping and Screening	Yes	Yes <i>(See Comment #35)</i>
Lighting	Yes	Yes
Building Forms	As per approved plans.	As per submitted plans.

<b>Other Critical Zoning Items:</b>	Urban Design (UDD #4 & PD); Barrier Free (ILHR 69); Utility Easements
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*Tables 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. Metro Transit operates limited weekday transit service along N. First Street between E. Johnson Street and E. Washington Avenue. Bus stop ID #1624 is on the west side of N. First Street, south of E. Johnson Street. Metro Transit operates additional weekday, weekend and holiday service along E. Johnson Street, serving stops in the N. First Street intersection.

## Project Description

The applicant is requesting two Zoning Map Amendments – 1) to rezone the property at 202 N. First Street from TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) (Planned Development (General Development Plan)) District, and 2) to create a Planned Development – General Development Plan (PD-GDP) and Planned Development – Specific Implementation Plan (PD-SIP) – to convert the City’s Fleet Services Building into the Madison Public Market.

The site is developed with a one-story, approximately 43,500-square-foot building (a roughly 37,900-square-foot building with a roughly 5,600-square-foot mezzanine) which currently functions as the City of Madison's Fleet Services Building.

Once the City has relocated this Fleet Services branch over to the larger facility, which is currently under construction on Nakoosa Trail, the applicant proposes to renovate the building into the Public Market. The building's existing exterior windows and doors (including eight of the garage doors) will be removed and replaced. New glass panel garage doors will be used and the existing bay of windows on the building's southern façade will be recreated in the new design. While the existing volume - a partial mezzanine centrally located above a large first floor footprint, will remain, the interior spaces will be subdivided.

The roughly 45,000-square-foot (250-foot by 180-foot) first floor will have a large hall with tall ceilings located at its north and south end, separated by public bathrooms and support spaces. Submitted plans show the north hall being subdivided into various-sized tenant spaces (please see descriptions below) while the South Hall would have a large anchor tenant space at its eastern end but would otherwise remain largely undivided and provide seating for patrons. A roughly 6,000-square-foot mezzanine will be located above the central support spaces and offer views down onto the large halls below. It will house patron seating, public restrooms, vendor dry storage lockers, and administrative offices. Two elevators as well as multiple staircases will enable patrons to move between the two floors.

The submitted materials provided further description of the building's various tenant space options and programmatic elements:

- *Permanent Vending Stalls* – Small- to medium-size permanent vending stalls for merchants selling a mix of fresh produce, food products, and ready-to-eat food prepared on site. Some stalls will have full utilities (electrical, plumbing, ventilations systems) while others may just have lighting and access to power and data.
- *Shared Vendor Stalls* – Small-size, permanent vending stalls designed to accommodate several vendors at one on a rotating schedule. These will be simple stalls with lighting, power, data and lockable, modular storage.
- *An Anchor "Storefront" Space* – A larger "storefront" space for an anchor tenant likely to include a restaurant, cafe, deli, butcher shop, or similar. This space will be in the northern Entry Hall and will be built out as a 'white box' space for this project. The future tenant will complete the build out of this space and be responsible for setting their own operating hours.
- *An Anchor Tenant "Storefront /Integrated" space* – Similar to the Anchor Tenant Space (noted previously) except that it is not a true white box- rather this space will be contiguous to the large South Hall of the Market. A tenant will be targeted who's offerings can directly enhance the South Hall and the events it hosts.
- *Temporary Vending/Flex Space* – Indoor space that may be used for temporary vending, special events, indoor farmers markets, craft fairs, banquets, weddings, and other community uses etc. On a daily basis, the Flex Space will house indoor, temporary stalls that vendors can use for a daily rate.
- *Ag/Food Interpretive Elements, Art, and History* – The Market Hall may include areas for interpretive displays and information about the agriculture, food, and specifically dairy industry in Wisconsin. It may also include gallery space for local artists and for civic story telling. Spaces within the market halls may feature curated local art or historical exhibits.
- *Kitchen/Food Processing Space* – The Market will include kitchen space to be used for food preparation by vendors, and food prep for events.

A large outdoor patio area, spanning from the public sidewalk to the building, will run along the entire northern and eastern elevations. Landscaping, and various-sized groupings of bicycle parking (totaling 90 stalls) and outdoor seating areas will break up this large patio area into smaller modules. Submitted plans show four outdoor seating areas – one near the western corner of the building and three along the eastern side of the building.

- Titled the “Main Plaza” on the plans, the largest of the four patios is roughly 2,000 square-feet in size, has a maximum capacity of 100 persons, is available for use to the general public, and is located near the western corner of the building, near two passenger drop-off/staging areas.
- The next largest is roughly 1,000 square-feet in size, has a maximum capacity of 50 persons, and is located near the northern corner of the building, along N. First Street. Unlike the others, this outdoor seating area will be available only to the patrons of the adjacent anchor tenant.
- The two smaller outdoor spaces, further southeast along N. First Street, will together total roughly 1,600 square-foot and accommodate a maximum of 80 persons. Like the Main Plaza, these two areas will be available for all market visitors to use.

Regarding the operating hours and access of the patios, a note on the plans states “*Anchor tenant private patio is available only to customers of the anchor tenant space. Market patios are adjacent to vendors inside the market but are available for all market visitors to use. Market Entrances will be open and closed based on standard market operating hours. The seasonal market entrance is an overhead door and will not be available at some times of the year. The anchor tenant entrances will have independent hours based on operating hours of the anchor tenant space. Standard tenant entrances will default to standard market operating hours (i.e. 8:00 a.m. to 9:00 p.m., Monday to Sunday) but can be over-ridden by the individual tenants they serve.*” It is therefore assumed that the standard market operating hours of the outdoor patios is 8:00 a.m. to 9:00 p.m., Monday to Sunday.

Regarding automobile access and parking, 113 automobile parking stalls, including five accessible stalls, will be located on the western side of the building and accessed either from E. Johnson Street or from N. First Street. However, due to the existing medians on both streets, the E. Johnson Street access point will be *right in/right out* only while the N. First Street entrance will not allow *left out* traffic. In addition, while it appears like the site will be accessible from the south – via the adjacent site which contains the MMSD pumping station – a gate will be added along the shared lot line to prevent such vehicle through movements. The loading area for deliveries is located along the western elevation with truck access via the delivery plaza located near the southwest corner of the building. The submitted plans also indicate delivery, bus staging or seven parallel stalls located along the drive aisle off N. First Street.

The sidewalk along N. First Street will be required to be widened to eight feet in order to accommodate bicycles as well as pedestrians.

Not all of the site’s current uses will be transplanted to Nakoosa Trail, or elsewhere, in the near term. The first of which is the Police Evidence Storage building located at the southern corner of the site. It has not been determined when or where this facility will be moved. The other is the fleet refueling depot which sits at the western corner of the site. It is assumed that this use will stay at the current location for the foreseeable future.

## **Analysis and Conclusion**

This request is subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

### **Conformance with Adopted Plans**

The 2018 [Comprehensive Plan](#) recommends the subject site and adjacent parcels to the south for Community Mixed-Use (CMU) uses, which it describes as a relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor.

The 2016 [Emerson East-Eken Park-Yahara Neighborhood Plan](#) specifically recommends that the subject site and surrounding City-owned property as part of the gateway into the Emerson East Neighborhood, and the approved location for the Madison Public Market District. The area is identified as Focus Area Three (3), which extends south to E. Washington Avenue along the west side of N. First Street and includes recommendations for the development of a public market with vendor spaces, a food-business incubator, fresh food production and commercial kitchen. This area is also recommended to encourage the development of multi-story mixed-use buildings with residential, office and commercial uses and views of the river and pedestrian/bike connections. Further, the creation of public gathering places within the Public Market District, Burr Jones Park and along the Yahara River, and; incorporation of connections from the public market to the park, Yahara River, and surrounding residential areas are also recommended.

The Planning Division believes the proposal is consistent with adopted plan recommendations.

### **Zoning Map Amendment Standards**

Staff believes that the Zoning Map Amendment standards can be met. These standards 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." Staff believes that the project is generally consistent with the [Comprehensive Plan](#) as noted above.

### **Planned Development Standards**

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098(1) for further information.

The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards of 28.098(2) are met and provides additional discussion on the following standards.

Regarding Standard (a) which states "*The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development*", during early discussions between the applicant team and Planning and Zoning Staff, rezoning the site into the Planned Development (PD) District from the Traditional Employment (TE) District was recommended as it would facilitate the myriad uses envisioned within

the public market and on the site, not all of which could easily be accommodated in conventional zoning. The applicant has submitted, as part of their Planned Development Zoning Text, a list of permitted uses which accommodates a wider range of uses pertaining to, for example, the production, processing and storage of food and beverages as well as urban agriculture. The Planning Division believes this approval standard can be found met.

Standard (e) states that the *“Planned Development district plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.”* Considering the recommendation of initial approval (with conditions) from the Urban Design Commission (see below), the Planning Division believes the Plan Commission may find this standard met.

The UDC reviewed this request on an informational basis at their June 26, 2019 meeting. At their February 12, 2020 meeting, they gave the project initial approval and made the following recommendations for when the applicant returns for final approval:

- Revisit the landscape plantings near the northern inside corner of the building to verify that they can tolerate a lot of shade;
- Further investigate where the external EIFS cladding material will need to be replaced, such as where it is in contact with the ground. Provide exhibits that show where on the building the EIFS material would be at risk of being damaged due to being in contact with people or mechanical equipment, versus areas where it is protected by landscaping and can be demonstrated not to be vulnerable to damage;
- Provide more information on the long-term viability of the external high impact EIFS material proposed;
- Keep the rooftop mechanical screening. On the Southern elevation, clarify what is existing equipment and what is proposed; and
- Clarification regarding the window system of the southern façade, confirm whether it will be a new glass curtain wall system or remain as the existing kalwall system.

## **Public Input**

At the time of report writing, staff has not received any comments on the proposed request.

## **Conclusion**

The applicant is requesting two Zoning Map Amendments – 1) to rezone the property at 202 N. First Street from TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) (Planned Development (General Development Plan)) District, and 2) to create a Planned Development – General Development Plan (PD-GDP) and Planned Development – Specific Implementation Plan (PD-SIP) – to convert the City’s Fleet Services Building into the Madison Public Market.

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be found met with this proposal. Staff believes that a Public Market with features such as vendor stalls, kitchen/food processing space, and event space can be found to be consistent with the [Comprehensive Plan’s](#) recommendation of Community Mixed-Use (CMU) and consistent with the 2016 [Emerson East-Eken Park-Yahara Neighborhood Plan](#), which specifically recommends such a facility at this location. While the project still requires final approval from the Urban Design Commission, Staff note that UDC approval will be required before final signoff.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, (608) 261-9132)

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment ID 28.022 - 00426, rezoning 3.48 acres of land located at 202 N. First Street from the TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) (Planned Development (General Development Plan)) District, and forward Zoning Map Amendment ID Section 28.022 – 00427, creating a PD(SIP) (Planned Development (Specific Implementation Plan)) for the same parcel to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the following conditions:

### Planning Division

1. That the Zoning Text be amended to reference the Supplemental Outdoor Eating Area operational information included in the letter of intent. The text shall specify that alterations to the outdoor eating areas shall be approved in accordance with the Planned Development Alterations Standards of MGO §28.098(6). This language shall be approved by Planning and Zoning Staff.

### Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

2. Based on WDNR BRRS record #03-13-000438, the property contains residual soil and groundwater contamination. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.
3. The new MMSD manhole will need to be permitted and built in conformance with all MMSD requirements (6' diameter required). Add note to plan: "Contractor shall notify Ray Schneider (608) 347-3628, [rays@madsewer.org](mailto:rays@madsewer.org) 5 days prior to installing MMSD manhole to arrange from permitting and inspection of the manhole installation. Structure shall conform to all MMSD specifications. Contractor responsible for MMSD permit fee. MMSD casting required. MMSD will order. Contractor to reimburse MMSD.
4. This site shall comply with the proposed redevelopment stormwater codes under the proposed changes to MGO 37. This includes a 5% reduction in volumetric discharge during a 10 year event and a 15% reduction in peak flow during a 10-year event, compared to existing conditions.
5. Construct 8' sidewalk along First Street to a plan as approved by City Engineer
6. 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. 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 a TV 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.
8. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
9. 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)
10. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
11. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto: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.

12. 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))

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

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

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.

13. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
14. 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](mailto:bstanley@cityofmadison.com) (East) or [ttrvester@cityofmadison.com](mailto:ttrvester@cityofmadison.com) (West).

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

15. A portion of the property shall be dedicated for public right of way along First St to accommodate the public sidewalk in the southeasterly corner crossing the parcel. This can be accomplished on the future Certified Survey Map.
16. A shared access easement is being drafted for the shared driveway between this parcel and the MMSD parcel to the east. The access easement shall be recorded prior to final site plan sign off.
17. This parcel and the MMSD parcel are dependent on each other for subsurface storm water drainage. A Storm Sewer Easement/Agreement between the parcels shall be drafted, executed and recorded prior to building permit issuance.

18. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds. This CSM is to consolidate City properties and clean up land title issues.

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

19. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
20. 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.
21. 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.
22. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
23. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
24. 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.
25. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.
26. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

27. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
28. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
29. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
30. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
31. The applicant shall work with the Traffic Engineering and Engineering Divisions to determine the feasibility of widening the sidewalk along North First Street.
32. The applicant shall demonstrate use of loading zone with turning template.

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

33. Work with Zoning and Planning staff for final approval of the Zoning text.
34. Bicycle parking shall be provided per Section 28.141(4) and Table 28I-3 as uses are established within the development. Work with Zoning staff to establish the bicycle parking requirements based on the various uses located within the Madison Public Market. Bicycle parking design and location shall meet the requirements of Section 28.141(11). A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of the bicycle parking areas, including the numbers of stalls and dimensions of the stalls and access aisles. Submit details of the proposed bike racks, including ground mounted and vertical bike parking.
35. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
36. 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.
37. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

38. Solar panel array and installation shall comply with IFC 1204.
39. Provide fire access in accordance with MGO 34 & the IFC.

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

40. Proposed water lateral calls for a 3-inch service. We would encourage upsizing to a 4-inch as repair parts are more readily available.

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

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

The agency reviewed this request and has recommended no conditions of approval.

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

42. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

43. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface at the existing Metro bus stop on the west side of North First Street, south of East Johnson Street (#1624).

44. As identified on the plans submitted for review, the applicant shall install and maintain a concrete shelter pad surface - as part of the private landscape plan - opposite the existing Metro bus stop zone that is on the west side of North First Street, south of East Johnson Street (#1624). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the private landscape plan.

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

46. Metro Transit operates limited weekday transit service along North First Street between East Johnson Street and East Washington Avenue. Bus stop ID #1624 is on the west side of North First Street, south of East Johnson Street. Metro Transit operates additional weekday, weekend and holiday service along East Johnson Street, serving stops in the North First Street intersection.