



Project Address: 4649 Verona Road (10th Alder District – Alder Figueroa-Cole)
Application Type: Demolition Permit, Conditional Use, Certified Survey Map Referral
Legistar File ID # 72773, [72775](#), [72776](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Kevin McDonnell; Lincoln Avenue Capital; 401 Wilshire Blvd #1070; Santa Monica, CA 90401

Contact: Kevin Burow; Knothe & Bruce Architects, LLC; 7601 University Avenue #201; Middleton, WI 53562

Requested Action: Consideration of a demolition permit to demolish a commercial building; Consideration of conditional uses for a multi-family dwelling more than 36 units (§28.068(2)) and total area of accessory buildings measured at ground floor exceeding 1,000 square feet (§28.131(1)(a)) in the CC district; and Consideration of a CSM to create one lot and one outlot.

Proposal Summary: The applicant is seeking approval to demolish a commercial building used as a skating rink and construct a four-story, 70-unit residential building.

Applicable Regulations & Standards: Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 28.183 M.G.O. provides the process and standards for the approval of conditional uses. Section 16.23 MGO provides the process for demolition and removal permits.

Review Required By: Plan Commission, Common Council (CSM only)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 4649 Verona Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for demolition permits are met to approve demolition of a commercial building;
- That the Plan Commission find that the standards for conditional uses are met for a multi-family dwelling more than 36 units and total area of accessory buildings measured at ground floor exceeding 1,000 square feet in the CC district, subject to the conditions from reviewing agencies beginning on page 6;
- That the Plan Commission forward the Certified Survey Map (CSM) to combine the subject properties to create one lot for the proposed residential development and one outlot to the Common Council with a recommendation of approval subject to the conditions from reviewing agencies beginning on page 13.

Background Information

Parcel Location: The subject site is 2.53 acres and located southeast of the Verona Road Frontage Road between Red Arrow Trail and the terminus of Atticus Way. It is within Alder District 10 (Alder Figueroa-Cole) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site, which is zoned CC (Commercial Center District), is developed with a one-story 29,905-square foot commercial building built in 1963. It has been used as a roller skating rink

since 1992. The site also includes a large parking lot with access from Atticus Way and via a long driveway to Verona Road Frontage Road.

Surrounding Land Uses and Zoning:

North: Single-story shops and auto repair garage zoned CC (Commercial Center district);

East: Four-building, 104-unit apartment complex zoned SR-V2 (Suburban Residential-Consistent 2).

South: Small apartment buildings in the City of Fitchburg; and

West: A daycare and fast food restaurant with drive-through zoned CC.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Community Mixed Use (CMU) for the subject site. The [Allied-Dunn's Marsh Bellmar Neighborhoods Physical Improvement Plan](#) (2005) identifies the area as a potential redevelopment site and includes several street layout concepts connecting Atticus Way to Red Arrow Trail or Thurston Lane. The [Allied-Dunn's Marsh Neighborhood Plan](#) (1990) does not include specific recommendations for the site.

Zoning Summary: The subject property is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	52,500	76,113
Lot Width	None	375 ft
Front Yard Setback	None	21.7 ft
Max. Front Yard Setback	85 ft	21.7 ft
Side Yard Setback	10 ft	10 ft, 59.5 ft
Rear Yard Setback	20 ft	82.5 ft
Usable Open Space	19,840 sq ft	23,943 sq ft
Maximum Lot Coverage	85%	62%
Maximum Building Height	5 stories/78 ft	4 stories/49 ft

Site Design	Required	Proposed
Number Parking Stalls	No minimum	109
Accessible Stalls	5	4 (1.)
Loading	No	No
Number Bike Parking Stalls	86	78 (2.)
Landscaping	Yes	Yes (3.)
Lighting	Yes	Yes
Building Forms	Yes	Large Multi-Family

Other Critical Zoning Items	Utility Easements

Table prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Project Description

The applicant is seeking a demolition permit to demolish a commercial building used as a roller skating rink and conditional use approvals to construct a four-story, 70-unit residential building, as well as an associated certified survey map. [Photos](#) provided by the applicant show an older building with no specific structural issues. Planning Division Staff have not physically inspected the buildings proposed for demolition. The applicant has indicated in the letter of intent that they will work with organizations like Habitat Restore to remove anything useful from the structure prior to the demolition.

The proposed building is four stories tall with 70 dwelling units, including 16 one-bedroom units, 36 two-bedroom units, 18 three-bedroom units. A lobby, office with classroom space, and a large common room are located on first floor. Approximately 1,200 square feet of space on the first floor will be used by the Latino Academy to provide job training. The general building layout is 'U'-shaped, with the courtyard located within the building wings opening to the south and including seating and grilling areas. A play area is also proposed for the courtyard, but no details for a playground are proposed at this time. Most first-floor units have private entrances, many onto the future public sidewalks or into the courtyard.

The submitted plans include 38 surface vehicle parking stalls, 61 underground structured vehicle parking stalls, and an accessory garage building for nine vehicles. Underground parking is accessed at the southwest corner of the building through the surface parking lot that wraps the east and south sides of the building. Plans also include 70 long-term structured bicycle parking stalls and eight short-term outdoor bicycle parking stalls.

Primary building facade materials include light brown brick veneer on the first floor and white composite panel and gray composite lap siding on upper floors. Trim and accent materials include another color of composite lap siding, composite trim, composite windows, cast stone bands and headers, and aluminum storefront units. The detached garage materials include gray composite lap siding and an asphalt shingle roof, with individual overhead doors for each of the nine stalls. A/C units are mounted on the roof.

The submitted landscape plan includes deciduous canopy trees around the perimeter of the site and within parking lot landscaping areas. Large evergreens and smaller ornamental trees are placed around the perimeter of the building, with a variety of deciduous and evergreen shrubs around the perimeter of the building and the site, as well as various perennials and grasses across the site. A fenced dog run is located along the south lot line.

The site also includes the planned extension of Atticus Way, which is stubbed just outside the site's northeast corner. The future alignment of the street will turn southward and the northwest corner of the site and connect to Red Arrow Trail to southwest. The accompanying Certified Survey Map (CSM) proposes to create a lot for the proposed redevelopment site of a multi-family apartment building and an outlot created as a remnant after dedicating the public right-of-way for Atticus Way. The outlot is anticipated to contain public sewer and water extensions.

If the proposal is approved, the applicant intends to begin demolition of the existing in spring 2023, with construction completion by spring 2024.

Analysis & Conclusion

This request is subject to the standards for demolition permits, conditional uses, and land divisions. This section begins with adopted plan recommendations, then provides an analysis the demolition standards, an analysis of conditional use standards, and finishes with a review of the subdivision standards for the accompanying CSM.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Community Mixed Use (CMU) for the subject site. The CMU category includes areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. New development is generally expected to be two to size stories in height, with residential densities of up to 130 dwelling units per acre. The [Allied-Dunn's Marsh Bellmar Neighborhoods Physical Improvement Plan](#) (2005) identifies the area as a potential redevelopment site and includes several street layout concepts connecting Atticus Way to Red Arrow Trail or Thurston Lane. The applicant has worked with City staff to identify a street layout that is consistent with the plan recommendations. The [Allied-Dunn's Marsh Neighborhood Plan](#) (1990) does not include specific recommendations for the site. Planning staff believes the proposal is consistent with the recommendations in adopted plans.

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.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, *"That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission."* At its June 27, 2022 meeting, the Landmarks Commission found that the existing building at 4649 Verona Road has no known historic value.

Conditional Use Standards

The applicant is requesting approval of conditional uses for a multi-family dwelling more than 36 units (§28.068(2)) and total area of accessory buildings measured at ground floor exceeding 1,000 square feet (§28.131(1)(a)) in the CC district. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) 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. As noted above, the Planning Division believes that the proposal can be found consistent with the recommendations of the [Comprehensive Plan](#), [Allied-Dunn's Marsh Bellmar Neighborhoods Physical Improvement Plan](#), and [Allied-Dunn's Marsh Neighborhood Plan](#).

Staff have specific comments regarding conditional use standards of approval 4 and 5 relating to the extension of Atticus Way as shown in Allied-Dunn's Marsh Bellmar Neighborhoods Physical Improvement Plan on this site. Approval standard 4 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." Approval standard 5 states that "Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided." The Traffic Engineering Division has recommended a condition of approval that "The applicant shall work with Traffic Engineering and Engineering Divisions on finalizing the alignment of the future Atticus Way extension." The applicant has been working with City staff regarding the extension of Atticus Way, and, if they continue to do so, Planning Division staff believe standards of approval 4 and 5 can be found met.

Staff believes all other conditional use approval standards can be found met or are not applicable to this proposal.

Land Division Standards

With the recommended agency conditions, staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed certified survey map (CSM) with the staff-recommended conditions. The proposed lot will meet the minimum lot width and area requirements in the CC district, and staff believes that the proposal is consistent with the recommendations for the site in the Comprehensive Plan and the recommended street extension in the Allied-Dunn's Marsh Bellmar Neighborhoods Physical Improvement Plan.

Conclusion

When the recommendations of the adopted plans are considered, the scale and use of the proposed building, and the proposed conditions of approval, specifically regarding the extension of Atticus Way, are considered, Staff believes that the Plan Commission can find the demolition approval standards and conditional use approval standards can be met. Staff also believes the standards for certified survey maps can be met.

At time of report writing, staff is not aware of any public comment received regarding this request.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 4649 Verona Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for demolition permits are met to approve demolition of a commercial building;
- That the Plan Commission find that the standards for conditional uses are met for a multi-family dwelling more than 36 units and total area of accessory buildings measured at ground floor exceeding 1,000 square feet in the CC district, subject to the conditions from reviewing agencies beginning on page 6;
- That the Plan Commission forward the Certified Survey Map (CSM) to combine the subject properties to create one lot for the proposed residential development and one outlot to the Common Council with a recommendation of approval subject to the conditions from reviewing agencies beginning on page 13.

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

Land Use (demolition permit & conditional uses)

Planning Division (Contact Colin Punt, 243-0455)

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of 5 accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8 foot wide striped access area adjacent.
3. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141.11 and shall be designated as short-term or long-term bicycle parking. A minimum of 79 resident bicycle stalls are required plus a minimum of 7 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
4. 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.
5. Provide detail on building elevations showing compliance with Sec. 28.129 Bird-Safe Glass Requirements.
6. 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).
7. 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.
8. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

9. 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)
10. Construct Madison Standard street and sidewalk improvements for Atticus Way extension as required by City

Engineer. (MGO 16.23(9)(d)6)

11. Make improvements to Atticus Way in order to facilitate ingress and egress to the development.
12. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
13. 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))
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 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.
18. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7) (a)(13))
19. 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)
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))

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.

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, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroster@cityofmadison.com (West).

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

23. Show on site plan and Grant a Public Sanitary Sewer and Public Water Main Easement to the City from to be dedicated Atticus Way out to Verona Frontage Rd with the concurrent Certified Survey Map. The location/width shall be approved by City Engineering and Water Dept. Note: Developer is responsible for acquiring any other rights/agreements required for the construction, installation, maintenance and access for

the necessary facilities and lines of the proposed utilities.

24. There are current overhead dry utility lines and possible underground utility lines shown along the West line of the parcel on Sheet C0.1. This is most notable at the utility pole where benchmark 1 (BM-1) is located. This pole appears to be located on the site and so does the adjacent pedestal. The pedestal seems to indicate the presence of underground utilities. Applicant shall coordinate with all utilities to release any and all rights, prescriptive or otherwise having service along these lines within the entire limits of the area being dedicated for Atticus Way. Additionally applicant shall consider coordinating with utility companies to formalize easements for the remainder of these lines or as needed for the project.
25. The Applicant shall Dedicate a 66' foot wide extension of Right of Way for Atticus Way with the concurrent Certified Survey Map. The Location of the Right-of-Way Shall be approved by City Engineering and Traffic Engineering.
26. Show a temporary limited easement for a temporary cul-de-sac and Public storm Sewer improvements on the site plan for the area outside of the proposed Atticus Way dedication. The Applicant shall dedicate said temporary limited easement for the turnaround and storm sewer with the concurrent Certified Survey Map. The Location of the easement shall be approved by City Engineering and Traffic Engineering.
27. The site plan shows an existing shed along the South parcel line which is not really addressed in the C0.1 ALTA survey. This appears to be an encroaching feature of the 4546 Thurston Ln property, part of the Belmar Holmes 3 LLC owned parcel, Lots 121 and 122 (misabeled as Lot 120 and Lot 120) of North Hill Addition to Belmar on Sheet C0.1. On Sheet C1.0 (demo) the structure is not noted to be removed but the subsequent sheet show a retaining wall to be placed through the current structures location. Applicant shall coordinate with adjacent owner to determine agreement for removal of shed if necessary to construct the proposed wall.
28. Provide draft agreement, description and exhibit to release private water and sanitary sewer easement currently serving the site, prior to demolition.
29. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on concurrent CSM.
30. The location of utility Pole noted to remain on Sheet (Demo) C1.0 along the South line with call out "preserve & protect existing utility pole" appears to be located within the proposed retaining wall as it is shown on the following sheets C3.0, 3.1, 4.0, 4.1, 5.0 and L1.0. The location of this wall on site plan differs from that shown on Arch Site Plan C1.1, 1.2, 1.4 and 1.5 Coordinate with appropriate utility companies to address any project conflicts with any rights and consider formalizing easements along the existing line should the existing pole need to be removed.
31. Identify on the plans the lot and block numbers of recorded Certified Survey Map or Plat. the Lot numbers shown along the South of the site for the North Hill Addition to Belmar are incorrect. They all read "Lot 120"
32. The address of the proposed apartment building is 4685 Atticus Way. 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.
33. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

34. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

35. Parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.

36. The applicant shall work with Traffic Engineering and Engineering Divisions on finalizing the alignment of the future Atticus Way extension

37. The applicant shall extend sidewalk along their frontage of the future Atticus Way extension to their Western property line.

38. 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.

39. 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.

40. 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.

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

42. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

43. 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.
44. 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.
45. 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.
46. 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.
47. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by DeAndre Newson, (266-4768, dnewson2@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
48. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
49. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6)

Fire Department (Contact Bill Sullivan, 866-4691)

50. Provide fire access lanes for the garage.
51. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 2665946.

Parks Division (Contact Ann Freiwald, 243-2848)

52. 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# 22025 when contacting Parks about this project.

53. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
54. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.

Water Utility (Contact Jeff Belshaw, 261-9835)

55. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per MGO 16.23(9)(d)(3).
56. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

57. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the building entrance(s) and the existing public sidewalk along the nearest point of the Red Arrow Trail public right-of-way.
58. In coordination with any public works improvements, the applicant shall install public sidewalk along the full length of the adjacent Atticus Way public right-of-way.
59. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access to this property.
60. Metro Transit operates daily, all-day transit service along Red Arrow Trail, immediately south of this site - with stops at the Thurston Lane and Verona Frontage Road intersection areas.

The Forestry Section has reviewed this request and has recommended no conditions of approval.

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

Certified Survey Map

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

1. 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)
2. Construct Madison Standard street, multi-use path, and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
3. Make improvements to Atticus Way in order to facilitate ingress and egress to the development.
4. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
5. 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))
6. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

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

7. Grant a Public Sanitary Sewer Easement and Public Water Main Easement over Outlot 1 to the City on the face of this Certified Survey Map. Width and location of the easement shall be approved by the City engineering and Water Department. Contact Julius Smith with Engineering Mapping Jsmith4@cityofmadison.com for the necessary language to be included for these easements.
8. Coordinate with all utilities to release or convey to the City any and all rights which may be present in an agreement, prescriptive or otherwise for any fixture, feature, conduit, cable, line or wire, underground or overhead including those overhanging any portion of the lands to be dedicated for Atticus Way.
9. Show a temporary limited easement for a temporary cul-de-sac and Public Storm Sewer on Atticus Way. The location of this easement shall be approved by City Engineering and Traffic Engineering. Temporary Limited Easement benefitting the City of Madison for temporary turnaround and Storm Sewer improvement purposes. Said Easement shall terminate upon the extension of Atticus Way southerly of this CSM along with the removal of the public temporary turnaround improvements within the easement area. Contact Julius Smith Contact Julius Smith with Engineering Mapping Jsmith4@cityofmadison.com for the necessary language to be included for this easement.

10. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division.
11. State that the Right-of-Way Easement Shown over lot 1 of CSM 1481. is per CSM 14481 Document no. 1404416 and benefits the lands of this Certified Survey Map
12. The concurrent proposed development is to be serviced by Public Water and Sewer by means of proposed improvements in Atticus Way. Release the 10' Private Water and Sanitary Sewer Easement. The establishment of this easement is a bit ambiguous and should be released Per each possible new reference where not clearly stated as existing, CSM 1295 Doc. 1378881, CSM 1481 Doc 1404416, CSM 3983 1755099
13. Coordinate and request from the utility companies serving this area the easements required to serve this development. If a general dry utility easement is deemed necessary it shall be properly shown, dimensioned and labeled on the CSM with the following language. Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.
14. Provide a 60 year title report as specified in the Land division application. The title work provided appears to be various Commitments of Title Insurance dating back to 2002. Documents such as No. 1420725 would have shown up in a 60 year search.
15. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Julius Smith, City Engineering (jsmith4@cityofmadison.com)
16. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
17. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
18. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division. See link- https://doa.wi.gov/DIR/_WI_Platting_Manual-Certified_Survey_Maps.pdf

19. State the purpose of Outlot 1.
20. Define the Shed located over the South parcel line. it is unclear whether the shed is to remain or to be removed. If shed is to remain dimension the shed. Shed appears to be feature of Lot 121 of North Hill Addition to Belmar. If shed is to be removed coordinate agreement with owner of Lot 121 for any rights to do so and label the shed to removed.
21. Label each side of the township/corporate/municipal boundary line with City of Madison and City of Fitchburg
22. Show missing Curve data for C-3 and Per S. 236.20(2)(k) add tangent bearings for this curve
23. Per S. 236.20(2) Where the exterior boundary lines show bearings or lengths which vary from those recorded in abutting plats or certified surveys, "recorded as" bearings and distances shall be shown. Add recorded as bearings for L-1 and L-2
24. Per S. 236.20(2)(h) Show the centerline of all streets. Show the centerlines of existing Atticus Way and Red Arrow Trail
25. S. 236.20(2)(k) show the chord line along C-1
26. Label the existing building to be removed.
27. there is no discernable difference between the 1" Iron Pipe Found Symbol and 3/4" Rebar Found Symbol in the legend particularly when plotted. legend should match the plan symbol for the 1" Iron Pipe
28. Update the sheet numbers on each sheet and total sheets
29. Current owner of the Parcel is shown as John A Mangold update owners Certificate to reflect this. if transfer/closing is to happen prior to CSM ensure proper entity is listed in owners certificate and note owner listed is shown with California address. California Notaries' have specific certificates with special disclaimers which differ from most states.
30. Submit to Julius Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

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

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

31. The applicant shall work with Traffic Engineering and Engineering Divisions on finalizing the alignment of the future Atticus Way extension.
32. The applicant shall extend sidewalk along their frontage of the future Atticus Way extension to their Western property line.

Office of Real Estate Services (Contact Lance Vest, 245-5794)

33. Prior to approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
34. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s).
35. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language ...surveyed, divided, mapped and dedicated...
36. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. Please revise the certificate to include resolution information as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2022

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

37. As of August 19, 2022, the 2021 real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

38. As of August 19, 2022, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.
39. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish a title report to ORES via email to Lance Vest (lvest@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall include all associated documents that are referenced in title report.
40. A title commitment has been provided, but will be considered only as supplementary information to the title report. Surveyor shall update the CSM with the most recent information reported in the title report. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
41. Depict, name, and identify by document number all existing easements cited in record title and the title report.
42. Liens or judgments levied against the lands within the CSM boundary shall be satisfied, with proof of satisfaction provided prior to CSM approval sign-off.