

PLANNING DIVISION STAFF REPORT

April 10, 2023



PREPARED FOR THE PLAN COMMISSION

Project Address: 700 Cottage Grove Road (District 15 – Alder Foster)
Application Type: Conditional Use & Certified Survey Map
Legistar File ID #: [76488](#) & [76489](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Max Jacobson; 700 Cottage Grove Rd, LLC; 3480 Leflore Court, Verona, WI 53593

Owner: Shree Kalluri; Grove Barn, LLC; Green Valley, AZ 85614

Requested Action:

- ID [76488](#) – Consideration of a demolition permit to demolish a one-story commercial building;
- ID [76489](#) – Consideration of a conditional use in the Industrial–Limited (IL) District to allow construction of a four-story personal indoor storage facility.

Proposal Summary: The applicant is requesting approval to construct a four-story, approximately 84,852 square-foot climate controlled personal indoor storage facility at 700 Cottage Grove.

Applicable Regulations & Standards: Standards of approval for demolition permits are found in §28.185(6) M.G.O. Standards for conditional use approvals are found in §28.183(6) M.G.O. Supplemental Regulations for Personal Indoor Storage are found in §28.151.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends the following to the Plan Commission regarding the applications for 700 Cottage Grove Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a one-story commercial building at 700 Cottage Grove Road;
- That the Plan Commission finds the approval standards for conditional uses are met and **approve** the conditional use for a for a personal indoor storage facility in the Industrial–Limited (IL) District at 700 Cottage Grove Rd.

Background Information

Parcel Location: The 52,700 square-foot (1.2 acres) parcel is located along Cottage Grove Road between Dempsey Road and Stoughton Road. The site is located within Alder District 15 (Ald. Foster) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is occupied by a one-story commercial building that was most recently used as an office for a taxicab business. There are also four storage buildings on the site. It is zoned Industrial-Limited (IL) District and it is located in the Transit Oriented Development (TOD) Overlay District.

Surrounding Land Use and Zoning:

North: One-story personal indoor storage, zoned Industrial-Limited (IL) District; Wisconsin and Southern Railroad;

East: One-story multi-tenant commercial building, one-story restaurant, zoned IL District;

South: Across Cottage Grove Road, one-story convenience store and gas station, zoned Commercial Corridor-Transitional (CC-T) District; Lussier Family East YMCA, zoned Suburban Consistent-Varied 2 (SR-C2) District; and

West: One-story drive-thru, one-story warehouse, zoned IL District; across Dempsey Road, four-story apartment building and Pinney Public Library, zoned Traditional Employment (TE).

Adopted Land Use Plan: The [2018 Comprehensive Plan](#) recommends Employment (E) uses for the subject site. The [Royster-Clark Special Area Plan](#) (2009) recommends Employment (E) uses for the subject site.

Zoning Summary: The property is zoned Industrial Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	52,700 sq. ft.
Lot Width	75'	150.0'
Front Yard Setback	0' or 5'	21.2'
Max. Front Yard Setback: TOD	20'	21.2' (15)
Side Yard Setback	None if adjacent to property zoned IL or IG	10.1' west side Adequate east side
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	67.8%
Minimum Building Height: TOD	2 stories	4 stories
Maximum Building Height	None	4 stories

Site Design	Required	Proposed
Number Parking Stalls	Not required: TOD	5
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Yes	1
Loading	2 (10' x 50')	2 loading zones
Number Bike Parking Stalls	Storage- personal indoor facility: 1 per 10 employees	6
Landscaping and Screening	Yes	Yes (18)(19)
Lighting	Yes	Yes
Building Form and Design	Yes	Flex building (16)(20)(21)

Other Critical Zoning Items	
TOD Overlay	Yes

Tables Prepared 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, Analysis, and Conclusion

The applicant proposes to construct a four-story, 84,852 square-foot climate controlled personal indoor storage facility with approximately 630 storage units. The site will be accessed from Cottage Grove Road. The drive aisle

is along the eastern edge of the site and extends to the back of the site. The main entrance is located at the south east corner of the building along Cottage Grove Road. There are five vehicle stalls and six bicycle stalls adjacent to the main entrance. The primary façade materials are white and light grey metal panel. A dark gray masonry veneer is used as an accent material near the main entrance. A mix of red, white and grey metal panels are used as an accent on the front façade along Cottage Grove Road.

Conformance with Adopted Plans

The Comprehensive Plan (2018) recommends Employment (E) development for the subject property. Employment (E) areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. They generally do not include retail and consumer service uses for the wider community but may include limited retail and service establishments that primarily serve employees and users of the area.

The Royster-Clark Special Area Plan (2009) recommends predominantly employment uses for the subject site. The Area Plan includes the following design recommendations: new buildings should be placed closer to the streets, most parking should be provided to the side or rear, access driveways should be consolidated, and multi-story buildings are encouraged.

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 consideration of 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) M.G.O. 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.

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 February 6, 2023 meeting, the Landmarks Commission found that the building at 700 Cottage Grove Road had no known historic value.

Conditional Use Standards

The applicant requests consideration of a conditional use for a personal indoor storage facility. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to 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 City’s adopted plans recommend Employment uses for this site. Staff note that personal indoor storage is not typically considered an employment use. On balance, staff does not believe that this would preclude the normal and orderly development of employment development in the surrounding area, consistent with adopted plans. Staff also note that the Industrial Limited (IL) District is one of only two zoning districts where this use is allowed.

Per standard 7, "The conditional use conforms to all applicable regulations of the district in which it is located." The property is located within the Transit Oriented Development (TOD) Overlay District. Per §28.104(7) M.G.O. at least thirty percent (30%) of primary street-facing building facades shall be setback no more than twenty (20) feet from the primary street and the principal building entrance shall be oriented to their primary abutting street and be located within the maximum setback. The building is setback 21.7 feet from the property line and the entrance is not located within the maximum setback. Per the recommended conditions of approval the plans will need to be updated to comply with the TOD Overlay District. In speaking with the applicant, they have indicated that they will update the site plan to shift the building south approximately two feet and relocate the main entry to access directly off Cottage Grove Road.

Staff believes the applicable standards can be found met, subject to the conditions recommended by the reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, (608) 243-0554)

The Planning Division recommends the following to the Plan Commission regarding the applications for 700 Cottage Grove Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a one-story commercial building at 700 Cottage Grove Road;
- That the Plan Commission finds the approval standards for conditional uses are met and **approve** the conditional use for a for a personal indoor storage facility in the Industrial–Limited (IL) District at 700 Cottage Grove Rd.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Land Use Request

Engineering Division (Contact Brenda Stanley, 261-9127)

1. Stormwater from the site shall be directed to the public ROW not toward adjacent private property.
2. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public Right-of-Way. The permit application is available on the City Engineering Division website at <http://www.cityofmadison.com/engineering/Permits.cfm>. As a condition of the permit a deposit to cover estimated City expenses will be required.
3. 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))
4. 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))

5. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
6. 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.
7. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
8. 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>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

9. Based on the WDNR's BRRTS records of contaminated sites (02-13-525316 THERMOGAS CO- MADISON), the property may contain residual contamination. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.
10. 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)
11. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
12. 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>

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control

measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

13. 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.

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

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

15. The property is located within the Transit Oriented Development (TOD) Overlay District. Reduce the front yard setback distance to a maximum of twenty (20) feet. At least thirty percent (30%) of primary street-facing building facades shall be setback no more than twenty (20) feet from the primary street.
 16. Relocate the principal building entrance within the 20 foot maximum building setback. Principal building entrances on all new buildings shall be oriented to their primary abutting street and be located within the 20 foot maximum setback.
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17. 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.
 18. 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.
 19. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree. Note that landscaping must be installed on the private property.
 20. 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.
 21. Verify the reflectivity of the spandrel panels. Spandrel or opaque glass with reflectivity of 14% or less shall not be included in the calculation of glass area for the provision of bird-safe glass.
 22. 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.
 23. 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.

Water Utility (Contact Jeff Belshaw, 261-9835)

24. A private well may have served this parcel prior to the municipal water service connection. 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) 266-4654 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.
25. The Utility plan indicates connecting to an existing 4 inch water service. The existing water services to this lot are 1 inch. If a larger service is needed, update the utility plan accordingly.

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

26. 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.
27. 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.
28. 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.
29. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
30. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
31. 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.
32. 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.

33. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
34. 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.
35. "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.
36. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
37. 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 William Sullivan, 261-9658)

38. Provide roof access via a stair or ships ladder from one of the enclosed exit stairs.

Forestry (Contact Bradley Hofmann, 267-4908)

39. 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.
40. 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 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.
41. 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.

42. 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.
43. 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.
44. 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.
45. 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.

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

46. Coordinate and request from the utility companies serving this area the easements required to serve this development.
47. The address of the proposed building is 702 Cottage Grove Rd. The address of 700 Cottage Grove Rd will be retired and archived with the demolition of the current building. 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.
48. Individual storage unit numbers are needed on the floor plans. 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.

The following agencies reviewed the request and recommended no conditions of approval: Parks Division, Metro Transit