



PREPARED FOR THE PLAN COMMISSION

Project Address: 619-621 North Lake Street (District 8 – Alder Prestigiacomu)
Application Type: Demolition Permit and Conditional Uses
Legistar File ID # [62598](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Josh Wilcox; GBA; 2248 Deming Way, Suite 120; Middleton, WI 53562

Owner: Alpha Chapter of Alpha Chi Sigma Building Corporation; 246 2nd St #1207; San Francisco, CA 94105

Requested Action: The applicant requests approval of a demolition permit to demolish two fraternity buildings and approval of conditional uses for a fraternity house and a multifamily building with more than eight units per §28.079(1) MGO.

Proposal Summary: The applicant proposes to demolish two fraternity buildings and construct an eight-story building that includes a fraternity and apartment units at 619-621 North Lake Street.

Applicable Regulations & Standards: This proposal is subject to the standards Demolition Permits [§28.185(7) M.G.O.] and Conditional Uses [§28.183(6) M.G.O.].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are not met and that the Plan Commission **place on file** the request to demolish two fraternity buildings and construct an eight-story building that includes a fraternity and apartment units on the site. Should the Commission find that the standards are met, approval should be granted subject to input at the public hearing and the conditions recommended by the reviewing agencies in this report.

Background Information

Parcel Location: The subject property includes two lots addressed 619-621 North Lake Street, totaling 8,268 square feet (0.19 acres) and is located on the southeast corner of the intersection of North Lake Street and Mendota Court. The site is in Aldermanic District 8 (Alder Prestigiacomu) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: According to City Assessor’s records, 619 North Lake Street is a three-story, 4,955-square foot building with 10 bedrooms, built in 1909. 621 North Lake Street is a three-story 5,426-square foot building with 11 bedrooms, built in 1899. According to the applicant, both buildings were originally constructed as fraternity houses. Alpha Chi Sigma has owned 621 North Lake Street since the 1920s and 619 North Lake Street since the 1950s.

Surrounding Land Use and Zoning:

North: Across Mendota Court, a six-story fraternity and three-story apartment building zoned DR2 (Downtown Residential 2 district);

East: Three- and four-story apartment buildings zoned DR2;

South: Two-and-one-half story apartment buildings zoned DR2; and

West: Across North Lake Street, the Pyle Center, a UW conference facility, zoned CI (Campus Institutional)

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends High Residential. The [Downtown Plan](#) (2012) identifies this area as "predominant residential" and limits the site to a maximum building height of eight stories. The [Downtown Plan](#) also places this site within the Langdon neighborhood.

Zoning Summary: The property is zoned Downtown Residential 2 (DR2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000	8,251
Lot Width	40 ft	145 ft
Front Yard Setback	10 ft	10 ft
Side Yard Setback	5 ft	5 ft
Rear Yard Setback	20% of lot depth = 16.2 ft	16.2 ft
Usable Open Space	20 sq ft./bedroom = 1,620 sq ft	1,625 sq ft (see zoning comment 4)
Maximum Lot Coverage	80%	79.4%
Minimum Building Height	2 stories	8 stories
Maximum Building Height	8 stories	8 stories

Site Design	Required	Proposed
Number Parking Stalls	None	None (see zoning comment 5)
Accessible Stalls	None	None
Loading	No	None (see zoning comment 5)
Number Bike Parking Stalls	54	56
Landscaping	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Large Multi-Family

Other Critical Zoning Items	Utility Easements
------------------------------------	-------------------

Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property 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 applicant, representing Alpha Chi Sigma, a co-ed professional chemistry fraternity, proposes to demolish two fraternity buildings and construct an eight-story building that includes a fraternity and apartment units.

According to the applicants, the living conditions and amenities offered in both buildings is well below that of contemporary housing for a similar tenant population. The letter of intent has indicated 621 North Lake Street has critical structural issues and a portion of the first and second floors are supported with temporary shoring due

to bowing walls. Walls and foundations are leaning outward. The applicant has also noted that 619 North Lake Street has wall and ceiling cracking, failing foundations, and several signs of structural system decline. [Photos](#) provided by the applicant show buildings in substantial states of interior disrepair.

The proposed new eight-story building includes living, study, and meeting spaces for Alpha Chi Sigma on the first floor. The second is proposed to include a ten-bedroom and five-bedroom unit, both of which are to be occupied by the fraternity. Floors three through eight are occupied by three apartment units per floor that are proposed to be rented to outside tenants. The dwelling unit mix includes 12 three-bedroom units, seven five-bedroom units, and one ten-bedroom unit. The lower level of the building includes interior bicycle parking, storage, and mechanical spaces. A raised terrace along Lake Street, near the corner with Mendota Court, provides outdoor seating opportunities. One surface vehicle parking stall for loading and unloading is accessed off Mendota Court. Trash pickup is handled along the same driveway. Bicycle parking includes 51 secured indoor stalls in the basement and four exterior bicycle parking stalls. Landscaping includes low plantings around the base of the building, with small trees on the east side of the lot and protected and replaced street trees on North Lake Street. The predominant material on the two street-facing facades (west and north) is a light gray brick. A brown wood paneling is a secondary facade material for these two facades. The east and south facades include these materials, plus a darker gray brick and a gray wood paneling. Black-framed windows complete the exterior materials.

If approved, the applicant has indicated that demolition is scheduled to begin in Spring 2021, with completion of the new building anticipated in Summer 2022.

Project Analysis & Conclusion

The applicant requests approval of a demolition permit to demolish two fraternity buildings and approval of conditional uses for a fraternity house and a multifamily building with more than eight units per §28.079(1) MGO. This section will analyze this proposal and these requests individually. It begins with a review of adopted plans before an analysis of the demolition permit and conditional use standards.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends High Residential. High Residential areas include large multifamily buildings that are generally four to 12 stories tall, with residential densities greater than 70 dwelling units per acre. The [Downtown Plan](#) (2012) identifies this area as "predominant residential." On the maximum building height map, the site is recommended up to eight stories. Both North Lake Street and Mendota Court are identified as "neighborhood streets" for the purposes of streetscape design. Lastly, the [Downtown Plan](#) places this site within the Langdon neighborhood, which encourages preservation and rehabilitation of contributing historic buildings and encourages relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.

Demolition and Removal Standards

This proposal is subject to the standards for demolition permits. Two existing fraternity buildings are proposed to be demolished. As noted in Section 28.185(7) MGO, in order to approve a demolition permit, the Plan Commission must find that the requested demolitions and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning districts. The Downtown Residential Districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. They are also intended to facilitate the preservation, development or redevelopment goals of the

comprehensive plan and of adopted neighborhood, corridor or special area plans; to promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans; and to ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, facade width, height and proportions, garage and driveway placement, landscaping and similar design features. Staff believe the proposal is consistent with the intent and purpose of the DR2 district.

Furthermore, the proposal should be compatible with adopted plans. The Downtown Plan places this site within the Langdon neighborhood, which encourages preservation and rehabilitation of contributing historic buildings and encourages relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District. The Plan also recommends that a local historic district be considered to support the National Register designation and clarify the desire to preserve the historic character. Staff notes that such a local historic district has not been established. While wholesale redevelopment is not recommended, a limited amount of new development to replace non-contributing, blighted housing will benefit the area. Both buildings, however, have been identified as contributing structures in the National Historic District.

The Plan Commission shall also consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met. At its October 5, 2020 meeting, the Landmarks Commission found that the buildings at 619 N Lake Street and 621 N Lake Street have very significant historic value based on architectural and historic significance as noted in the 2018 Langdon Neighborhood Character Study and property files at the State Historic Preservation Office, the significant integrity they retain, their status as contributing structures in the Langdon Street National Register Historic District, and their serving as a gateway to the Langdon Street National Register Historic District and therefore having prominence in the overall district.

Lastly, the Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. Due to the condition of the two buildings, staff does not believe relocating the buildings is a viable option.

Staff believes that, based on the findings of the Landmarks Commission and specific plan recommendations, the demolition standards are not met with this proposal.

Conditional Use Approval Standards

This proposal is also subject to the standards for Conditional Uses. Conditional uses are requested for a fraternity house and a multifamily building with more than eight units in a DR2 district per §28.079(1) MGO. The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff notes, conditional uses approval standard 4, which states that "the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district," and specifically how the proposal meets the requirements of standard 4 in relation to the recommendations of the adopted Downtown Plan. This plan notes that the Langdon neighborhood should

build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities, continuing to accommodate a limited amount of high-density residential redevelopment. The Plan encourages this higher-density redevelopment that is compatible with the historic context on non-landmark locations and sites that are not identified as contributing to the National Register Historic District. "Wholesale redevelopment," the Plan says, "is not the goal, but a limited amount of new development to replace non-contributing, blighted housing will benefit the area." Further, with relation to the existing character of the Langdon Street area and National Register Historic District and the Downtown Plan's recommendations for preservation of contributing historic structures, staff also notes concerns whether this proposal satisfactorily addresses conditional use approval standard 9, which states that, "when applying the...standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district."

Staff believes that, based on the findings of the specific plan recommendations from the Downtown Plan, the conditional use standards 4 and 9 are not met with this proposal.

Public Input

At time of report writing Staff has received public input noting concerns for this proposal, which has been included with the Plan Commission materials. Staff has been informed that a letter of findings from the Campus Area Neighborhood Association will be provided, which will also included when received.

Conclusion

The applicant requests approval of a demolition permit to raze two fraternity buildings and construct an eight-story building that includes a fraternity and apartment units at 619-621 North Lake Street. Staff does not believe the demolition standards can be found met. Specifically, staff believe the proposal does not meet the standards of approval regarding the proposed demolition's compatibility with the adopted Downtown Plan [per 28.185(7)(a)(2) MGO] and regarding the report of the City's historic preservation planner and the report submitted by the Landmarks Commission [per 28.185(7)(a)(4) MGO]. Staff also believes the conditional use approval standards cannot be found met, specifically with regards to the proposal's consistency with the recommendations of the Downtown Plan.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are not met and that the Plan Commission **place on file** the request to demolish two fraternity buildings and construct an eight-story building that includes a fraternity and apartment units on the site. Should the Commission find that the standards are met, approval should be granted subject to the following conditions recommended by reviewing agencies:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. 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).

2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
5. Clarify that the area to the northeast of the site is a driveway/delivery area and not a parking stall. If it is a parking stall it must be a van-accessible stall.
6. Provide revised elevations detailing compliance with Sec. 28.129 bird-safe glass requirements.

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

- | |
|---|
| <ol style="list-style-type: none">7. Existing sanitary laterals sizes shown on plans are incorrectly shown to be 4" diameter when they are 6" diameter. Applicant shall have contractor confirm lateral size is adequate for the proposed development.8. If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements: |
|---|

<p>Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm. Run-off volume shall be reduced by 5% compared to the existing conditions during a 10-yr design storm. Green infrastructure shall be required for rate and volume reductions for at least the first 1/2inch of rainfall.</p>
--

9. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
10. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
11. Construct sidewalk, terrace, drive apron, pavement & curb & gutter to a plan as approved by City Engineer
12. 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. 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))

14. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
15. 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.
16. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
17. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
18. 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)
19. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
20. 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 will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)
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.
21. 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))

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

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.

22. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
23. 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.

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

24. The landscaping shown within the N Lake Street right of way shall be removed.

25. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.

26. The address of the proposed building is 623 N Lake St. Existing addresses will be retired with the demolition of said buildings and subsequent obsoleting of the parcel records (due to the pending CSM). 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.

27. Submit 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 (separate out floors 3 thru 8 as individual sheets) for the development of a complete interior addressing plan.

The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the final verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan 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.

29. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
30. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
31. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. 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.
34. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
35. 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.
36. 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 Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
37. "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.
38. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

39. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
40. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.
41. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
42. A deposit will be required for the relocation of the existing street light located adjacent to the new driveway. The applicant shall complete a Responsible Party Form and return it to Traffic Engineering.
43. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.

Parks Division (Contact Sarah Lerner, (608) 261-4281)

44. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 20042 when contacting Parks about this project.

Forestry Section (Contact Brad Hoffman, (608) 267-4908)

45. 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 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
46. 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 (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 plan set.
47. 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 the plan set.
48. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
49. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction 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 the plan set.

50. 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 plan set.
51. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. 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.

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

52. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 2664654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

53. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

The Planning Division, Metro Transit, and Fire Department have reviewed this request and has recommended no conditions of approval.