



Report to the Plan Commission

February 7, 2011

Legistar I.D. # **20962**

115 and 117 South Bassett Street

Zoning Map Amendment (PUD Alteration)

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval of an amended PUD-SIP (Planned Unit Development- Specific Implementation Plan) to allow construction of a four-unit rear-yard apartment building.

Applicable Regulations & Standards: This project is subject to the standards for zoning map amendments and planned unit developments. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division cannot conclude the applicable approval standards are met and recommends that the Plan Commission forward Zoning Map Amendment 3518, rezoning 115 and 117 South Bassett Street from PUD-SIP (Planned Unit Development-Specific Implementation Plan) to Amended PUD-SIP to the Common Council with a recommendation to **place on file without prejudice**. However, if after the public hearing the Plan Commission finds the project meets the applicable standards and recommends approval, the project should be forwarded to the Common Council subject to the conditions noted in this report.

Background Information

Applicant / Owner / Contact: Brandon Cook; 430 W Dayton Street; Madison, WI 53701

Proposal: The applicant proposes to amend the existing PUD-SIP to allow the construction of a new four-unit building in the rear yard. If approved, this would permit a total of 10 dwelling units (and 33 bedrooms) on subject site.

Parcel Location: The subject property is located on the east side of Bassett Street, between Main and Doty Streets; Aldermanic District 4, Madison Metropolitan School District.

Existing Conditions: The subject properties now include a two-unit and a four-unit building. A previously approved PUD-SIP allowed the applicant to convert an existing single-family and three-unit building into the above, in conjunction with several site and building renovations. Staff notes that it appears multiple renovations depicted on the previously approved plans appear to not have been completed. Staff is unaware of the applicant's schedule to complete these improvements.

Surrounding Land Use and Zoning: The surrounding area includes a mix of residential housing types, zoned R6 (General Residence District). Densities vary throughout the surrounding area. A 30-unit apartment building sits immediately to the north. To the south are smaller three and five unit residential buildings, fronting onto Doty Street. Four of these properties back up to the south side yard of the subject site. Two of these properties are zoned R6 and two are zoned PUD-SIP. The properties on the opposite side of Bassett Street are primarily two-family residences, though there is one single-family home and one-three unit building.

Adopted Land Use Plan: The Comprehensive Plan includes this site within the Mifflin-Bassett Downtown Sub District. That plan recommends buildings be two to four stories in height and recommends residential densities up to 60 dwelling units per acre. A key issue in this sub-district is whether redevelopment is consistent with the predominant (two and three story scale) of buildings in the area. The Bassett Neighborhood Master Plan, adopted in 1997, includes this area within the “Bassett Residential District.” The plan recommends “residential rehabilitation and new infill development in scale with the existing neighborhood. Improvements to residential streets, zero-lot line buildings and blocks dominated by rear parking lots will be necessary to create an environment that will attract owner occupants and long-term renters.”

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.

Zoning Summary: A summary zoning table from City Zoning was not available prior to finalization of the Planning Division report.

Project Review

The applicant requests approval of an amended PUD-SIP (Planned Unit Development- Specific Implementation Plan) to allow the construction of a new four-unit apartment building on the back portion of the property. In 2010, the original PUD rezoning request was approved allowing renovations to an existing single-family residence (115 South Bassett Street) and a three-unit building (117 South Bassett Street) on the front portion of the property, increasing the overall number of dwelling units to six (6). In that application, a six-unit apartment building was also proposed at the rear of the property, though that building was not approved. This amended proposal includes a similar four-unit building at the rear of the property. This request is subject to the zoning map amendment and planned unit development approval standards.

Project History & Previous Approvals

The applicant originally received building permits to do foundation work. This work was not done in accordance to issued permits and the foundations were raised 18 inches in order to accommodate new basement dwelling units. The resulting alterations did not comply with the previous R6 zoning. To remedy this situation the applicant sought the approval of variances. After being denied variances by the Zoning Board of Appeals, the applicant proceeded with an initial Planned Unit Development request. The original request included only the renovations to the existing buildings and some site plan modifications. Both staff and the Urban Design Commission questioned whether the earlier submittal could meet the PUD approval standards.

After hiring the current project architect, the applicant expanded his request to also include the aforementioned six-unit rear-yard apartment building. That building was not included in the previous PUD rezoning approval. The files for the previous rezoning request can be viewed from the following site: <http://legistar.cityofmadison.com/detailreport/?key=16771>

The staff report for that request noted the following regarding the previous rear-yard apartment building:

- Raised concerns over the mass and bulk.

- Noted that a smaller building would be more in keeping with the character, scale, and mass of other buildings at the corner of Bassett and Doty Streets compared to the larger apartment character north of this site. The report recommended consideration of a smaller, four-unit building.
- Encouraged the applicant to increase the setbacks of the new building. Minimally, staff recommended the new building should have a greater side yard setback than the existing on-site building at 117 South Bassett Street.
- Questioned whether there was adequate space to locate the necessary bike parking and other site amenities to support a 33 bedroom project.
- Staff questioned the overall desirability of the basement unit.

Since obtaining zoning approval to add units to the existing buildings and renovate their exteriors, there have been building code and property maintenance violations involving these properties. In addition, other properties owned by the applicant with recent rezoning approvals continue to be out of compliance with zoning and building code requirements. At the time of report writing, staff also note that multiple renovations depicted on the previously approved plans appear to not have been completed. Staff did not observe construction activities during recent site visits and is unaware of the applicant's schedule to complete these improvements. A detailed memorandum from the Zoning Administrator provides further information.

Summary of Rezoning Request

The PUD-SIP alteration proposes to add a re-designed apartment building at the rear of the site.

The proposed building is an "L-shaped" three-story structure with an estimated footprint of approximately 1,100 square feet. The building has an estimated area of roughly 4,400 square feet. Plans include four (4) four-bedroom apartments, including a basement unit. Based on a site area of 0.20 acres and 10 proposed dwelling units, the entire site would have a density of 50 units per acre. However, while the number of units is reduced, the proposed bedroom count remains at 33 as previously proposed. The design of this structure is contemporary in its character. The building includes a flat roof and is primarily clad in fiber cement siding.

As with the previous proposal, much of the site will be impervious. The existing driveway on the northern property line would lead to two surface parking stalls. Bike parking is dispersed across the site and 33 stalls are provided. The letter of intent states that some additional bike parking will be located indoors, though the plans do not reflect this. There is a small amount of perimeter planting around each of the buildings and a small impervious yard is proposed between the buildings. The plans indicate that the site is roughly 96% impervious and provides 942 square feet of usable open space.

Project Analysis

Planned Unit Developments are intended to promote improved environmental and aesthetic design by allowing for greater freedom, imagination, and flexibility compared to conventional zoning districts. The Planned Unit Development approval criteria include the character and intensity of land use, economic impact, maintenance of open space, and the implementation schedule. Considering the general zoning map amendment standards, if the Plan Commission approves this proposal, it would need to make a

finding that the adoption of this rezoning is in public interest and is not solely for the interest of the applicant. In making their recommendation to the Council, the Commission will also need to find that the proposal meets the PUD approval standards and give due recognition of the adopted Comprehensive Plan.

Implementation and Compliance Considerations

Please see the correspondence from the Zoning Administrator. Since obtaining zoning approval to add units to the existing buildings and renovate their exteriors, there have been building code and property maintenance violations involving these properties. The Zoning Administrator has also noted that other properties owned by the applicant with recent rezoning approvals continue to be out of compliance with zoning and building code requirements.

Additionally, multiple renovations depicted on the previously approved plans appear to not have been completed and staff is unaware of the applicant's schedule to complete these improvements. These include:

- Exterior siding has not been installed along portions of the side facades for the 117 S. Bassett building.
- Under-porch screening lattice has not been installed on both buildings.
- Upper story porch on 117 Bassett Street is not complete / consistent with approved plans.
- The front window on 117 Bassett Street is covered with a sheet of plywood.

PUD standard 1b states that "uses and intensity shall be of a visual and operational character which would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan." Staff do not believe that standard is met at this time. PUD standard 4 requires that Planned Unit Developments include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point (Sec 28.07(6)(f)(4)). Based on the current condition of the site and history of building inspection violations, Planning Division does not believe the standard has been met. At this time staff have little assurance that this project, if approved, will be completed without significant enforcement issues as has been the case with the applicant's previous projects.

Applicants of Planned Unit Developments are also required to provide proof of financing capability as part of the information reviewed for the approval of Specific Implementation Plans (Sec 28.07(6)(g)(3)(a)(x)) unless waived. While this was previously waived by the Common Council to allow the applicant to move forward with renovations to the existing buildings, staff note that this requirement still applies to new construction proposed in the amended PUD-SIP application.

Conformance with the Adopted Plans

The adopted plans contain fairly general recommendations regarding infill development and intensity for this area. Staff believe this proposal to generally be consistent with these recommendations, as noted below. However, neither plan provides specific guidance to evaluate new rear yard apartment buildings.

The Comprehensive Plan includes these properties within the Mifflin-Basset Downtown sub-district. That recommendation includes multi-unit residential development, up to 60 du/ac (dwelling units per

acre). Building heights are recommended to be between two (2) and four (4) stories. With 50 du/ac, the proposal is near the top of the recommended density range for this area. The height of the new building is consistent with the general plan recommendations.

The Bassett Neighborhood Master Plan, adopted in 1997, includes this area within the “Bassett Residential District.” The plan recommends “residential rehabilitation and new infill development in scale with the existing neighborhood. Improvements to residential streets, zero-lot line buildings and blocks dominated by rear parking lots will be necessary to create an environment that will attract owner occupants and long-term renters.”

Design and Character Considerations

The proposed rear-yard apartment building is of a similar character and size to that previously proposed. The project has again received final approval from the Urban Design Commission and their report is attached. In the previous staff report, staff encouraged the applicant to consider decreasing the size of the building and increasing its setbacks. The following changes were made in response to those comments:

- The southerly side yard has been increased by approximately four feet and now generally matches that on the 117 South Bassett structure.
- The building footprint, while still of an “L-shape” has been reduced by roughly 500 square feet in area.
- The number of dwelling units has been reduced from six (6) to four (4), However, the number of bedrooms remains and therefore, the actual resulting density would likely be the same.

The proposed building again features a contemporary design. As previously noted, staff does not believe that the rear accessory building needs to be historic in character. The project architect previously indicated to staff that the use of vertical fiber cement siding was selected to reflect the character of the smaller residential buildings, including the structures on site. Smooth fiber cement board is provided as an accent material on portions of the front and rear facades. A hardwood horizontal screen provides additional architectural detailing and frames the partially open staircase.

In considering the character of the surrounding block, the Doty Street blockface south of the subject site consists primarily of smaller two and three-story frame residences. These structures have a “traditional” historic residential character, similar to the existing buildings now on site. In contrast, several larger zero-lot line apartment buildings are found on the northern portion of this block. Many of these buildings have large street setbacks and some include surface parking between the buildings and the street.

In considering building bulk, the applicant has incorporated some of staff’s previous recommendations and believes the reduction in building size and increased side yard setback improves this proposal compared to the earlier version. Like any rear yard structure, the proposal will create additional building mass in the center of the block, in areas historically used for yard or parking purposes. The height remains unchanged at just under 30 feet. However, the proposed building remains larger than either of the Bassett Street-fronting structures. In pre-application meetings with the applicant, staff also recommended the applicant consider options for a rectangular (or non-L-shaped building) to further reduce the building bulk.

Finally, staff note that the perimeter plants are primarily flowering perennials. Staff recommend that these plans be revised to provide some more shrubs intermixed within these plantings.

Density and Related Considerations

At 50 dwelling units per acre, the project is near the upper end of the Comprehensive Plan's recommended density range. In the review of the earlier submittal, staff suggested that consideration be given to reducing the number of dwelling units and bedrooms. While the number of dwelling units is being reduced by two, the number of bedrooms remains at 16 for the proposed building and 33 for the entire site. Therefore, staff anticipate the effective density will be the same as previously proposed.

Considering the proposed density, staff previously questioned whether there is adequate space to accommodate bike, moped, and potentially motor vehicle parking to serve 33 bedrooms. The revised plans before the Commission include one bike parking stall per bedroom, distributed across the site. This addresses one of the concerns raised in that report. However, the six (6) scooter parking stalls shown on the previous plans are not included. Staff anticipate there would be a demand for moped parking and believe that such accommodations should be provided.

Staff continue to believe that a reduction of density would be beneficial and recommend consideration be given to removing the basement unit. This would result in four fewer bedrooms, and as such, the applicant could still provide one bike parking stall per bedroom and potentially add area for some moped parking. Otherwise, due to the small site size, it is likely sidewalk or usable open space areas would need to be converted. As detailed below, staff continue to question the overall desirability of the basement unit and recommend that if a unit be removed, it be that one.

Also, staff note the submitted letter of intent does not accurately label the previously approved bedroom count and should be revised.

Floor Plan Considerations

In general, the floor plans show functional living spaces. Each dwelling unit includes fairly large living and kitchen areas. The bedrooms generally range in size from roughly 85 to 115 square feet in area. Staff have some concerns on the size of the smallest bedrooms. Each dwelling unit includes both a full and a half bath and there are two common closets in addition to those in each bedroom. All units have access to a private balcony, with the exception of the lower level. A small laundry room is shown on the first floor that opens to the outside, presumably open to all building residents.

Staff again notes its concerns related to the overall desirability of the basement unit. The windows are beneath grade and open onto small wells depicted on the plans. The applicant indicates that these are functional windows that would provide required emergency egress. Compared to the previous submittal, the revised floor plans now provide windows in the living and kitchen areas. Additionally, all bedrooms have access to a window. However, staff still questions the actual amount of light these will provide. A storage room is shown adjacent to this unit, though staff does not know if this is an amenity available to occupants of the basement unit or if it will be utilized by the owner.

Finally, staff again request clarification on the level of finishes being provided. The letter of intent states the interior building finishes will "make these properties nice for years to come." Staff request that additional information be provided, further detailing the finishes and amenities to be provided.

Fire Department Comments

The Fire Department has provided comments and their memorandum is included separately in the packet. Under their major or non-standard comments, the Fire Department has indicated they do not support the project as configured. Among the concerns noted in the report are the limited size of the area wells providing access to the basement units, proximity of the structure to property lines and potential fire exposure issues to nearby four buildings, and lack of ability for a fire vehicle close enough to the rear building to adequately serve it. Please see their report for further information. In follow up conversations with planning staff, the project architect has indicated he believes all applicable codes are met and that he can address the points raised in the Fire Department's memorandum. No further information was available at the time of report writing.

Lot Combination

City Building Inspection notes that this building cannot be sited over a lot line. If approved, staff recommend a certified survey map be created and recorded combining the individual parcels into one parcel.

Conclusion

The applicant requests approval of an amended PUD-SIP (Planned Unit Development-Specific Implementation Plan) to allow the construction of a four-unit apartment building in the rear yard of the subject site. A similar building was proposed in the original PUD application, though due to concerns that building was not included in the previous rezoning approval in January 2010. The existing PUD only includes renovations to the two existing buildings fronting South Bassett Street. With this request, there would be a total of ten dwelling units within the three buildings, creating 33 total bedrooms. While the dwelling unit count is reduced, the number of bedrooms is consistent with the previous proposal.

An attached memorandum from the Zoning Administrator documents multiple code violations on the subject property and other properties owned by the applicant that have also recently received PUD approval. Based on follow-up site visits, it also appears that several elements of the previously-approved PUD on this property have not yet been completed and staff is unaware of the applicant's schedule to complete these improvements.

Other issues have been raised by the Fire Department, who does not support the project as configured. Their concerns include being able to adequately serve the proposed rear-yard building and concerns that due to its location, there are potential fire exposure issues to nearby buildings. The project architect has indicated he believes all applicable codes are met and that he can address the points raised in the Fire Department's memorandum. No further information was available at the time of report writing.

Staff previously concluded that a small rear apartment building may be an appropriate development form at this site when done in concert with the careful renovations to the existing buildings fronting Bassett Street. Concerns with the previously proposed building related primarily to its bulk and mass. In response, some modifications were made. The footprint of the building has been reduced by approximately 500 square feet and the southern sideyard setback has been increased to roughly match that of the existing 117 Bassett Street building. The overall height is not changing. Like in the previous proposal, the rear yard building retains its "L-shape" and is larger than either of the Bassett Street-fronting structures. The Urban Design Commission recommended final approval of this proposal.

Staff previously questioned whether there is adequate space to accommodate bike, moped, and potentially motor vehicle parking to serve 33 bedrooms. The plans now before the Commission have been revised to include one bike parking stall per bedroom, distributed across the site. This addresses one of the raised concerns. However, the six (6) scooter parking stalls shown on the previous plans are not included on the current plan sets. By reducing the number of bedrooms, the applicant could provide one bike parking stall per bedroom and potentially provide some on-site moped parking without disturbing the small amount of usable open space on site. Staff believe that removing the four-bedroom basement unit would allow this and better align the project with the PUD standards for character and intensity.

While still a fairly large building, staff believes the rear apartment building is improved over the earlier submittal. However, concerns remain on the project and the applicant's ability to fully implement the proposed PUD. Considering the issues raised by the Planning Division, Fire Department, and the Zoning Administrator, staff cannot conclude the applicable standards are met at this time. Standard 1B states that a finding is made that the "uses and intensity shall be of a visual and operational character which would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan." Standard 4 states that "a planned unit development district include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

If after the public hearing, the Plan Commission believes that the design and density of the current proposal could meet (or conditionally meet) the applicable standards, then the project could be placed on file without prejudice. This would allow the applicant to make a new rezoning application with similar plans, presumably at a time when the first phase of work is completed and outstanding compliance issues are addressed. Should the Commission not be able to make such a finding, then the project should be placed on file.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

The Planning Division cannot conclude the applicable approval standards are met and recommends that the Plan Commission forward Zoning Map Amendment 3518, rezoning 115 and 117 South Basset Street from PUD-SIP (Planned Unit Development-Specific Implementation Plan) to Amended PUD-SIP to the Common Council with a recommendation to **place on file without prejudice**. However, if after the public hearing the Plan Commission finds the project meets the applicable standards and recommends approval, the project should be forwarded to the Common Council subject to the following conditions:

1. That prior to the final approval and sign-off of this PUD amendment, the applicant shall complete all building and site improvements shown on the recorded PUD plans for the previously-approved phase of work as determined by the Director of the Planning Division, the Zoning Administrator and Director of Building Inspection.

2. That the applicant submit proof of financing which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the sign-off and recording of the PUD and any permits being issued.
3. That the site plan be revised to provide a minimum of six moped parking stalls. The location(s) shall be approved by staff.
4. That the landscape plan be revised to replace some of the perimeter perennial plantings with larger shrubs for approval by staff.
5. That the applicant combines the properties through approval and recording of a certified survey map.
6. That the letter of intent be revised to accurately label the previously approved bedroom count in the existing 115 and 117 South Bassett buildings. No additional bedrooms shall be included as part of this submittal.
7. That the applicant provides supplemental information on the proposed level of interior finishes and amenities for each unit, for approval by Planning Division staff.

The following conditions/comments have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

8. Show proposed sanitary service to new building. If applicant proposes to share an existing lateral a maintenance agreement shall be required.
9. In accordance with 10.34 MGO – STREET NUMBERS: Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (addressing@cityofmadison.com) so that a preliminary interior addressing plan can be developed. 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.
10. The approved base address for this site is 113 S Bassett Street.
11. 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)
12. 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)
13. All damage to the pavement on S. Bassett Street, 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)

14. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
15. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
16. 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 7.5-tons per acre per year.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces.
18. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))
19. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
20. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. 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.
21. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
22. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

23. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan. (POLICY)
24. Prior to approval of the application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
25. 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)
26. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral
27. 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)

Traffic Engineering Division (Contact John Leach, 267-8755)

28. A condition of approval shall be that no residential parking permits shall be issued for 115 & 117 South Bassett Street, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 115 & 117 South Bassett Street a copy of the lease noting the above condition in the lease when submitting plans for City approval. Please contact William Knobloch or Bill Putman, Parking Utility at 266-4761 if you have questions regarding the above item.
29. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles, existing driveway approach), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, and a scaled drawing at 1" = 20'.
 30. The applicant shall prevent encroachment onto adjacent land areas by barriers of some type onto adjacent lots as shown.
 31. The applicant should revise site plans for showing the existing Class 1 approaches min. ten (10) ft in width to 115 and 117 South Bassett Street. If the driveway approaches extend in front of adjacent property both property owners signing the approach permit or easements on both the north and south adjacent properties.
 32. The applicant shall show the dimensions for proposed parking stalls' items B, C, and E, for degree of angle parking, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2 or note on site plans, " Street parking is in accordance M.G.O. 28.08(1)(g) Central Area Back Yard Parking Standards." The applicant will need to get information from City Zoning according to Central Area Back Yard Parking Standards.

Zoning Administrator (Contact Pat Anderson, 266-5978)

Please see attached report for comments.

Fire Department (Contact Scott Strassburg, 261-9843)

Please see attached report for comments.

Parks Division (Contact Kay Rutledge, 266-4714)

33. For the proposed 4 unit apartment building – the developer shall pay \$8,671.32 for park dedication and development fees for the 4 new mf units.
34. Park impact fees have not been paid for 115 S. Bassett St. - the developer shall pay \$3,396.86 for park dedication and development fees for the one additional new duplex unit.
35. Park impact fees have not been paid for 117 S. Bassett St. - the developer shall pay \$2,167.83 for park dedication and development fees for the one additional new multi family unit.
36. A condition of the approval of the 4 unit apartment building is that the developer pays all outstanding park impact fees for 115 S. Bassett and 117 S. Bassett.
37. The developer must select a method for payment of park fees prior to sign-off on the PUD-GDP-SIP.
38. This development is within the Vilas-Brittingham park impact fee district (SI27).

Water Utility (Contact Dennis Cawley, 261-9243)

39. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.