



Project Address: 2430-2450 East Washington Avenue and 10-16 North Seventh Street (District 12 – Alder Latimer Burris)

Application Type: Demolition Permit, Conditional Use, Zoning Map Amendment, Certified Survey Map

Legistar File ID # [84997](#), [85247](#), [84998](#), [85000](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Travis Fauchald; Volker Development; 464 S Hickory St, Ste C; Fond du Lac, WI 54935

Contact: Kevin Burow; Knothe & Bruce Architects; 8401 Greenway Blvd, Ste 900; Middleton, WI 53562

Owner: Anthony Adams; Adams Properties, LLC; 4920 Femrite Dr; Madison, WI 53716

Requested Action: The applicant is seeking approval of:

- A zoning map amendment changing the zoning from TSS (Traditional Shopping Street district) and TR-C4 (Traditional Residential-Consistent 4 district) to TSS;
- Demolition permits for a commercial building, a mixed-use building, and three residential buildings; and
- A certified survey map creating one new lot; and
- The following conditional uses:
 - 61-100 dwelling units in a mixed-use building per §28.104(4)(a) MGO;
 - Building height exceeding 4 stories/60 feet per §28.104(4)(b) MGO; and
 - In a mixed-use building, that less than fifty percent (50%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential per §28.151 MGO.

Proposal Summary: The applicant is seeking approvals to change the zoning of a site from TSS and TR-C4 to TSS, to demolish a commercial building, a mixed-use building, and three residential buildings, and to construct a five-story mixed-use building with 76 dwelling units and 260 square feet of leasable commercial space.

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) MGO. Standards of approval for demolition permits are found in §28.185(6) MGO. Standards for zoning map amendments are found in §28.182(6) MGO. Standards for certified survey maps are found in §16.23(3) MGO

Review Required By: Urban Design Commission, Plan Commission, Common Council (rezoning and CSM)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 2430-2450 East Washington Avenue and 10-16 North Seventh Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 7.

- That the Plan Commission find the standards for zoning map amendments are met and forward the zoning map amendment from TSS and TR-C4 to TSS to Common Council with a recommendation to **approve**; and
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the buildings at 2430, 2434, and 2450 East Washington Avenue and 10 and 16 North Seventh Street; and

- That the Plan Commission find that the standards for conditional uses are met and **approve** the requested conditional uses for the proposed building at 2430-2450 East Washington Avenue and 10-16 North Seventh Street.

Background Information

Parcel Location: The subject site, composed of five existing parcels, is 39,110 square feet (0.9 acres) and located at the western quadrant of the intersection of East Washington Avenue and North Seventh Street. The site is within Alder District 12 (Alder Latimer Burris), Urban Design District 5, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The table below describes the existing development on each of the five parcels.

Address	Zoning	Parcel Size	Building Size	Stories	Dwelling Units	Bedrooms/ Bathrooms	Year Built
2430 E Washington Ave	TSS	6,600 SF	2,059 SF	1.5	1 + 1,379 SF Office	2 bed / 1 bath	1922
2434 E Washington Ave	TSS	6,600 SF	2,275 SF	1.5	2	5 bed / 2 bath	1920
2450 E Washington Ave	TSS	17,720 SF	4,355 SF	1	0	-	1963
10 N 7th St	TR-C4	3,150 SF	1,259 SF	2	1	3 bed / 2 bath	1924
16 N 7th St	TR-C4	5,040 SF	1,394 SF	1.5	2	3 bed / 2 bath	1917

Surrounding Land Uses and Zoning:

Northeast: Across North Seventh Street, Greek Orthodox Church zoned TSS;

Northwest: Single-family residences zoned TR-C4;

Southwest: Three-story 18-unit apartment building zoned TSS; and

Southeast: Across East Washington Avenue, a two-story medical clinic and five-story mixed-use building, all zoned PD (Planned Development district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Community Mixed Use (CMU) for most of the site, and Low Residential (LR) for the two parcels at 10 and 16 North Seventh Street. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not include any specific recommendations for this site.

Zoning Summary: The subject property is proposed to be zoned TSS (Traditional Shopping Street district):

Requirements	Required	Proposed
Front Yard Setback	0' or 5'	3.5' (see Zoning comment 5)
Max. Front Yard Setback: TOD	20'	3.5' (see Zoning comment 5)
Side Yard Setback: Street side yard	0' or 5'	5.1' northeast side (see Zoning comment 5)
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6' of lot line	One-story: 5' Two-story or higher: 6'	6.4' southwest side
Rear Yard Setback	The lesser of 20% of lot depth or 20'	44.6'
Usable Open Space: TOD	Not required	As per proposed plan

Maximum Lot Coverage	85%	73%
Minimum Building Height: TOD	2 stories	5 stories/62'5" (see Zoning comment 9)
Maximum Building Height	4 stories/60'	5 stories/62'5" (see Zoning comment 9)

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: TOD	51 covered 10 surface (61 total)
Electric Vehicle Stalls	10% EV ready (6)	1 EV installed 6 EV ready
Accessible Stalls	Yes	2
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (84) 1 guest space per 10 units (8) General retail; service business; office: 1 per 2,000 sq. ft. (2 minimum) (94 total)	76 covered 17 surface (93 total) 12 B-Cycle stalls (see Zoning comment 6 & 7)
Landscaping and Screening	Yes	Yes (see Zoning comment 9)
Lighting	Yes	Yes
Building Form and Design	Yes	Commercial Block building (see Zoning comment 10-12)

Other Critical Zoning Items	Urban Design (UDD 5), Barrier Free (ILHR 69), Utility Easements, TOD Overlay
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking various approvals to construct a five-story multifamily residential building. The request includes demolition consideration of a commercial building, a mixed-use building, and three residential buildings. As the subject site consists of five properties, this application also includes a request to rezone two of the properties from the TR-C4 to TSS zoning districts, providing consistent zoning across the site. Finally, the request includes a certified survey map to combine the underlying properties into a single lot.

The [demolition photos](#) submitted by the applicant show 10 and 16 North Seventh Street, as well as 2430 and 2434 East Washington Avenue as older residences in varying states of repair, with a variety of updates from different time periods. The photos show the former auto repair station at 2450 East Washington Avenue has some interior deterioration, but no structural issues are apparent. Planning staff have not physically inspected the buildings proposed for demolition. The letter of intent indicates that the existing residences have been made available for relocation if any interested parties are willing to do so, but at time of writing, staff is unaware of any interest.

Upon demolition, the applicant proposes to construct a new five-story multifamily residential building. The unit mix for the 76 dwelling units includes 26 one-bedroom units, 34 two-bedroom units, and 16 three-bedroom units.

All units have individual patios or balconies. A 260-square-foot leasable space is intended to be occupied by a service provider for the building residents.

Plans include 61 vehicle parking stalls in the first-floor podium and rear surface parking lot. Parking access is from driveway on North Seventh Street near the rear of the site. There are also 76 long-term bicycle parking stalls in the structured parking, with 17 uncovered stalls outside the building. The applicant has also proposed the inclusion of a BCycle station on the site.

The first-floor parking podium has dwelling units and amenity spaces along the street frontages. A four-story U-shaped tower of dwelling units stands atop the podium. The opening of the “U” contains a second-story structured courtyard facing away from East Washington Avenue toward the rear of the site. Several small green roof areas are located in the rooftop courtyard area. Three other larger green roof areas totaling approximately 4,800 square feet are located on the tower roof. Submitted plans also show solar panels covering most of the tower roof. The rear arms of the tower are stepped back above the fourth floor. The roof above the stepback includes green roof areas and a fifth-floor roof deck connected to a resident club room. The building is chamfered at the corner of East Washington Avenue and North Seventh Street.

Primary façade material at first floor is gray brick veneer with a cast stone base. Upper floors are clad in a tan composite panel, taupe composite lap siding, and gray composite lap siding. Trim and accent materials include black and gray railings, handrails, composite windows, and aluminum storefront systems.

In addition to green roof areas, other landscaping on site includes low-height deciduous shrubs, evergreen shrubs, and perennials and grasses around the base of the building. A six-foot wood privacy fence, several existing trees, and additional ornamental trees, overstory trees, and upright evergreen shrubs are planned for the rear lot line to screen the proposed building from the single-family residences to the northwest.

According to the letter of intent, the applicant intends to commence demolition in Spring 2025 with construction of the new building completed by Summer 2026.

Analysis

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

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Community Mixed Use (CMU) for most of the site, and Low Residential (LR) for the two parcels at 10 and 16 North Seventh Street. The CMU category can include an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are expected to accommodate buildings two to six stories tall at residential densities of up to 130 dwelling units per acre. LR areas are predominantly made up of single-family and two-unit structures. The Plan specifically acknowledges that the recommended land use map boundaries are relatively broad, and the exact shape of many of the mapped land use categories are necessarily somewhat general. Adding the two residentially-recommended properties would “square-off” the subject property. While the rezoning would expand the depth at this portion of the property, the resulting mixed-use site would not extend mixed-use development deeper into the block than already exists with the properties at 2430-2450 East Washington Avenue.

Further, this edge and lot depth matches the boundary in the adjacent 2500 block of East Washington, that includes the Greek Orthodox Church across North Seventh Street

The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not include any specific recommendations for this site, but identify the intersection one block to the northeast (North Street) as a mixed-use node.

Zoning Map Amendment Standards

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

As discussed above, Staff believe that based on the predominantly CMU land use recommendation in the [Comprehensive Plan](#), that it is possible that the zoning map amendment request to change the zoning of the whole site from TSS and TR-C4 to TSS is consistent with adopted plans and all applicable standards can be found met.

Demolition Permit Standards

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

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, *"That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission."* At its August 5, 2024 meeting, the Landmarks Commission found that none of the five existing buildings 10 and 16 North Seventh Street, 2430, 2434, and 2450 East Washington Avenue have known historic value. Staff believes that the Plan Commission can find the applicable standards met and approve the requested demolition permits.

Conditional Use Standards

Regarding conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. The applicant is requesting approval of three conditional uses for 61-100 dwelling units in a mixed-use building, building height exceeding 4 stories/60 feet, and less than fifty percent (50%) of the ground-floor frontage facing the primary street being non-residential, including all frontage at a street corner.

Staff provides additional discussion regarding conditional use approval standards 3 and 11 as they relate to the proposed building's height, height transition toward adjacent residential uses, and the general impacts on those neighboring uses. Standard 11 states that, "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." The proposal is for a five-story building height, while the TSS zoning district within the TOD overlay district allows four stories as a permitted height, with greater heights allowed as conditional uses. Staff notes that the CMU land use recommendation includes heights up to six stories, so staff believes the conditional use request is consistent with the plans.

Further, and as related to Standard 3 which states "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner," the proposed building is demonstrated to be designed with a height transition toward the smaller-scale residential development further from East Washington Avenue. Staff notes that no conditional use is required for a height transition exceeding the height and/or ratio limitation located in §28.065(3)(b) MGO. Where the TSS district abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. The stepback above the fourth floor and placement of the building on site allows the proposal to meet the height transition requirement. The applicant has provided an [exhibit](#) at the request of staff to demonstrate the height transition. Further, the applicant has note they are amenable to an increase in the height of the screening fence at the rear of the property as requested by neighboring residents. As such, staff believe standards 3 and 11 can be found met.

Staff also draws the Commission's attention to conditional use standard of approval 8, which requires, in part, that "the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with existing or intended character of the area." One item of note that arises often with regard to multifamily buildings such as that proposed is the presence of HVAC louvers on street-facing facades; none are show in the current plans and the addition of louvers at a later date may require alteration to an approved conditional use. The Urban Design Commission has reviewed this proposal as it is located within Urban Design District 5 and granted it final UDC approval. As such, staff believes that conditional use standard of approval 8 can be found met. The findings of UDC are detailed in the section below.

Staff believe all other applicable conditional use standards of approval can be found met, with additional comments regarding standard 8 as detailed below.

Urban Design Commission

Staff provide the following comments regarding Condition Use approval standard eight (8): "...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 (UDC) for comment and recommendation." As the site is within Urban Design District 5, this proposal was reviewed by the UDC as an approving body. At its October 23, 2024 meeting, the Urban Design Commission granted final UDC approval to the proposal with the following conditions:

- The lighting shall plan be revised to address the concerns in the staff report and can be administratively reviewed.
- The landscape plan shall be revised to reflect hardwood bark mulch in all planting beds.
- Provide a color staining type of finish on the concrete columns in the covered parking area.

Please see Legislative [ID 84250](#) for more information about the UDC review and action.

Certified Survey Map

Staff believes that the Plan Commission may find the standards for land divisions (16.23 MGO) approval met for the proposed Certified Survey Map with the staff-recommended conditions. The proposed lot will meet the dimensional requirements in the TSS district, and staff believes that the proposal is consistent with the recommendations for the site in the [Comprehensive Plan](#).

Conclusion

When considering the proposed uses and building design, the recommendations of the Comprehensive Plan, and the findings of the Landmarks and Urban Design Commissions, Staff believes that the standards of approval for demolition permits, zoning map amendments, conditional uses, and land divisions can be found to be met.

Public Comment

A neighborhood meeting regarding this proposal was held on August 5, 2024. At time of writing, Staff has received one written public comment regarding this land use request, which is attached to the Plan Commission materials.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 2430-2450 East Washington Avenue and 10-16 North Seventh Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning below.

- That the Plan Commission find the standards for zoning map amendments are met and forward the zoning map amendment from TSS and TR-C4 to TSS to Common Council with a recommendation to **approve**; and
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the buildings at 2430, 2434, and 2450 East Washington Avenue and 10 and 16 North Seventh Street; and
- That the Plan Commission find that the standards for conditional uses are met and **approve** the requested conditional uses for the proposed building at 2430-2450 East Washington Avenue and 10-16 North Seventh Street.

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

Land Use Request – Rezoning, Demolition Permits, Conditional Uses

Planning Division (Contact Colin Punt, 243-0455)

1. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
2. Increase the height of the screening fence along the lot line opposite East Washington Avenue to eight feet.

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

3. Meet the conditions of the UDC final approval from the October 23, 2024 meeting:
 - The lighting shall plan be revised to address the concerns in the staff report and can be administratively reviewed.
 - The landscape plan shall be revised to reflect hardwood bark mulch in all planting beds.
 - Provide a color staining type of finish on the concrete columns in the covered parking area.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

4. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
5. Show the distance between the E Washington Ave curb and N Seventh St curb and property lines to verify the front and street side yard setback requirements. The front and street side yard setbacks are 0 if the distance between the curb and property line is equal to or greater than 15 feet. A no-build easement may be used to achieve the 15 foot distance. If the distance between the curb and property line is less than 15 feet, the front and street side yard setbacks are 5 feet.
6. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 84 resident bicycle stalls are required plus a minimum of 8 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
7. Bicycle parking for the commercial tenant space shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for the use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile

parking and within one hundred (100) feet of a principal entrance.

8. 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.
9. Provide an exhibit demonstrating compliance with the rear yard height transition to the adjacent residential parcels.
10. Submit the interior courtyard building elevations.
11. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
12. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
13. 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.
14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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| 15. No discharge shall be allowed from the site to adjacent private lands - all water shall be directed to the public Right of Way. |
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16. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
 17. Construct sidewalk, terrace, curb & gutter and pavement to a plan as approved by City Engineer
 18. 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))

19. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
20. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
21. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
22. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, 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.
23. 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)
24. Plan shows an 8" diameter sanitary sewer lateral connecting 8" diameter sewer main. 8" diameter laterals are required have a manhole where they connect to the City sewer main.
25. 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)
26. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
27. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
28. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding

permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

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.

29. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

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

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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.

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

30. Grant a Public Sidewalk Easement(s) to the City on the face of the concurrent Certified Survey Map along E Washington Ave and N Seventh St. to be approved by Traffic Engineering and City Engineering. Contact Jule Smith(jsmith4@cityofmadison.com) for final language if needed.

31. For underground encroachments, provide a signed and sealed Plat of Survey and legal description by a Professional Land Surveyor compliant with Chapter A-E 7 of the Wisconsin Administrative Code showing the improvements with a fully dimensioned and legally described three dimensional boundary of the encroachment area. Dimensions tied to a quarter section line and referenced to the Dane County Coordinate System and NAVD 88(91). Provide an electronic copy of the survey (pdf) and legal description (MS Word) to the Land Records Coordinator, (Jeff Quamme - jrquamme@cityofmadison.com) for review, comment and

coordination. The encroachment agreement shall require Applicant/Owner to be a member of Diggers Hotline throughout the term of this agreement and shall adequately mark the location of underground features upon a Digger's Hotline notification. Note Building is only 5' from Property line. Show and Confirm true size outside diameter of full structure of Private Storm Manholes 2.0 3.0 and 4.0 and that they will not encroach public Right-of-Way. If they do/will apply for the above privilege in street.

32. The proposed new building crosses an underlying platted lot line. 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 and new Tax Parcel information available prior to issuance of a building permit or early start permit.
33. Coordinate and request from the utility companies serving this area the easements required to serve this development. Older site plans and survey show mid block power line work with utilities and grant easements where needed
34. Proposed fence along Northwesterly most line of development may conflict with neighbors existing driveway. As noted in CSM review confirm lot proration of the existing encroachment and confirm any existing rights owner of lot 11 may have claim to before disturbing the encroachment if it does exist. Work with owner on a plan or agreement if encroachment does exist.
35. The address of 2450 E Washington Ave will be inactivated and archived with the demolition of the existing building. The address of the proposed apartment building is 2462 E Washington Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
36. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

37. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of North Seventh Street.
38. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of East Washington Avenue.

39. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
40. 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.
41. 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.
42. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
43. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
44. 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.
45. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
46. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
47. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
48. The applicant shall provide a clearly defined 5' walkway, from the front door to the public sidewalk, clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

49. "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.
50. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
51. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
52. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
53. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

Fire Department (Contact Matt Hamilton, 266-4457)

54. Ensure that roof top solar panel final layout meets the requirements of the 2024 IFC Chapter 12 including coordination with rooftop standpipe hose connection and roof access.

Parks Division (Contact Kathleen Kane, 261-9671)

55. 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 North Park-Infrastructure Impact Fee district. Please reference ID# 24050 when contacting Parks about this project.
56. Park Impact Fees are due for the net gain in residential with this proposal. Credit will be given for the existing residential units removed as part of the development.

Forestry Section (Contact Jeff Heinecke, 266-4890)

57. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
58. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the
59. Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
60. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away

from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

61. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
62. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
63. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
64. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
65. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
66. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Water Utility (Contact Jeff Belshaw, 261-9835)

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| 67. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned |
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private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 2664654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

68. 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.

Metro Transit (Contact Tim Sobota, 261-4289)

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

70. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 164 Weekday & 113 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 246-5806)

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

Certified Survey Map

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

1. Based on WDNR BRRTS Record #02-13-548255 (Speedy Muffler), the property contains residual contamination. Per the closure letter, soil sampling must be conducted on excavated soil to determine if contamination remains. Follow all WDNR and DSPS regulations for proper handling and disposal.

2. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
3. Construct sidewalk, terrace, curb & gutter and pavement to a plan as approved by City Engineer
4. 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))
5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

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

6. Grant a Public Sidewalk Easement(s) to the City on the face of this Certified Survey Map along E Washington Ave and N Seventh St. to be approved by Traffic Engineering and City Engineering. Contact Jule Smith(jsmith4@cityofmadison.com) for final language if needed.
7. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
8. Title work provided is a commitment. Per CSM application and MGO 16.23(4){f}
9. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.
10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
11. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@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.

12. Survey and Legal description appear to be tied to a line from South 1/4 corner of Section 31-8-10 to the Southeast Corner of 31-8-10 and is mislabeled as the South line of section 31-07-10.
Per 236.20(3)(b) The location of the subdivision shall be indicated by bearing and distance from a boundary line of a government lot monumented in the original survey or resurvey of Wisconsin, quarter section, recorded private claim, or federal reservation in which the subdivision is located. The monumentation at the ends of the boundary line shall be described and the bearing and distance between them shown.
The tie should be shown to the North line of Section 6-7-10. While it is understood this is town line the North Quarter Corner of Section 6 appears to have been skipped in establishing the location between the North and South line of sections 6 and 31 and considering this parcel lies in Section 6 the North Quarter Corner shall be used. This appears to have been done correctly in the provided ALTA survey additionally provided with the concurrent development. Revise the map and legal descriptions accordingly.
13. Use standard PLSS format for section corner names i.e. North Quarter Corner, Southwest Corner.
14. The coordinates shown for the North Quarter Corner of Section 6-7-10 are incorrect
15. There are monument types on map and in the legend that do not match, also the scale of some of the monuments do not match that of the legend and are hard to make out on the map. additionally there are no monuments shown along the L-1 line that are shown as set, on the provided ALTA with the concurrent development. Revise per 236.20(2)(b) All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except lot, outlot, and meander corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the outside diameter, length, and weight per lineal foot of the monuments.
16. Explain the platted lot line shown 3 feet Northwest of Lot 12
17. Per AE7.05(4) The map shall describe by bearing and distance the corner monuments used in determining the location of the parcel boundary....
In reviewing the provided ALTA for the concurrently submitted development there were many more monuments show as found that have been used. given the encroachment of the existing drive along the Lot 11 and Lot 12 line the proration should be shown as to how the 162' record distance for the combine length of Lots 12 and 13 was determined having found further evidence.
18. Per A-E 7.05(5) The map shall show evidence of possession or use by others in the parcel or across any perimeter line of the property if observed by the professional land surveyor while establishing corners.
Show any such evidence and note it such as the existing driveway along the Lot 11 and 12 line.
19. Show the correct "recorded as" distance (240') along E Washington Ave.
20. Per A-E 7.05(11)?When coordinate values are shown on the face of the map, the map shall comply with and be subject to the provisions of s. 236.18, Stats., and include the coordinate system, datum, and adjustment.
List the Datum and Adjust of the County coordinates used. i.e. NAD 83 (91)or(97)or...(2011) etc.
21. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line

work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

- a) Right-of-Way lines (public and private)
- b) Lot lines
- c) Lot numbers
- d) Lot/Plat dimensions
- e) Street names
- f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

- 22. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of North Seventh Street.
- 23. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of East Washington Avenue.

Parks Division (Contact Kathleen Kane, 261-9671)

- 24. 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 North Park-Infrastructure Impact Fee district. Please reference ID# 24047 when contacting Parks about this project.
- 25. 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."
- 26. The Parks Division shall be required to sign off on this CSM.

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

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

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