



Project Address: 216-222 N Midvale Boulevard
Application Type: Zoning Map Amendment, Demolition Permit, Conditional Use, and Certified Survey Map Referral
Legistar File ID # [67846](#), [68351](#), [67515](#), and [67516](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, Planning Division

Summary

Applicant: John Flad, Flad Development & Investment Corp.; 3330 University Avenue, Suite 206; Madison.

Contact Person: Kevin Burow, Knothe & Bruce Architects; 7601 University Avenue, Suite 201; Middleton.

Property Owners: Knutson Enterprises & Properties, LLC; 6 Pintail Circle; Madison, and Keel Family, LLC; PO Box 930313; Verona.

Requested Actions:

- ID [67846](#) – Approval of a request to rezone 216-222 N Midvale Boulevard from SE (Suburban Employment District) to TR-U2 (Traditional Residential–Urban 2 District);
- ID [68351](#) – Consideration of a demolition permit to allow two office buildings at 216 and 222 N Midvale to be razed;
- ID [67515](#) – Consideration of a conditional use in the [proposed] TR-U2 zoning district to allow construction of a five-story, 72-unit apartment building following demolition of the existing structures; and
- ID [67516](#) – Approval of a Certified Survey Map to create one lot for the proposed residential development.

Proposal Summary: The applicant wishes to demolish two office buildings located at 216 and 222 N Midvale Boulevard to construct a five-story apartment building that will contain 72 dwelling units. Parking for 85 autos (15 surface and 70 within the building) and 80 bicycles is proposed. Two existing platted lots will be combined into one lot for the new building by CSM. The project is scheduled to commence construction in spring 2022, with completion anticipated in spring 2023.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table C-1 in Section 28.032(1) identifies multi-family dwellings with greater than 60 units as a conditional use in the TR-U2 district. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council

Summary Recommendation: If the Plan Commission can find the standards for demolition permit approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022–00523, rezoning 216-222 N Midvale Boulevard from SE to TR-U2, and the one-lot Certified Survey Map to the Common Council with recommendations of **approval**, and also find the standards for conditional uses met to **approve** construction of a

five-story, 72-unit apartment building, all subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7** of this report for the land use requests, and on **page 13** for the CSM.

Background Information

Parcel Location: A 36,619 square-foot (0.84-acre) parcel located at the southwestern corner of N Midvale Boulevard and Vernon Boulevard; Aldermanic District 11 (Martin); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a two-story, approximately 7,500 square-foot office building at 216 N Midvale Boulevard, and a three-story, approximately 14,936 square-foot office building at 222 N Midvale. Both parcels are zoned SE (Suburban Employment District).

Surrounding Land Uses and Zoning:

North: Old National Bank across Vernon Boulevard, zoned SE (Suburban Employment District);

South: Associated Physicians medical office buildings, zoned NMX (Neighborhood Mixed-Use District);

West: Associated Physician parking structure, zoned NMX;

East: Four-unit apartment buildings across N Midvale Boulevard, zoned TR-V1 (Traditional Residential–Varied 1 District).

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the subject site and neighboring properties to the east for Community Mixed-Use development.

The [University Hill Farms Neighborhood Plan](#) includes the subject site as part of Block C in the “Vernon Price” sub-area. Block C, which is bounded by N Midvale Boulevard, Vernon Boulevard, Price Place, and Regent Street, is recommended for the development of 120 residential units in three- to five-story tall buildings. Vernon Boulevard is currently a median-separated street; the neighborhood plan recommends that the southern half of the street between the median and subject site be converted to greenspace when the street is reconstructed in the future.

Zoning Summary: The site will be zoned TR-U2 (Traditional Residential–Urban 2 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	350/dwelling unit (25,200 sq. ft.)	36,589 sq. ft.
Lot Width	50'	215'
Front Yard Setback	15'	15'
Maximum Front Yard	30' or up to 20% greater than block average	
Side Yards	10'	10' south 12' north
Reverse Corner Side Yard Setback	12'	13.39'
Rear Yard	Lesser of 25% lot depth or 20'	20'
Maximum Lot Coverage	80%	74%
Useable Open Space	40 sq. ft./ unit (2,880 sq. ft.)	11,269 sq. ft.
Minimum Building Height	6 stories/ 78 feet	5 stories/ 58 feet
Auto Parking	1 per dwelling unit	85 total: 70 indoor, 15 outdoor
Accessible Stalls	Yes	Yes

Requirements	Required	Proposed
Bike Parking	Multi-family dwelling: 1 per unit up to 2-bedrooms (72); 1 guest space per 10 units (7) (79 total)	80
Loading	None	0
Building Forms	Large Multi-Family Building	Complies with requirements

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>	

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

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit, which currently provides service adjacent to or near the subject site along Regent Street, N Midvale Boulevard, and Heather Crest (through the Hilldale Shopping Center property).

Project Description

The applicant is requesting approval of a zoning map amendment, demolition permit, conditional use, and one-lot Certified Survey Map to redevelop 216-222 N Midvale Boulevard with a five-story apartment building with 72 dwelling units. The applicant is requesting that the subject parcels be rezoned from SE (Suburban Employment District) to TR-U2 (Traditional Residential–Urban 2 District) to support construction of the proposed apartment building.

The subject site is currently developed with two office buildings, which will be demolished. The northern of the two buildings at 222 N Midvale is a three-story, 14,936 square-foot brick structure per City records that is distinguished by tall white decorative columns on the Midvale façade. The first floor of the building is partially recessed below the grade of Midvale and Vernon Boulevard, which gives the building the appearance of being a tall two-story structure. Parking is located in a surface lot located adjacent to the southern and western walls of the building with driveways from both Midvale and Vernon. Per City records, 222 was constructed in 1962 and includes approximately 4,980 square feet of floor area on each floor. The southern of the two buildings to be razed is 216 N Midvale, a two-story, 7,500 square-foot building topped with a mansard roof. The building at 216 was constructed in 1959 and remodeled in 1972 and includes 3,750 square feet on both the first and second floors. Parking and access drives encircle the building, with access provided from two driveways from Midvale. There is no shared access between the two sites or with the Associated Physicians properties that comprise the rest of the block. Photos of the interior and exterior of the buildings are included in the Plan Commission materials for this project.

Following the demolitions, the five-story building will be constructed to parallel the N Midvale Boulevard and southern property lines of the 0.84-acre parcel. The 72 apartments will consist of 17 efficiency, 36 one-bedroom units, and 19 two-bedroom units. The main entrance to the building will be located adjacent to the N Midvale-Vernon Boulevard corner, where a resident lobby, leasing office, and exercise room are proposed. Nine dwelling units will be located primarily along the Midvale frontage of the first floor, with a 21-stall auto parking garage located at the rear of the first floor. Parking for 50 bicycles is also provided within the first floor enclosed parking.

The remaining 63 units will be located on the upper four floors, with a common room for tenants and deck proposed at the northern end of the fifth floor. A 48-automobile stall garage is located below the footprint of the proposed building, which will also include parking for 22 bikes. All vehicular access to the site will be provided from Vernon Boulevard.

A 15-foot setback is proposed from N Midvale Boulevard, with 12-foot setback proposed along Vernon. A 20-foot rear setback will be provided along the western property line, with a 10-foot setback proposed along the southern, side property line. In addition to the setback at the northern end of the fifth floor to accommodate the common deck, the eastern and southern façades of building will be stepped back to reduce the mass of the building along those sides and to provide space for private decks for the adjacent apartments.

The proposed building will be located on one lot to be created by Certified Survey Map, which will combine the two existing parcels for development purposes.

Analysis

In addition to the request to rezone the property to TR-U2, the applicant requires approval of a demolition permit, approval of a conditional use for a multi-family dwelling with greater than 60 units in the proposed district and the one-lot CSM are requested.

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

In order to approve a demolition request under the recently revised standards for demolitions and removals (which removed consideration of proposed future use as a factor for approval), the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find 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 standards state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "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 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 [standards for approval in Section 28.183(6) are met]."

The 2018 Comprehensive Plan recommends the subject site and other properties within the area bounded by Regent Street, N Segoe Road, Vernon Boulevard, and N Midvale Boulevard for Community Mixed-Use (CMU). Properties extending north from Vernon Boulevard to University Avenue are recommended for Regional Mixed-Use (RMU), while the four-unit apartment buildings located across Midvale from the site are recommended for Low-Medium Residential (LMR). In general, development in the CMU district may be as dense as 130 units per

acre, and is recommended to occur in two- to six-story buildings except as specified in more detailed neighborhood or special area plans.

The subject site is located within the boundaries of the University Hill Farms Neighborhood Plan, which was adopted in January 2016 to provide a series of recommendations for redevelopment, preservation, and public investment for the area bounded by University Avenue, Midvale Boulevard, Mineral Point Road, S Rosa Road, Regent Street and N Whitney Way. The subject parcels are part of Block C in the “Vernon Price” sub-area, which is bounded by N Midvale, Vernon, Price Place, and Regent Street. Block C is recommended for the development of 120 residential units in three- to five-story buildings; a concept plan included in the neighborhood plan shows the development of three buildings on the block, with additional residential development recommended on Block D west of Price Place. North of the subject site, lands between Vernon Boulevard and the southern edge of Hilldale Shopping Center are generally recommended for development with new office space and structured parking with the exception of the Old National Bank Building at the corner of Vernon and N Midvale, which is recommended to remain.

Given the value of the land in the Vernon Price sub-area and its proximity to the Hilldale, the neighborhood plan acknowledges that many of the office buildings are occupied, “but are likely to be redeveloped in the upcoming 15 years.” The plan recommends that new buildings throughout the Vernon Price sub-area gradually step down from the eight- to ten-story building buildings recommended to the north at Sawyer Terrace and N Segoe Road, to three to six stories (north of Vernon), and three to five stories south of Vernon. Buildings facing Regent Street should be compatible to the residential neighborhood to the south.

The University Hill Farms Neighborhood Plan also recommends that Vernon Boulevard be reconfigured in the future. Vernon is currently an east-west local street with one-way traffic on either side of an approximately 40-foot wide grass median. The neighborhood plan recommends that the southern half of the street (eastbound side) between the median and southern right of way line adjacent to the subject site be converted into greenspace, which could be used for community gardens, a farmers market, or other civic use. The City Engineering Division indicates that this recommendation would likely not be implemented until the large-diameter storm interceptor sewer located below the median was reconstructed in the future.

Staff believes that the proposed apartment building is consistent with the above recommendations. The proposed residential use and five-story height are consistent with the recommendations for Block C in the Vernon Price sub-area of the University Hill Farms Neighborhood Plan. The 85.7-unit per acre density is also generally consistent with the densities recommended in the Community Mixed-Use district in the Comprehensive Plan, which allows densities up to 130 units per acre.

However, the Plan Commission should carefully consider the applicant’s request to demolish the two existing office buildings that occupy the site. Both structures are listed as contributing structures to the University Hill Farms National Register Historic District, which was listed by the National Park Service in August 2015. While most of the district is comprised of the predominantly single-family residences located along and west of Segoe Road, it also includes the commercial structures located between Segoe Road and Midvale Boulevard along Vernon Boulevard, Regent Street and Price Place in the University Hills Farms Commercial Reserve Addition subdivision, including both subject structures. The professional offices and church located in this portion of the district were developed contemporaneously with the rest of the University Hill Farms neighborhood between 1955 and 1970. The National Register Historic District was created, in part, to recognize the mostly intact mid-century modern buildings throughout the University Hill Farms neighborhood, and its history as a planned post-World War II

suburban community. In general, buildings in national register districts may be eligible for tax credits to defray the costs of rehabilitating contributing buildings.

Unlike local historic districts or locally designated landmark buildings or properties, however, national register historic district designations are honorary, and buildings listed in national districts are not conferred specific local protection under MGO Chapter 41, the Historic Preservation Code, such as the need for the Landmarks Commission to grant a Certificate of Appropriateness prior to demolition, additions, or new construction. The City does not have a preservation file for either building proposed for demolition, which may include historic photos, information on owners, the builder, and architect, or other information on the significance of the building. Additionally, staff is unaware of any efforts to create a local historic district for some or all of the University Hill Farms National Register Historic District, which would confer a higher degree of protection against changes in the district, or for individual buildings in the national district (including these two) to be designated local landmarks.

The applicant's letter of intent states that the two buildings are "functionally and architecturally obsolete," noting that both are not fully accessible, and that the inadequacy of ceiling heights, mechanical systems, and technological capacities suggest that the demolition standards may be met, in their opinion.

At its September 20, 2021 meeting, the Landmarks Commission found that the buildings at 216 and 222 N Midvale Boulevard have historic value based on their status as contributing structures in the University Hill Farms National Register historic district. The Landmarks Commission noted in making its finding that the district is significant for its grouping of mid-century commercial and residential architecture, and that these two structures contribute to the overall character of the district. The buildings are not significant in their own right, but they were called out as contributing structures in the nomination of the historic district.

On one hand, staff believes that the rezoning and conditional use request to redevelop the site with a five-story apartment building can meet the applicable standards for approval given the project's consistency with adopted plans, particularly the University Hill Farms Neighborhood Plan, which contemplates redevelopment of the subject parcels with residential uses in three-to five-story buildings. On the other, the Plan Commission is asked to approve a demolition permit to raze two contributing structures in the University Hill Farms National Register Historic District, which includes the buildings and other nearby commercial structures due to their mid-century modern architecture and inclusion in a planned post-war suburban development. While the Landmarks Commission noted that the buildings are not individually significant, staff acknowledges that periodic demolitions within the commercial area like the ones proposed could undermine the integrity of that part of the national register district. Importantly, the property does not lie within a local historic district, which would provide more substantial protection for historic resources compared to the support for maintenance and improvement afforded in a national register district.

If the Plan Commission can find that the demolition permit standards are met, staff believes that the conditional use for the proposed multi-family dwelling can meet the standards for approval. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the establishment of the four-story apartment building, and comments submitted by agencies do not suggest that the proposed development will negatively impact on the City's ability to provide services to the new building subject to meeting the recommended conditions of approval in the final section of this report.

Conclusion

The applicant is requesting approval of a zoning map amendment from SE to TR-U2, a demolition permit, and a conditional use to raze two two-story office buildings and construct a four-story apartment building with 59 dwelling units. Staff believes that the proposed rezoning, conditional use, and land division requests can meet the applicable standards for approval given the proposed development's consistency with adopted plans, particularly the University Hill Farms Neighborhood Plan, which contemplates redevelopment of the subject parcels with residential uses in three-to five-story buildings. However, the Plan Commission shall carefully consider the demolition of the two buildings, which are contributing structures in the University Hill Farms National Register Historic District due to their mid-century modern architecture and inclusion in a planned post-war suburban development, as it considers whether the demolition standards are met.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

If the Plan Commission can find the standards for demolition permit approval met, the Planning Division recommends that it forward Zoning Map Amendment ID 28.022-00523, rezoning 216-222 N Midvale Boulevard from SE to TR-U2, and the one-lot Certified Survey Map to the Common Council with recommendations of **approval**, and also find the standards for conditional uses met to **approve** construction of a five-story, 72-unit apartment building, all subject to input at the public hearing and the conditions from reviewing agencies [CSM conditions begin on page 13, below]:

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

Planning Division

1. Any proposed HVAC or utility penetrations for the building shall not face a public right of way. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

2. The area adjacent to this proposed development has been determined by the City Engineering Division to have a known flooding risk. Engineering staff has set the minimum protective lowest entrance elevation opening at an elevation of 898.6. This standard is not intended to be protective in all cases. The developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by the City Engineering Division.
3. Extend storm sewer on the western side to capture drainage along the side property line.
4. The existing inlet on Vernon and Midvale Boulevard appears to be an older style "tub" inlet that likely has a vertical pipe and 90-degree bend. It is likely that inlet will need to be removed and replaced with a standard "H" inlet if it is being utilized to serve the site.

5. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
6. Construct sidewalk, terrace, curb and gutter, and asphalt to a plan as approved by City Engineer.
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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 sign-off.
8. Obtain a permanent sewer plug permit for each existing sanitary sewer and storm 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.
9. An Erosion Control Permit is required for this project.
10. A Storm Water Management Report and Storm Water Management Permit is required for this project.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project.
12. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital area Regional Planning Commission (CARPC), or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
13. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development.
14. Revise plan to show the location of all rain gutter down spout discharge locations.
15. 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-year design storm that is current in MGO 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.
16. 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.
17. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11" x 17-inch 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.

18. Demonstrate compliance with MGO Sections 37.07 and 37.08 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.
19. 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 Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
20. 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 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
21. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
22. Prior to approval, this project shall comply with MGO Chapter 37 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 Storm Water Management Plan and Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a PE registered in the State of Wisconsin.
 - 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.
 - Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements:
 - Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm.
 - Run-off volume shall be reduced by 5% compared to the existing conditions during a 10-year design storm.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.
23. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

24. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

25. The addresses of 216 and 222 N Midvale Boulevard will be retired and archived with the demolition of the buildings. The address of the proposed apartment building is 226 N Midvale Boulevard. 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.
26. 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.
27. Submit a floorplan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing 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.
29. 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.
30. 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.
31. All parking facility design shall conform to the standards in MGO Section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a two-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

33. All pedestrian walkways adjacent parking stalls shall be seven feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
34. Per MGO Section 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.
35. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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.). Alterations 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 Section 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.
36. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way 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.
37. 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 DeAndre Newson, (266-4768, dnewson2@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.
38. The driveway slope to the underground parking is not identified in the plan set. Traffic Engineering staff recommends a 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.
39. The applicant shall prepare a Traffic Demand Management Plan (TDMP) to be reviewed and approved by the City Traffic Engineer.
40. All existing driveway approaches which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
41. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the public right-of-way on N Midvale Boulevard will be granted for construction purposes. Provide a detailed construction plan to the Traffic Engineering Division for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

42. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required 4 accessible stalls including 1 van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle. Show the required signage at the head of the stalls.
43. Label electric vehicle (EV)-ready and EV-installed spaces on the plans. A total of 9 EV-ready spaces are required, of which 2 must be EV-installed.
44. Provide elevations demonstrating compliance with Sec. 28.129 bird-safe glass requirements.
45. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

46. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Paul Ripp to discuss this possibility at pripp@cityofmadison.com or (608) 712-6277.

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

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

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

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

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

49. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 21035 when contacting Parks Division staff about this project.

City Forestry Section (Jeffrey Heinecke, (608) 266-4890)

50. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Jeffrey Heinecke – jheinecke@cityofmadison.com or (608) 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester prior to the approval of the site plan.
51. 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*. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
52. Additional street trees may be needed for this project. All street tree planting locations and tree 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 or 266-4816. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*.

Certified Survey Map – Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Tim Troester, (608) 261-9127)

1. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division 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 sign-off.
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 608-261-1995 (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).

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

3. The draft Certified Survey Map provides a different owner than what is shown in title. Provide an updated title report prior to final sign off at which time the Owner(s) shall match between title and CSM.
4. Prior to Engineering final sign-off for Certified Survey Maps (CSM), the final CSM shall be submitted in PDF format by email 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.

5. 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.
6. Remove the additional tie bearing and distance sitting in space within the Vernon Boulevard right of way area.
7. Update all sheets to show the correct full street name of N Midvale Blvd. Sheets currently are missing the pre-directional 'N'.
8. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, 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 shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

9. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 21035 when contacting Parks Division staff about this project.
10. 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." The Parks Division shall be required to sign off on this CSM.

City Forestry Section (Jeffrey Heinecke, (608) 266-4890)

This agency reviewed the request and has recommended no conditions of approval.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4450)

This agency reviewed the request and has recommended no conditions of approval.

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

This agency reviewed the request and has recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, 261-9835)

This agency reviewed the request and has recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed the request and has recommended no conditions of approval.

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

11. Prior to final approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (ORES) approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
12. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.
13. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to CSM sign-off.
14. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
15. Revise the City of Madison Plan Commission Certificate: Matthew Wachter is secretary of the Plan Commission.
16. 2020 real estate taxes are paid for the subject properties. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.
17. There are no special assessments reported on the subject parcel(s). If special assessments are levied against the property during the review period prior to CSM approval sign-off they shall be paid in full pursuant to MGO Section 16.23(5)(g)1.
18. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger, as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (August 27, 2021) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
19. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.