



PREPARED FOR THE PLAN COMMISSION

Project Address: 210 and 215 S. Pinckney Street (District 4- Ald. Verveer)
Application Type: Demolition Permit, Planned Development Rezoning, Conditional Use and Certified Survey Map
Legistar File ID # [39493](#), [46547](#), [46293](#), [46549](#), and [46287](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Natalie Erdman, Director, Dept. of Planning & Community & Economic Development

Summary

Applicant: James R. DeStefano, Lothan, Van Hook, DeStefano Architecture LLC; 57 W Grand Ave Suite 300; Chicago, IL 60611
Contact: Chris Oddo; InSite Consulting Architects; 115 E Main Street, Suite 200; Madison WI, 53703
Owner: City of Madison; 210 Martin Luther King Jr Boulevard; Madison, WI 53703 and Beitler Real Estate Services; 980 North Avenue, Suite 1225; Chicago, IL 60611

Requested Action: The applicant requests approval of 1) Zoning Map Amendments (to the PD-Planned Development District), 2) Demolition Permit for the Government East Parking Garage, 3) Conditional Uses for elevator / mechanical equipment above the Capitol Height Limit and a 4) three-lot Certified Survey Map.

Proposal Summary: On Block 88, the applicant proposes to construct a 12-story mixed-use building with approximately 8,000 sq. ft. of retail, a bike center, and 148 apartments with mechanical projections into Capitol View Height Limit. This block also includes approximately 560 underground parking stalls to be owned and operated by the Madison Parking Utility. On Block 105, the applicant proposes to demolish the existing Government East parking garage to construct a 12-story mixed-use development with a 250-room hotel (west tower), 204 apartments (east tower), and 1,150 sq. ft of retail, with mechanical projections into the Capitol View Height Limit.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments [MGO §28.182(6)] and Planned Developments [MGO §28.098(2)]; Conditional Uses [MGO §28.183(6)]; Demolition Permits [MGO § 28.185(7)]; and Land Divisions [MGO §16.23].

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward the following Zoning Map Amendments to the Common Council with a recommendation of approval:

- Amendments 28.022 - 00278 and 28.022 - 00279 rezoning 210 S. Pinckney Street from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)
- Amendments 28.022 - 00280 and 28.022 - 00281 rezoning a portion of 215 South Martin Luther King Jr. Blvd. from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)

Further, the Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and approve the demolition of the Government East Parking Structure and the conditional use requests for elevator penthouse/mechanicals above the Capitol View Height limit for both 210 South Pinckney Street and 215 Martin Luther King Jr. Blvd. Finally, the Planning Division recommends that the Plan Commission find that the approval standards are met and approve the three-lot CSM. Each of these recommendations is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject property includes portions of Downtown Blocks 88 and 105, divided by South Pinckney Street. Block 88 is to the west and includes the Madison Municipal Building (MMB) while Block 105 is to the west and now includes the existing Government East Parking Garage. The sites are within Aldermanic District 4, Tax Incremental Finance District (TID) 25 and are within the Limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: Block 88 includes the Madison Municipal Building and surface parking. Block 105 includes the existing 522-stall Government East Parking Structure, constructed in 1958 and operated by the City Parking Utility. Photos of that structure are included in the application materials. In regards to condition, an excerpt from a 2015 conditions report is provided as an attachment.

Surrounding Land Use and Zoning:

North: Mixed-use and office development, zoned PD (Planned Development) and DC, Downtown Core;

South: Apartment and office building, zoned DC and PD;

East: Landmark “Fess Hotel” (Now Great Dane Brew Pub) and other mixed use buildings zoned DC and PD; and

West: Madison Municipal Building and City County Building, zoned DC.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes the subject site within the Downtown Core sub-district of Downtown. Recommended Uses include offices, mixed-use buildings and structured parking. The more specific Downtown Plan (2012) similarly includes the subject site within the Downtown Core District. That Plan identifies this district as the center of Downtown and notes that it should generally possess the highest intensity of development including a mix of office, employment, retail and other uses.

Zoning Summary: A rezoning to the PD (Planned Development District) is being proposed.

Block 88:

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

| | | |
|-----------------------------|--|---|
| Number Parking Stalls | No minimum: Central Area | 561 public stalls 144 residential stalls |
| Accessible Stalls | Yes | Yes |
| Loading | As per approved plans. | 1 (10' x 50') |
| Number Bike Parking Stalls | Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (148) 1 guest space per 10 units (15) General retail, service business, office: 1 per 2,000 sq. ft. floor area (4) (167 total) | 30 public stalls 148 residential stalls 15 guest stalls |
| Landscaping | Yes | Yes |
| Lighting | Yes | Yes |
| Building Forms | As per approved plans. | As per submitted plans. |
| Other Critical Zoning Items | UDC, Adjacent to Landmark, Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District-17 | |

Block 105:

| Requirements | Required | Proposed |
|-----------------------------|--|--|
| Lot Area (sq. ft.) | As per approved plans. | As per submitted plans. |
| Lot Width | As per approved plans. | As per submitted plans. |
| Front Yard Setback | As per approved plans. | As per submitted plans. |
| Side Yard Setback | As per approved plans. | As per submitted plans. |
| Rear Yard Setback | As per approved plans. | As per submitted plans. |
| Usable Open Space | As per approved plans. | As per submitted plans. |
| Lot Coverage | As per approved plans. | As per submitted plans. |
| Floor Area Ratio | As per approved plans. | As per submitted plans. |
| Building Height | As per approved plans. | As per submitted plans. |
| Number Parking Stalls | No minimum: Central Area | 100 hotel stalls 209 residential stalls |
| Accessible Stalls | Yes | Yes |
| Loading | As per approved plans. | 1 (10' x 50') hotel 1 (10' x 50') residential |
| Number Bike Parking Stalls | Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (204) 1 guest space per 10 units (20) Hotel: 1 per 10 bedrooms (25) General retail, service business, office: 1 per 2,000 sq. ft. floor area (1) (250 total) | None |
| Landscaping and Screening | Yes | Yes |
| Lighting | Yes | Yes |
| Building Forms | As per approved plans. | As per submitted plans. |
| Other Critical Zoning Items | UDC, Adjacent to Landmark, Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District-17 | |

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The proposed redevelopment includes portions of Downtown Blocks 88 and 105, collectively referred to as “Judge Doyle.” Block 88, on the west side of South Pinckney Street, includes the Madison Municipal Building and surface parking. Block 105, on the east side of South Pinckney Street includes the Government East Parking Garage, which is proposed for demolition.

The eastern portion of Block 88 is proposed to be developed with a 12-story mixed-use building that includes City and non-City components. (Note, the Madison Municipal Building, along the west side of the block is not within the proposed rezoning boundaries.) The proposed building includes four levels of below-ground parking that extend beneath the South Pinckney Street right-of-way. This component includes 561 public parking stalls that would be operated by the City of Madison Parking Utility. The ground levels include approximately 7,600 square feet of retail and an approximately 3,300 square foot bicycle center. Two levels of private parking occupy floors two and three with a total of 144 stalls. The upper floors include 148 apartment units. An outdoor roof amenity level is proposed above level five. The base of the building includes an approximately 30-foot tall limestone base along East Wilson and Doty Streets. The building’s upper levels would primarily be clad in a blue-tinted vision glass, with spandrel and frosted glass proposed to screen portions of the elevator tower, parking area, and areas between floors. Parking ramp entrances are proposed on both East Wilson and Doty Streets. An enclosed loading area would be accessed on East Wilson Street.

Upon demolition of the Government East Parking structure, Block 105 is proposed to be developed with a similar building to that proposed on Block 88. This building includes two towers. The tower facing Pinckney Street includes a twelve story hotel with one level of underground parking. That level includes 36 stalls that will be valet-accessed. The hotel has a total of 253 rooms. The 12-story tower along the east side of the site includes 204 apartment units and 204 underground parking stalls. A small retail component is proposed along East Wilson Street. The base of the building is proposed to be clad in a one-story limestone element along East Wilson and Doty Streets. The building’s upper levels would also be clad in a blue-tinted vision glass, with spandrel and frosted glass proposed to screen portions of the elevator tower, parking area, and areas between floors. Parking access and loading areas are proposed along Wilson Street and through a new proposed private drive along the far eastern side of the site.

Below is a summary of the proposed residential units:

| | Number of Units | Number of Bedrooms |
|-------------------|-----------------|--------------------|
| Block 88 | | |
| Studio Units | 32 | 32 |
| One-Bedroom Units | 90 | 90 |
| Two-Bedroom Units | 26 | 52 |
| Sub Total | 148 | 174 |
| Block 105 | | |
| Studio Units | 48 | 48 |
| One-Bedroom Units | 120 | 120 |
| Two-Bedroom Units | 36 | 72 |
| Sub Total | 204 | 240 |
| Total-Both Blocks | 352 | 414 |

Several improvements are proposed in Pinckney Street. This includes a fountain feature with center bike lanes along either side.

The proposed CSM re-divides the subject lots into three lots. Lot 1 is approximately 1.2 acres and includes portions of Block 105 that are part of this redevelopment proposal. Lots 2 and 3 are on Block 88. Lot 2 is the site of the new building and is 0.86 acres. Lot 3 is the site of the Madison Municipal Building and is approximately 1.2 acres in area.

Analysis and Conclusion

This proposal is subject to the standards for Zoning Map Amendments [MGO §28.182(6)]; Planned Developments [MGO §28.098(2)]; Conditional Uses [MGO §28.183(6)]; Demolition Permits [MGO § 28.185(7)]; and Land Divisions [MGO §16.23]. The analysis below begins with a summary of the adopted plan recommendations.

Conformance with Adopted Plans

The Planning Division believes that the project can be found consistent with adopted plan recommendations. The [Comprehensive Plan](#) (2006) includes the subject site within the Downtown Core sub-district of Downtown. Recommended Uses include offices, mixed-use buildings and structured parking. The more detailed [Downtown Plan](#) (2012) similarly includes the subject site within the Downtown Core District. That Plan identifies this district as the center of Downtown and notes that it should generally possess the highest intensity of development including a mix of office, employment, retail and other uses. The [Downtown Plan](#) also recognizes the subject site as a potential redevelopment area. The recommended maximum height is “Capitol View.”

There are several specific recommendations related to South Pinckney Street. It is recommended as both a bicycle and enhanced pedestrian connection. The [Downtown Plan’s Views and Vistas](#) map includes Pinckney Street as a view to Lake Mendota and the Plan seeks to “preserve” or “not further erode” this and similar views.

The [Downtown Plan](#) also identifies both East Doty and Wilson Streets as “thoroughfares” and recommends streetscape enhancements to create a more inviting pedestrian environment. Specific recommendations include having buildings with active ground floor spaces, street-facing facades with windows and having liner buildings for parking structures, especially at the ground floor.

Zoning Map Amendment Standards

The Planning Division believes the Zoning Map Amendment Standards can be found met. These standards are relatively broad and 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 also requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City’s [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified “consistent with” as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” Staff believes that a finding of consistency could be made in regards to this request.

Planned Development (PD) Standards

The Planning Division believes that the Planned Development Standards can be found met. Planned Developments are established as a voluntary regulatory framework to facilitate unique development to encourage high-quality architecture and materials and development that is sensitive to environmental, cultural, and economic considerations. In order to approve a Planned Development, the standards of Section 28.098 must be found met. The Planning Division has provided additional discussion on the following standards.

(a) Other potential base zoning districts cannot be used to achieve a substantially similar development pattern

Certain key elements of this project are not consistent with other conventional Downtown zoning district standards and therefore, a Planned Development is sought. The width of parking structure openings, as required by the City Traffic Engineer to safely accommodate automobile trips, would not comply with the existing Zoning standard. In addition, the Zoning Administrator has determined that the curved glass composition, which is a defining architectural element of the project, would not meet the Code's requirement for building articulation. The Zoning Administrator has also noted that a Planned Development is also beneficial in order to coordinate development across the two sites and to provide zoning to the public parking ramp feature that is beneath the Pinckney Street right-of-way.

(b) Facilitate the development or redevelopment goals of adopted plans

As noted above, the proposed project is generally consistent with adopted plan recommendations, which call for higher-intensity, mixed-use and residential development within the City's Downtown Core area.

(e) Coordination of Architectural Styles and Building Forms (Including UDC and Landmarks Commission Review)

The Planned Development Standards require that the PD District plan coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses.

Landmarks Commission. On March 20, 2017, the Landmarks Commission recommended to the Plan Commission and Urban Design Commissions that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmarks. This includes the Madison Municipal Building on Block 88 and the Fess Hotel (Great Dane Brew Pub) on Block 105. A copy of their report is attached. Their comments also specifically requested that the UDC comment on the appropriateness of the street level character including the color, proportion, height, and number of stories of the mass at the street level. Staff notes that the limestone facade element along Block 105 near the landmark Fess Hotel has been revised from a two story to one-story mass.

Urban Design Commission. The Urban Design Commission (UDC) is required to make a recommendation to the Plan Commission with specific findings on the design objectives listed in subsections 28.098(1) and (2) and the other requirements of that subchapter. The Urban Design Commission granted initial approval of this development at their April 5, 2017 meeting. A copy of their report is attached.

Planning Division Staff highlighted the following issues as part of the UDC discussion.

- **Comments of the Landmarks Commission & Street Level Character.** The Planning Division noted their opinion in their previous report to the UDC that the taller two-story mass/ limestone component as previously presented esd more compatible with the adjacent landmark building and the multi-story character of surrounding Downtown buildings. The development team indicated the technical reasons

behind the modification as design progressed and the Urban Design Commission granted initial approval based on revised one-story mass as shown in this plan set.

- Garage and Loading Entries. While acknowledging some loading zones presented in early concepts have been removed, the Planning Division raised the general question as to whether all the proposed loading zones remain necessary. The applicant has responded that all loading zones shown are necessary. The City Traffic Engineer has worked extensively with the development team regarding the design and width of parking garage openings and states the current widths are necessary to facilitate vehicle movements and to avoid pedestrian conflicts. Based on feedback from the Parking Utility, Planning staff understands that there may be an opportunity to reduce the width of the Wilson Street public ramp entrance to remove the separate motorcycle lanes at the street. Traffic Engineering has also noted that the 10 foot loading bay widths as proposed are likely too narrow to be functional. Further, that agency has commented that adjustments to both buildings will be necessary to meet vision triangle requirements. Please see the comments from Traffic Engineering Division for further information. UDC recommended further information be provided when this item returns for Final Approval.
- Building Details. The Planning Division requested UDC provide feedback on a few architectural elements including how glass components of the building “meet” the ground; entry canopy features, and material and glass samples. In making their recommendation for initial approval, UDC asked that certain design details return as part of final approval. One detail that was discussed was the visible rear wall/base projections on Block 88. Specifically, these are the portions of the rear wall that extend closer to the sidewalk than the Madison Municipal Building, which has deeper setbacks. Planning staff request this detail be addressed, possibly in concert with the aforementioned desire to improve vision triangles. Staff also recommend further information be provided on garage door design.
- Lake Views. Staff requested that the UDC comment on this view and consider not only the placement of buildings, but street trees, amenities/furniture, and other amenities. No concerns regarding this view corridor were presented by UDC.
- Right-of-Way. Changes in the right-of-way are ultimately approved by the Common Council after review by the Board of Public Works. The UDC and Plan Commission can provide advisory comments to those bodies and the Engineering staff that will be completing the design. The Planning Division believes that there should be a clearly identifiable, public mainline sidewalk. Planning Division recommends that the public sidewalk component be plain concrete with a regular square scoring pattern to appear as an extension of the City’s public sidewalk network. Other treatments outside of the mainline walk are not objectionable. The Planning Division’s preference is that the mainline sidewalk component is straight and aligns with the sidewalks and crosswalks on adjoining blocks and not curve around planters or other special features unique to this development. As a final right-of-way clarification, the applicant noted that the fountains in the right-of-way would not be covered in the winter, but shallow water feature would not run.

Conditional Use Standards

The Zoning Administrator states that encroachments for mechanical equipment and elevator penthouses are permissible with Conditional Use approval, and this should be reviewed against the conditional use standards. The Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plans and finding that all of the conditional use standards of §28.183(6) MGO are met. Conformance with adopted plans is discussed above.

Plans show that each tower includes an approximately 15-16 foot roof-top aluminum screen wall. Section drawings indicated the projected elevator overrun areas are well beneath the height of the proposed screen wall. Other roof-top mechanical areas are labeled, but are not detailed. The Planning Division notes that similar encroachments have been approved. While the Planning Division believes the approval standards can be met, staff requests that as a condition of approval, all screen walls and associated equipment be depicted and dimensioned. The height of the screen wall should be of the minimum height necessary to adequately screen the roof-top items.

Demolition Standards

In order to approve this demolition request, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section and the intent and purpose expressed in the PD Zoning District. The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties. The demolition standards also state that the proposed use should be compatible with adopted plans, which are discussed above.

Finally, the demolition 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 submitted by the Landmarks Commission. Staff notes that no objections to the parking structure demolition were raised by the City's Preservation Planner or by the Landmarks Commission, who found there was no known historic value with the structure.

Land Division (Certified Survey Map) Standards

The Planning Division believes that the Land Division standards of Section 16.23 can be met with the conditions recommended by Reviewing Agencies. On January 30, 2017, the Landmarks Commission granted a Certificate of Appropriateness for the proposed Land Division.

Public Input

At the time of report writing, the Planning Division had not received any comments on the proposed land use or land division requests. Public Comments previously provided to UDC are summarized in the packet.

Conclusion

The applicant requests approval of zoning map amendments (to the PD-Planned Development District), Demolition Permit for the Government East Parking Garage, Conditional Uses for elevator/mechanical equipment above the Capitol Height Limit, and a three lot Certified Survey Map. The Planning Division believes that the applicable standards for Zoning Map Amendments, Conditional Uses, Demolition Permits, and Land Divisions can be found met with these applications. Staff notes that the project has received favorable recommendations from the Landmarks Commission and Urban Design Commission as noted in this report.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward the following Zoning Map Amendments to the Common Council with a recommendation of approval:

- Amendments 28.022 - 00278 and 28.022 - 00279 rezoning 210 S. Pinckney Street from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan))
- Amendments 28.022 - 00280 and 28.022 - 00281 rezoning a portion of 215 South Martin Luther King Jr. Blvd. from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan))

Further, the Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and approve the demolition of the Government East Parking Structure and the conditional use requests for elevator penthouse/mechanicals above the Capitol View Height limit for both 210 South Pinckney Street and 215 Martin Luther King Jr. Blvd. Finally, the Planning Division recommends that the Plan Commission find that the approval standards are met and approve the three-lot CSM. Each of these recommendations is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

Planning Division (Contact Kevin Firchow, 267-1150)

1. That the applicant receives Final Approval from the Urban Design Commission prior to submitting plans for final sign off for Blocks 88 and 105.
2. That the "SW" (rear) elevation drawing for Block 88 is revised to show additional building/base detail and articulation for those portions of the building that extend closer to the East Doty and Wilson Street sidewalks than Madison Municipal Building. These details shall be approved by the Urban Design Commission and staff.
3. That for Blocks 88 and 105, all screening walls, elevator penthouses, and rooftop mechanicals are clearly labeled and dimensioned on rooftop plans, sections, and elevation drawings. The height of screening walls should be of the minimum height necessary to screen equipment. These details shall be approved by the Urban Design Commission and staff.
4. That the door location on Block 105 retail space (on Wilson Street) be identified. An entrance to Wilson Street shall be provided.
5. That details on all garage doors on Blocks 88 and 105 be provided and approved by the Urban Design Commission and staff.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

BLOCK 88 COMMENTS

1. Regarding the utility plan, the intent of the City is to abandon the sewer in Pinckney Street after both of the projects are complete- Block 88 & block 105. Applicant shall revise plan to connect sewer lateral for block 88 (MMB Block) to the sewer in West Wilson Street.
2. It is anticipated that the block 88 building will be provided sanitary sewer service on E. Wilson Street. If this is the case, the sanitary sewer in E. Wilson Street will need to be upsized from the point of connection to Pinckney St. through a Public Works project (E. Wilson Street) or by the developer.
3. There is a utility Public Works project proposed on S. Pinckney Street to relocate sewer, storm sewer and water main for the proposed parking ramp. Applicant shall show these proposed facilities on the utility plan set. The sanitary sewer will be a temporary sewer main to serve the existing garage. Applicant shall not connect to this sewer main with the proposed buildings.
4. Applicant shall provide 5' cover over parking deck under Pinckney St ROW as required by City Engineer
5. Applicant shall provide structural engineering plans and calculations stamped by professional engineer to show design is adequate to carry greater of loading conditions of 250 psf & AASHTO H-10 loading. In addition design shall be adequate to carry loads from street lighting, street furniture and street trees.
6. Applicant shall install/provide additional accommodations to support tree health over the parking structure, such as silva cells, raised planters or approved equal as required by city engineer.
7. Applicant shall enter into a maintenance agreement for all non-standard pavement or streetscape furniture in the right of way.
8. Applicant shall install bassett style pedestrian lighting along E Doty St, S Pinckney St & E Wilson St as required by City Engineer.
9. It appears that the storm sewer system in Pinckney at the intersection of Wilson is not shown correctly and storm sewer that must be constructed to serve the MMB is not shown.
10. The private storm sewer shown does not have sufficient detail shown to allow the new public main in Pinckney to be constructed. Additional information such as needed sizes and inverts shall be provided to City Engineering.
11. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
12. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

13. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
14. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
15. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.. (MGO 16.23(9)(d)(6))
16. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building and garage entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)
17. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
18. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
19. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
20. All damage to the pavement on E Doty St, E Wilson St & S Pinckney St, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
21. The Applicant shall Construct Sidewalk to a plan approved by the City as required by City Engineer
22. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
23. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY) NOTE NO DISCHARGE ACROSS SIDEWALKS SHALL BE ALLOWED.
24. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:

- a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
25. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
26. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
27. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
28. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constformsinfo.htm> (NOTIFICATION)
29. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
30. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

BLOCK 105 COMMENTS

31. There is a utility Public Works project proposed on S. Pinckney Street to relocate sewer, storm sewer and water main for the proposed parking ramp. Applicant shall show these proposed facilities on the utility plan set. The sanitary sewer will be a temporary sewer main to serve the existing garage. Applicant shall not connect to this sewer main with the proposed buildings.
 32. The applicant shall be required to provide information on the locations of proposed stormwater discharges such that with the reconstruction of Pinckney and Wilson Streets connection points can be provided for with those projects. No stormwater discharges shall be approved to discharge across the sidewalk.
 33. Applicant shall enter into a maintenance agreement for all non-standard pavement or streetscape furniture in the right of way.
 34. Applicant shall install bassett style pedestrian lighting along E Doty St, S Pinckney St & E Wilson St as required by City Engineer.
 35. Regarding the utility plan, the intent of the City is to abandon the sewer in Pinckney Street after both of the projects are complete- Block 88 & block 105. Applicant shall revise plan to connect sewer lateral for block 88 (MMB Block) to the sewer in West Wilson Street.
 36. The storm sewer information provided is not sufficient to design the storm sewer in Pinckney additionally the existing storm sewer shown at the corner of Wilson and Pinckney is not correct.
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37. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
 38. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
 39. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
 40. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
 41. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
 42. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg)

Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

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

43. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
44. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
45. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
46. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. (POLICY)
47. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

48. Based on historical documents (Sanborn maps), a filling station was located at the western corner of Lot 3 and the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations shall be followed for proper handling and disposal.
49. The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
50. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. (MGO 16.23(9)(d)(6))
51. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building and garage entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)
52. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
53. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
54. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
55. All damage to the pavement on E Doty St, E Wilson St & S Pinckney St, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
56. The Applicant shall Construct street & sidewalk to a plan approved by the City as required by City Engineer

CSM COMMENTS

57. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
58. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

BLOCK 88 COMMENTS

59. For the underground encroachment document to be drafted by the City Attorney's Office permitting and documenting the parking structure proposed within the Pinckney Street right of way, the Applicant shall provide a map exhibit and legal description by a Professional Land Surveyor showing the improvements with a fully dimensioned and legally described perimetrical boundary of the encroachment area referenced to the Dane County Coordinate System and tied to a quarter section line as required by Chapter 236 of the Wisconsin Statutes. The map and legal description shall also define and describe the three dimensional location of the upper and lower limits of the (proposed structure) encroachment area. All vertical locations shall be referenced to the NAVD 88 (91) datum. Provide an electronic copy of the exhibit and legal description to the Land Records Coordinator, (Jeff Quamme – jrquamme@cityofmadison.com) for review, comment and coordination.
60. The lease agreement(s) required for the private structure to be constructed above and upon the public parking structure shall be executed prior to construction of the private structure.
61. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record
62. Prior to recording the pending Certified Survey Map, the limits and configuration of the proposed Public Sidewalk Easement along Pinckney Street shall be confirmed.
63. Maintenance agreements will be required for the proposed water fountain/sculpture improvements within the adjacent public right of ways.
64. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
65. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary building and interior addressing plan can be developed prior to plans being submitted for permit review. Each separate floor should have its own page within the PDF. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

BLOCK 105 COMMENTS

66. There is a courtyard within the property to the north (Great Dane Brew Pub) that is substantially lower than the grade for the entrance features along the northeast side of this site. Applicant shall provide recorded copies of retaining wall easement / agreements with the adjacent properties for construction and maintenance of those improvements. Also construction easement / agreements with the adjacent properties as required to construct the improvements as proposed. All shall be provided prior to final site plan approval.
67. The private drive may require a private street name. Consult with the Fire Department to determine if a name for the private drive is necessary.
68. Should a name be required, submit naming suggestions to Lori Zenchenko (Lzenchenko@cityofmadison.com) 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.

69. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel- Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record
70. Prior to recording the pending Certified Survey Map, the limits and configuration of the proposed Public Sidewalk Easement along Pinckney Street shall be confirmed.
71. Maintenance agreements will be required for the proposed water fountain/sculpture improvements within the adjacent public right of ways.
72. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
73. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary building and interior addressing plan can be developed prior to plans being submitted for permit review. Each separate floor should have its own page within the PDF. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

CSM COMMENTS

74. This pending Certified Survey Map application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.

75. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of

required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.

76. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL Plat or CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com
77. Prior to recording the pending Certified Survey Map, the limits and configuration of the proposed Public Sidewalk Easement and the underground encroachment area along and under Pinckney Street shall be confirmed.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

BLOCK 88 COMMENTS

78. The applicant shall work with Traffic Engineering to provide a loading zone that will limit the negative impacts to the adjacent public Right-of-Way. It is our experience if a site is built with a 10 foot wide loading zone the operators of the facilities find this to be insufficient and look to the City to provide additional loading on-street. Often this is problematic if not impossible to provide and the applicants are additionally troubled when they learn no on-street loading zones are not reserved for one user.
79. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 80. 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.
 81. 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.
 82. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 83. 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 – 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.

84. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.
85. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.

BLOCK 105 COMMENTS

86. The applicant shall work with Traffic Engineering to provide a loading zone that will limit the negative impacts to the adjacent public Right-of-Way. It is our experience if a site is built with a 10 foot wide loading zone the operators of the facilities find this to be insufficient and look to the City to provide additional loading on-street. Often this is problematic if not impossible to provide and the applicants are additionally troubled when they learn no on-street loading zones are not reserved for one user.

87. The applicant shall remove the island in the private alley or make it mountable. If designed with a standard curb and gutter the island will prohibit the free movement of vehicles from the loading area to the drive aisle either blocking additional vehicles access to this area or blocking them from exiting until the drive of the blocking vehicle returns.

88. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

89. 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.

90. 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.

91. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

92. 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 – 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.

93. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.
94. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

CSM COMMENTS

95. The applicant shall work with Traffic Engineering and City Engineering to finalize geometry for East Doty Street and South Pickney Street ensuring the easements are sufficient prior to final CSM sign-off.

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

BLOCK 88 COMMENTS

96. Per Section 28.134(3) Capitol View Preservation, show the height of the building per City Datum to the top of the elevator overrun and mechanical screen wall. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment on existing buildings and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.
97. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 148 resident bicycle parking spaces are required plus 15 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. 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. A minimum of four (4) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bike rack design, including structured or wall mount bike racks.
98. The bicycle parking requirements will be reviewed prior to obtaining Zoning approval for the future commercial tenant uses.
99. 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. Include details for the green roof.

100. Submit details for the site and rooftop amenities including tables and chairs, benches, outdoor kitchen, and planters.
101. 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.
102. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

BLOCK 105 COMMENTS

103. 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 (608-266-4682).
104. Section 28.185(10) 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.
105. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
106. Per Section 28.134(3) Capitol View Preservation, show the height of the building per City Datum to the top of the elevator overrun and mechanical screen wall. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment on existing buildings and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.
107. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 204 resident bicycle parking spaces are required plus 20 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. 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. A minimum of 26 short-term bicycle stalls shall be required for the hotel and commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bike rack design, including structured or wall mount bike racks.
108. The bicycle parking requirements will be reviewed prior to obtaining Zoning approval for the future commercial tenant space use.
109. 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. Include details for the green roof.

110. Submit details for the site and rooftop amenities including tables and chairs, benches, and planters.
111. 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.
112. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

CSM COMMENTS

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

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

BLOCK 88 COMMENTS

113. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
114. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
 - c. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.

BLOCK 105 COMMENTS

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| <p>115. While the MFD is not opposed to the concept the applicant is presenting, MFD will require some dialogue to address the limited fire access being proposed to the front of the apartment building along the private drive. Additionally, these two high-rise buildings will come with many extra complexities that will require a greater level of detail to ensure an acceptable level of fire safety is being provided as the project develops.</p> |
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116. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.

- b. MGO 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-foot wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
- c. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
- d. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75 psi.
- e. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28- feet.
- f. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

CSM COMMENTS

117. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

BLOCK 88 COMMENTS

118. 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(6) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17114 when contacting Parks about this project.
119. City Forestry will permit the removal of five street trees, (one 9" Ash on E. Wilson St., one 8" Elm and one 5" Maple on S. Pinckney St., and two 10"-12" Honey Locust trees on E. Doty St.) for the construction of this project. All street trees will need to be removed for soil retention and utility installation associated with the construction of this project. Contractor shall contact City Forestry at least one week prior to construction to obtain a tree removal permit.
120. Please save and return all tree grates to the eastside forestry complex at 4602 Sycamore Avenue. Please call (266-4816) or e-mail Dean Kahl (dkahl@cityofmadison.com) at least 48 hours before the delivery of the tree grates.
121. New street trees are 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 that includes a fire aerial access plan, and street lighting plan (in PDF format) to Dean Kahl –dkahl@cityofmadison.com or 266-4816. Please take into consideration the depth needed for the new plantings over the underground parking structure on S. Pinckney Street. At least 3.5' of depth will be needed for the new cutouts in this location. Silva Cells may be required to increase the soil volume above the parking structure. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction – <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.

BLOCK 105 COMMENTS

122. 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(6) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17114 when contacting Parks about this project.
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124. Please save and return all tree grates to the eastside forestry complex at 4602 Sycamore Avenue. Please call (266-4816) or e-mail Dean Kahl (dkahl@cityofmadison.com) at least 48 hours before the delivery of the tree grates.

125. New street trees are 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 that includes a fire aerial access plan, and street lighting plan (in PDF format) to Dean Kahl –dkahl@cityofmadison.com or 266-4816. Please take into consideration the depth needed for the new plantings over the underground parking structure on S. Pinckney Street. At least 3.5' of depth will be needed for the new cutouts in this location. Silva Cells may be required to increase the soil volume above the parking structure. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction – <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.

CSM COMMENTS

126. 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(6) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17114 when contacting Parks about this project.
127. The following note should be included on the subdivision: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
128. Parks Division will be required to sign off on this subdivision.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

BLOCK 88 COMMENTS

129. This project (including LNDUSE-2017-00021) is in a Wellhead Protection District–Zone (WP-17). Owner/Applicant shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.

130. Proposed water main improvements shown on S Pinckney St are subject to separate approval by the City of Madison Board of Public Works, and associated proposed 2018 Public Works project. This application review pertains only to proposed water improvements to serve the development on E Wilson St and E Doty St.
131. Proposed valve and hydrant relocations shall be valve and hydrant replacements. Designate on the Utility Plan that the removed hydrants shall be salvaged and returned to Madison Water Utility. All water system improvements shall be done in accordance with the requirements of the City of Madison Standard Specifications for Public Works Construction (current edition).
132. The Utility/Site plan(s) shall be revised to show all existing public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.
133. 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/plumberscontractors>), 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.
134. The applicant's utility contractor shall obtain an excavation permit prior to commencing the water main or service construction in the public right-of-way. This permit application is available on the City Engineering Division website (<http://www.cityofmadison.com/engineering/permits.cfm>).

BLOCK 105 COMMENTS

135. This project (including LNDUSE-2017-00020) is in a Wellhead Protection District–Zone (WP-17). Owner/Applicant shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for additional information, including a summary of the submittal requirements.
136. Proposed water main improvements shown on S Pinckney St are subject to separate approval by the City of Madison Board of Public Works, and associated proposed 2018 Public Works project. This application review pertains only to proposed water improvements to serve the development on E Wilson St and E Doty St.
137. Proposed valve and hydrant relocations shall be valve and hydrant replacements. Designate on the Utility Plan that the removed hydrants shall be salvaged and returned to Madison Water Utility. All water system improvements shall be done in accordance with the requirements of the City of Madison Standard Specifications for Public Works Construction (current edition).

138. The Utility/Site plan(s) shall be revised to show all existing public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.
139. 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.
140. 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/plumberscontractors>), 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.
141. The applicant's utility contractor shall obtain an excavation permit prior to commencing the water main or service construction in the public right-of-way. This permit application is available on the City Engineering Division website (<http://www.cityofmadison.com/engineering/permits.cfm>).

CSM COMMENTS

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

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

BLOCK 88 COMMENTS

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| <ol style="list-style-type: none">142. In coordination with public works improvements, the applicant shall maintain or replace the concrete terrace at the existing Metro bus stop on the north side of East Wilson Street, east of Martin Luther King Junior Boulevard (#1486). [See attachment "215mlk_METRO.pdf"]143. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. |
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144. Metro Transit operates daily service along East Wilson Street through the Pinckney Street and Martin Luther King Junior Boulevard intersections. Bus stop ID #1486 is adjacent the existing project parcel address of 215 Martin Luther King Junior Boulevard, along the north side of East Wilson Street, with the bus stop zone encompassing the area from the existing bus stop sign pole west up towards the intersection.

BLOCK 105 COMMENTS

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| <ol style="list-style-type: none">145. In coordination with public works improvements, the applicant shall maintain or replace the concrete terrace at the existing (or alternate) Metro bus stop on the south side of East Doty Street, east of Pinckney Street (#1189). [See attachment "215sps_METRO.pdf"] |
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146. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

147. Metro Transit operates special event/detour service along East Doty Street through the Pinckney Street intersection. Bus stop ID #1189 is adjacent the proposed project site along the south side of East Doty Street, with the current bus stop zone encompassing the area from the existing bus stop sign pole west back towards the intersection.

148. The applicant might consider additional transit amenities on the property adjacent this bus stop zone, such as a trash receptacles or a seating amenity, in finalizing their landscape plan.

149. Metro Transit supports the revised plan proposals, that relocate the Block 105 parking garage driveway access from East Doty Street (between S Pinckney and King) - to the opposite side of the block, accessing East Wilson Street instead. This will eliminate potential conflicts between the existing bus stop zone, located along East Doty Street, and parking ramp operations.

CSM COMMENTS

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

Office of Real Estate Services (Contact Jenifer Frese, (608) 267-8719)

CSM COMMENTS

150. Prior to requesting approval sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). The Office of Real Estate Services can assist with owner's signature collection while the city is still the owner of the lands within the CSM boundary.

151. There are no current mortgages reported in title. If a mortgage is secured prior to CSM approval sign-off, a certificate of consent shall be included and executed for each mortgagee of record.

152. If property taxes are incurred prior to CSM approval sign-off because of a property transfer to a taxable entity, they shall be paid in full per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances. This includes property tax bills for the prior year that are distributed at the beginning of the year.

If the terms of the Purchase and Sales Agreement for the property within the CSM boundary conflict with this requirement, coordinate with the Office of Real Estate Services for its resolution.

153. As of March 24, 2017, there are no current special assessments reported; however, a street lighting assessment in the amount of \$525.95 has been deferred. Prior to closing, coordinate with Wendy Murkve (266-4008) in Finance to address the deferment.

If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

154. The Office of Real Estate Services ordered a title update from First American on 3-24-17 and shall share it with the surveyor and all other parties of interest upon receipt.

155. Please revise the CSM as follows:

- a. Office of Real Estate Services to record termination documents for the prior leases in the Madison Municipal Building that have either expired or have been provided with written termination. Reference ORES Project Nos. 0005 and 2622.
- b. Remove Note #3 from Sheets 1, 2 and 3, as there are no current tenants or leases of record.
- c. The terms of the proposed parking garage encroachment to be agreed upon and recorded prior to CSM approval sign-off.
- d. Development team shall continue coordination with City staff with regards to CSM recording timeline in relation to the disposal of the lands within the CSM boundary, in the event the CSM is recorded as part of a real estate closing.