



PREPARED FOR THE PLAN COMMISSION

Project Address: 2087 Atwood Ave (6th Aldermanic District, Alder Rummel)
Application Type: Demolition and Conditional Use
Legistar File ID #: [40170](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Joe Krupp; Prime Urban Properties; 2020 Eastwood Dr., Madison, WI 53704

Contact: J. Randy Bruce; Knothe and Bruce Architects; 7601 University Ave., #201, Middleton, WI 53562

Requested Action: Approval for the demolition of a one-story commercial building and a conditional use for construction of a 4-story mixed-use building over 25,000 square feet and over 24 residential units in the Traditional Shopping Street (TSS) District.

Proposal Summary: The applicant proposes to demolish a one-story commercial building for the construction of a four-story mixed-use building with up to 3,300 square feet of commercial space and 30 residential dwelling units.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (MGO Section 28.185) and conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request at 2087 Atwood Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 2087 Atwood Avenue is a through-lot with frontage on the south side of Atwood Avenue and the north side of Eastwood Drive between Amoth Court and Division Street; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The 15,700 square foot property is developed with a one-story, 7,200 square foot commercial building. Date of construction is not listed in Assessor's records, but appears to be between 1950 and 1970.

Surrounding Land Use and Zoning:

North: Across Atwood Avenue to the north, a small multifamily apartment building and a one-story commercial building in the TSS District, and the Barrymore Theater in the Traditional Residential- Varied 1 (TR-V1) District.

East: Monty's Restaurant, a one-story commercial building in the TSS District.

South: Across Eastwood Avenue and the Capital City Trail to the south, Schoeps Ice Cream, an industrial building in the Traditional Employment (TE) District.

West: United Way building, a 4-story commercial building in the Traditional Shopping Street (TSS) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use for this block. The Marquette Schenk Atwood Neighborhood Plan (1994) does not have a specific recommendation for this area, but does recommend construction of quality residential units along Atwood Avenue on upper floors of buildings, in order to increase the number of residential units in the neighborhood. The Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan (2000) does not have a specific recommendation, and the Schenk Atwood Business District Plan (2000) recommended redevelopment of the subject property with a new commercial building with ground floor retail and second floor offices.

Zoning Summary: The property is in the Traditional Shopping Street (TSS) District.

Requirements	Required	Proposed
Front Yard Setback	25' maximum	1.0'
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	Two-story or higher: 6'	West side: 6.0' East side: 10.0'
Rear Yard Setback	20'	20.0'
Usable Open Space	40 sq. ft. per unit (1,200 sq. ft.)	1,350 sq. ft.
Maximum Lot Coverage	85%	83.9%
Maximum Building Height	3 stories/ 40'	4 stories

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (30) General retail/ service business/ office: 1 per 400 sq. ft. floor area (4-8) Restaurant at 2089 Atwood Ave: 15% of capacity of persons (TBD)	5 surface 30 underground (35 total)
Accessible Stalls	Yes	3
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (30) 1 guest space per 10 units (3) General retail/ service business/ office: 1 per 2,000 sq. ft. floor area (2) Restaurant at 2089 Atwood Ave: 5% of capacity of persons (TBD)	4 surface 30 underground (34 total)
Landscaping	Yes	Yes
Lighting	Yes	No
Building Forms	Yes	Yes, Commercial Block Building

Other Critical Zoning Items: Barrier Free (ILHR 69), Utility Easements

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit Route 3 running along Atwood Avenue.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a one-story, 7,200 square foot commercial building most recently used for storage purposes in order to construct a four-story mixed-use building with 1,800-3,300 square feet of commercial space on the first floor and in the basement, and 30 residential units on upper levels.

Land Use and Plan Consistency – The proposed four-story mixed-use building contains approximately 1,800 square feet of commercial space on the first floor, with an additional 1,500 square feet of commercial storage space in the basement. Residential units on the second, third, and fourth floors include 10 efficiencies and 20 one-bedroom units ranging in size from about 500 to 800 square feet. 30 parking stalls are located on two levels of the building to serve the residential units.

The proposed uses are generally consistent with recommendations in the Comprehensive Plan for Community Mixed-Use (CMU) areas, although the proposed residential density at approximately 88 units per acre exceeds the density recommended for these areas. Notably, if the mix of dwelling units included two- and three-bedroom units, the residential density would technically decrease, and the proposal would likely be more in keeping with the density recommendation for CMU areas, which is under 60 units per acre except when recommended in a more detailed neighborhood plan. The applicant has provided a rationale for the proposed unit mix of efficiencies and one-bedroom apartments for this site (included). The provided document notes concerns with the ability of larger units at this site, so close to noise impacts from restaurants and the Barrymore Theater, to compete with homeownership opportunities in the area. Further, based on inventory in the area, it appears that the two-bedroom units may be more difficult to lease. For a proposal of this size at this location, staff is not recommending as an absolute condition of approval a different mix of dwelling units. However, in order to support diversification of unit types, staff encourages the applicant to incorporate a few larger (two and/or three) bedroom units toward the south side of the building prior to submitting final plans for staff review and approval.

The proposal is not consistent with the very specific, yet older recommendation in the Schenk-Atwood Business District Plan (2000) for a two-story commercial building on this site. However, as the area has and continues to redevelop over time, staff believes that the proposed height and mix of uses is appropriate for this site.

Bulk and Massing – The proposed building is approximately 63 feet wide, 150 feet deep, and 50 feet high at its highest point. The fourth floor is stepped back approximately 5 feet on north (front) and east sides of the building. With a total gross floor area of 31,000 square feet, the proposed building is narrower but similar in mass to the adjacent United Way building, and is about one quarter as large as the Kennedy Place building further to the west.

Access, Circulation, and Parking – The site can be accessed from an existing driveway off of Atwood Avenue just east of the adjacent restaurant, Monty's Blueplate, which is owned by the applicant. Automobiles would circulate clockwise through the site to park either under or adjacent to the building. 30 parking stalls associated with the residential units are distributed on two levels of the building. An entrance through an overhead door to the basement parking area is located on the back, and a second entrance to the at-grade, under building parking area behind the commercial space is located on the east side of the building. Five angled parking stalls associated with the commercial space are located on the east side of the building. These would be shared with Monty's Blue Plate, immediately to the east, and also with residential visitors. Given the popularity of the restaurant and the competition for these shared parking stalls, it is likely that the parking associated with the proposed commercial space and residential visitors may be on-street, which is typical in this area.

30 bicycle parking stalls are located in the back of the at-grade, under building parking area, and four additional bicycle parking stalls are shown in the Atwood Avenue public right-of-way in front of the building, and would require approval of a “privilege in streets” agreement.

Main pedestrian entrances are both from Atwood Avenue – one leading into the residential lobby, and another leading to the commercial space. For pedestrians moving *through* the site from north to south, the applicant proposes a stamped concrete path to be shared by pedestrians, cyclists, and automobiles moving through the site. Traffic Engineering staff has recommended that this differentiated concrete be consistently applied from the Atwood right-of-way south to the pedestrian connection onto Eastwood Drive.

Exterior Materials and Site Details - Primary materials include a cast stone base, red brick (likely queen or king sized) on a majority of the first three floors, dark gray metal panels as a secondary material on all levels, and gray composite panels with a dark gray metal veneer on the fourth floor. The architect notes that the metal and composite panels will match in color. The color of the two overhead doors will closely match the stone base of the building.

The landscape plan includes one honey locust, three ornamental trees, and low shrubs and perennials on the east side of the building. Additional trees shown on the adjacent property between the proposed building and the United Way building, and also in the Atwood Avenue public right-of-way, although these areas cannot be reviewed as part of the request. Staff encourages the applicant to continue to work with the owner of the building to the west on the shared patio area, and submit a request for an alteration to the conditional use in the future, with signatures from both property owners.

Demolition and Conditional Use Standards – The Landmarks Commission had no concerns with the demolition of the existing building, and the proposed building is generally consistent with adopted plans. Staff believes that the demolition standards are met.

The applicant is seeking a conditional use in the TSS District for a mixed-use building with over 24 residential units, a building over 25,000 square feet in size, and a building over three stories tall. An evaluation of the proposal’s ability to meet the standards for conditional use approval is summarized below.

As stated in MGO Section 28.183(6)(a), *“The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable neighborhood, neighborhood development, or special area plan, including design guidelines as adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard is met.

3. *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.*

Staff believes that this standard is met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard is met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard can be met, so long as Traffic Engineering conditions are addressed in revised plans.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Staff believes that this standard can be met, and does not believe that there is a need for a TDM.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard is met, so long as all Zoning conditions of approval are sufficiently addressed.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendations.*

Statement of Purpose for Traditional Shopping Street (TSS) District

The TSS District is established to encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods. The district is also intended to:

- a) Encourage pedestrian, bicycle and transit use as a means of accessing and moving through these corridors.*
- b) Encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas.*
- c) Maintain the viability of existing residential buildings located within or adjacent to these corridors.*
- d) Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.*
- e) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor, or special area plans.*

Staff believes that this standard is met with the building as proposed. The building provides a much-needed improvement to the commercial frontage on Atwood Avenue and fits in well with the four-story buildings constructed in recent years just to the west. While not consistent with recommendations for the property in the 2000 Schenk Atwood Business District Plan, the proposed mix of uses is encouraged in the TSS Zoning District and appropriate for this site. The architectural details and exterior materials are similar on all four sides of the building, and should fit in well at this location.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows, and view; architectural quality and amenities;*

the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Staff believes that this standard can be met with the proposal. With the four-story United Way building next door, four-story mixed use building further to the west, and no low-density residential uses adjacent to the site, a four-story building supporting the local business district and a greater residential density in this location is appropriate.

[Standards 8, 10, 11, and 13-15 do not apply to this request]

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request at 2087 Atwood Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Within the same overall square footage, the applicant is encouraged to diversify the unit mix to include two and three-bedroom units in the final plans submitted to staff for review and approval.
2. Bicycle stalls shown in the public right-of-way require a "privilege in streets" permit from City Real Estate. Should this not be granted, the required number of bicycle stalls for residential visitors and commercial customers shall be placed on the subject property to be approved by staff.
3. Elevation drawings submitted for staff review and approval shall include a detailed materials schedule with specifications and colors.

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

4. Applicant shall be required to enter into a developer's agreement to relocate the existing storm sewer out from under the proposed building. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project. (MGO 16.23(9)c).
5. The applicant shall grant the City a new easement over the relocated storm sewer and upon completion of that the City shall release any existing easement that may exist.
6. Sheet C2.1 verify placement/label of residential entrance and retail entrance.
7. The base address of the apartments is 2081 Atwood Ave. The address of the commercial space is 2083 Atwood Ave.

8. Applicant shall grant a Public Storm Sewer Easement for the relocated public storm sewer and a public drainage easement through the site for an emergency overflow route from Atwood Avenue to Eastwood Drive. Coordinate location and widths of easements required with City Storm Water Engineering staff. If any portion of the easements required are outside the exterior boundary of the pending Certified Survey, a separate City of Madison Real Estate Project will be required to draft and record a separate document to be referenced on the CSM.
9. The Site Plan indicates expanded parking lot pavement areas that will encroach into the Eastwood Drive right of way. The Applicant shall confirm any other portions of the private site improvements that will encroach into the adjacent right of ways. Applicant shall make an application with City of Madison for a privilege in streets administered by the City of Madison Office of Real Estate Services. Use the following link for application information:
<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>
An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
10. The access around Monty's Blue Plate to the east of this site is proposed to be modified. The ingress-egress easement per Doc No. 2241532 shall be amended to address these changes and the recording information shown on the pending CSM.
11. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
12. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).
13. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).
14. 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. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
15. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

16. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).
17. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
19. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
20. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
21. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
22. All damage to the pavement on Atwood Ave., adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
23. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.

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

24. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
25. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2))
26. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
28. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
29. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
30. All damage to the pavement on Atwood Ave. adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
31. Applicant shall provide traffic control plan for utility and street patch work in Monroe St.
32. Review and correct notes on plans as necessary. Example - patching note on sheet C100 references patching in Waukesha Street.
33. The site plan shall provide dimensions of all of the property lines.
34. The site plan shall denote Document Number 1630109 setting forth the shared access easement shown on the site plan.
35. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
36. The address of the 1st floor tenant shall reuse 1906 Monroe St. The 2nd floor tenant address is 1908 Monroe St Suite 201 (and 301/302 for the 3rd floor, if necessary). The 4th floor apartment addresses are: front is 1908 Monroe St Apt 401, rear is 1908 Monroe St Apt 402.

37. 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.
38. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
39. The proposed new building will cross an underlying platted lot line. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
40. The site plan (C-1.1) shall show and label distinctly on the plan the location and document information of all easements that benefit and encumber this site.
41. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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

42. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows: The site plans shall clearly identify the location of all fire lanes.
43. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Parks Division (Contact Janet Schmidt, 261-9658)

44. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Tenney, Law & James Madison impact fee district (SI26). Please reference ID# 15151 when contacting Parks about this project.
45. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
46. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

47. Modify the colored and stamped concrete to extend from the Right-of-Way at Atwood Avenue to the pedestrian connection at the Right-of-Way on Eastwood Drive.
48. Items in the Right-of-Way are not approvable though site plan approval, work with City Real Estate to get a 'Privilege in Streets' permit for items in the Right-of-Way (bicycle racks, planters, etc.)
49. Thirty underground and 5 surface stalls are provided for 30 residential units and the commercial uses. A condition of this permit shall be that residents of this property will not be eligible for Residential Parking Permits unless the developer reserves at least 30 on-site parking spaces for residents at all times. Additionally, it is requested that the landlord includes this on tenant's leases and alerts prospective and current tenants to this restriction.
50. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
51. 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.
52. All parking facility design shall conform to MGO standards, as set in Section 10.08(6).
53. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).

Metro Transit (Contact Tim Sobota, 261-4289)

54. Metro Transit operates daily bus service along Atwood Avenue, stopping at the nearby Rusk Street intersection. Additional service operates along Division Street and Winnebago Street, east and west of the project site on Atwood Avenue.
55. The site plan and application do not identify a dedicated pedestrian walkway or other facility - that would give protected access to property residents and visitors travelling between the building entrance that empties into the parking lot, and the public sidewalk and bus stop locations that sit along Atwood Avenue by the exit of the parking lot.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

56. A landscaped courtyard is shown between the property at 2059 Atwood Ave and the proposed mixed-use building at 2087 Atwood Ave. A separate approval will be required for these landscape improvements. The final plans shall only show landscaping on the Planned Multi-Use Site at 2087 and 2089 Atwood Ave.
57. The Plan Commission cannot approve the location of the proposed bicycle stalls within the public right-of-way. Privilege in the Street approval is required from the Office of Real Estate Services in order to locate bicycle stalls within the public right-of-way.

58. The existing restaurant operates with an outdoor seating area that has not been approved as a Conditional Use. This use must obtain a separate Conditional Use approval.
59. Section 28.185(7)(a)5. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
60. Section 28.185(10) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan within sixty (60) days of completion of demolition.
61. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
62. The properties at 2087 and 2089 are a Planned Multi-Use Site. Site plan compliance is required for the existing building and parking lot at 2089 Atwood Ave as well as the proposed mixed-use building at 2087 Atwood Ave. For the final sign-off, submit a complete plan for both properties including the parking lot, accessible parking, bicycle parking and landscaping for the existing restaurant.
63. Per Sections 28.141(4)(g) and 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. A minimum of 30 bicycle stalls is required for the residential use. A minimum of 3 short-term resident guest stalls is required plus a minimum of 2 short-term stalls for the commercial use. If the short term stalls are proposed in the public right-of-way, Privilege in the Streets approval is required. Provide a detail of the proposed bike rack.
64. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3), landscape plans for zoning lots greater than 10,000 sq. ft. in size must be prepared by a registered landscape architect.
65. Submit a detail of the trash enclosure. The enclosure area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
66. Submit a roof plan with the final plans showing any proposed mechanical equipment and screening. Per Sections 28.060(2)(f) and 28.142(9)(d), all rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district.
67. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
68. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

Water Utility (Contact Dennis Cawley, 266-4651)

69. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
70. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
71. This property is not in a wellhead protection area.