



Project Address: 519-547 West Washington Avenue (4th Aldermanic District – Alder Verveer)

Application Type: Demolition Permit, Conditional Use, Certified Survey Map Referral

Legistar File ID # [70539](#), [70540](#), [70560](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Jim Stoppie; Virtue LLC; 120 Regent Street; Madison, WI 53715

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

Requested Action: Consideration of a demolition permit to demolish nine residential buildings; Consideration of conditional uses for a multi-family dwelling with more than eight dwelling units (§28.072(1) MGO) in the DR2 district and a buildings with up to two additional stories above the maximum building height on the downtown height map (§28.071(2)(b)1 MGO); and Consideration of a CSM to combine nine parcels.

Proposal Summary: The applicant is seeking approval to demolish nine residential building and construct a six-story, 140-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: Urban Design Commission (Alder Referral), Plan Commission, and Common Council (CSM only)

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition permits and conditional uses to demolish nine residential building and construct a six-story 140-unit residential building at 519-547 West Washington Avenue. The Planning Division also recommends that the Plan Commission forward the associated Certified Survey Map to Common Council with a recommendation to **approve**. Both recommendations are subject to input at the public hearing and the recommended conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is 49,005 square feet (1.13 acres) and located on the southeast side of West Washington Avenue between South Bedford Street and South Bassett Street. It is within Aldermanic District 4 (Alder Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site, which is zoned DR2 (Downtown Residential 2 District), is developed with nine buildings on nine existing parcels. Details are provided below.

Address	Lot Area	Dwelling Units	Height	Constructed
519 W Washington Ave	5,445 SF	3	2.5	1902
521 W Washington Ave	5,445 SF	3	2.5	1904
525 W Washington Ave	5,445 SF	1	2.5	1909
527 W Washington Ave	5,445 SF	3	3	1914
533 W Washington Ave	5,445 SF	3	2.5	1894
535 W Washington Ave	5,445 SF	2	2	1894
537 W Washington Ave	5,445 SF	3	2.5	1899
541 W Washington Ave	5,445 SF	2	2.5	1900
543 W Washington Ave	5,445 SF	4	2.5	1894

Surrounding Land Uses and Zoning:

Northwest: Across West Washington Avenue, a small residential buildings (1-6 units) zoned DR2 and a six-story, 52-unit mixed use building zoned PD (Planned Development district);

Northeast: Two- and three-unit residential buildings zone DR2.

Southeast: Two-, three-, and four-story apartment buildings zoned DR2 and PD; and

Southwest: A two-story commercial building zoned UMX (Urban Mixed Use district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Medium Residential (MR) for the subject site. The [Downtown Plan](#) (2012) also identifies the subject site for Predominant Residential use, with a four-story height limit and option for two “bonus” stories. The [Mifflandia Plan](#) (2019) also recommends a maximum height of four stories, plus two bonus stories if the upper stories have a stepback of 30 feet.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	49,384 sq. ft.
Lot Width	40' for 4-unit buildings and higher and for non-residential and mixed-use buildings	298.54'
Front Yard Setback	10'	20'
Side Yard Setback	5'	10' northeast side 10' southwest side
Rear Yard Setback	Lesser of 20% lot depth or 20'	20'
Usable Open Space	20 sq. ft. per bedroom (4,280 sq. ft.)	18,964 sq. ft.
Maximum Lot Coverage	80%	74%
Minimum Building Height	2 stories	6 stories (5)
Maximum Building Height: See Downtown Height Map	4 stories 6 stories conditional use	6 stories (5)

Site Design	Required	Proposed
Number Parking Stalls	Central Area: No minimum	168 (3)
Accessible Stalls	Yes	Yes
Loading	Not required	None

Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (151) 1 guest space per 10 units (14) (165 total)	151 garage 14 surface (165 total)
Landscaping and Screening	Yes	Yes (4,8)
Lighting	Yes	No (9)
Building Forms	Yes	Large multi-family building (6,7)

Other Critical Zoning Items	Barrier Free (ILHR 69), Utility Easements
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Table prepared by Jenny Kirchgatter, 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 demolition permits to demolish nine residential buildings and conditional use approval to construct a six-story, 140-unit residential building. Details for each building are included above in the “Existing Conditions” section. [Photos](#) provided by the applicant show a substantial variety in the condition of existing buildings and units. Staff have not physically inspected the buildings proposed for demolition.

The proposed building’s residential units include 22 studio units, 66 one-bedroom unit, 30 two-bedroom units, and 22 three-bedroom units for a total of 214 bedrooms. The front façade, which faces West Washington Avenue, is divided into three primary masses with outdoor courtyard spaces located between the masses. Each courtyard includes public building entrances and private entrances to several first-floor units. Four of the first-floor units along West Washington Avenue also have private stoop-style entrances. The primary lobby entrance is slightly off-center within the central tower element. Each tower element is four stories at the front setback and steps back at the fifth floor, with private rooftop terraces for some of the fifth-floor units. Primary façade materials include off-white and dark bronze metal panels and two shades of cream brick veneer. Accent and trim materials include another masonry veneer, gray composite panel and trim, cast stone bands and sills, composite windows, and aluminum storefront systems. A rooftop terrace is located above the fifth floor at the north end of the building and accessed from the sixth floor commons area. Another rooftop terrace is located on the central portion of the uppermost roof (above the 6th floor) and is also accessible for the residents as an outdoor space. Additional green space is provided to the rear of the building. Several understory trees are planned for the front yard, with a combination of deciduous and evergreen shrubs and perennials around the base of the building, with most located along the front façade.

A single access drive from West Washington Avenue at the northern corner of the building serves the structured parking and replaces the four existing driveways on the site. Two underground parking levels include 158 vehicle parking stalls. Three stalls are electric vehicle charging stalls and another 17 are EV ready. Another 10 structured vehicle parking stalls are located at ground level just within the parking entrance at the north corner of the building. The two underground parking levels also include 151 bicycle parking stalls, plus another 14 short-term surface bicycle parking stalls.

The applicant is also seeking approval of Certified Survey Map combine the nine existing parcels into a single parcel to enable construction of the proposed building.

If approved, the applicant intends to begin demolition in autumn 2022, with construction completion in 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, the Urban Design Commission's review, and finishes with a review of the subdivision standards for the accompanying CSM.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject as Medium Residential (MR). The MR category may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. Development in MR areas has a general density range of 20 to 90 dwelling units per acre and building heights of two to five stories. The [Downtown Plan](#) (2012) identifies the subject site as Predominant Residential and places it within the West Washington district. The West Washington district is proposed primarily for residential uses. Substantial redevelopment with larger, taller buildings is anticipated over time, and long-term preservation of older structures is not a specific recommendation except in the case of designated landmarks. The Downtown Plan also recommends a maximum building height of four stories in this location, with an opportunity for two additional stories. The subject site is also located within the [Mifflandia Plan](#) (2019) planning area, which recommends a maximum height of four stories, plus two bonus stories provided the upper stories meet the stepback requirements of 30 feet from the building face on West Washington Avenue above the fourth story. The [Mifflandia Plan](#) also notes that building setbacks shall closely align with the existing and historic setbacks, which is approximately 20 feet, and should act as a build-to line.

Planning staff believes the proposal is consistent with the recommendations in adopted plans.

Demolition Permit Standards

In order to approve a demolition request, the Plan Commission must consider the factors and information specified in §28.185(9)(c) MGO and find 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 standards state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. At its December 13, 2021 meeting, the Landmarks Commission found that the existing buildings at 525, 527-529, 533, 535, 537, 541, and 543-545 West Washington Avenue have no known historic value, but that the demolition of the buildings is an unfortunate loss of a vernacular neighborhood. The Landmarks Commission noted in the motion that the building at 527-529 West Washington Avenue is a particularly intact example of a Queen Anne multi-family residential building, of which there are few remaining examples in Madison. At its March 7, 2022 meeting, the Landmarks Commission found that the existing buildings at 519 and 521 West Washington Avenue have no known historic value. While recognizing the loss of the existing vernacular housing, especially at 527-529 West Washington Avenue, the Planning Division believes that on balance, the standards for Demolition Permits can be found met noting that no specific known historic value was found with the structures. In regards to Plan Implementation (as noted in the Demolition Statement of Purpose) the redevelopment of this block is generally anticipated by the Mifflandia Plan, which does not identify any of the proposed structures as a potential historic resource.

Conditional Use Standards

The applicant is requesting approval of conditional uses for a multi-family dwelling with more than eight dwelling units in the DR2 district (§28.072(1) MGO) and a buildings with up to two additional stories above the maximum building height on the downtown height map (§28.071(2)(b)1 MGO). 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, Downtown Plan, and the Mifflandia Plan.

Staff notes that approval standard 9 states, in part, that "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." The Urban Design Commission, in its alder-referred review, made specific recommendations regarding the design, which are described below. The applicant has made several UDC-recommended changes to the design. As such, Staff believes standard 9 can be found met.

Staff also notes that approval standard 14 states that when height in excess of that allowed by the Downtown Height Map (four stories in this location) is requested within an Additional Height Area, the Plan Commission must consider the recommendations in adopted plans and find that:

- a) the excess height is compatible with the existing or planned character of the surrounding area,
- b) the excess height allows for a demonstrated higher quality building than could be achieved without additional stories,
- c) the scale, massing and design of the new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project, and
- d) for projects proposed in priority viewsheds, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

The Urban Design Commission, in its alder-referred review, made specific findings that the proposed building's height and massing are appropriate and acceptable, and that the building would be of a lesser design if the upper two stories were removed and that the project benefits by having the two requested "bonus" stories. The proposal is not adjacent to any landmarks, and though West Washington Avenue is a "premier corridor" Capitol view, the proposal meets the required setbacks and stepbacks of the Downtown Plan and Mifflandia Plan. As such, Staff believes standard 9 can be found met.

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

Urban Design Commission Review

Per §33.24(4)(a) MGO, the Urban Design Commission shall make recommendations to the Plan Commission, Common Council, and any other concerned commission on all matters referred or assigned to it under the provision of this ordinance and other City ordinances. This application was reviewed by the UDC at the request of Alder Verveer. The UDC provided a recommendation to the Plan Commission related to the applicable Conditional Use review and approval criteria pursuant to §28.183 MGO, specifically standard of approval 9. At its April 27, 2022 meeting, the UDC recommended approval of the proposal to Plan Commission. The recommendation noted the following recommendations and/or considerations:

- The overall height, massing and setbacks are appropriate and acceptable. The building would be of a lesser design if the upper two stories were removed and the project benefits by having the two requested bonus stories.
- Recommend simplification of materials (choose one of the two proposed brick colors), unification of the materiality vs. attempting more than what the massing suggests.
- Recommend to darken the bonus stories in the stepback to help them recede more from the front of the building.
- Suggest looking at more consistency with the detailing and proportions of the fenestrations.
- Recommend revisions to the landscaping on the backside of the building to use less lawn and more planting beds with simplified edges.
- The rooftop structures above the sixth floor shall be kept to their minimum code-required size.

The applicant has submitted revised plans addressing the recommendations from the Urban Design Commission, which have been reviewed by the Secretary of the Urban Design Commission. The applicant appears to have made changes consistent with the recommendation regarding the color of the bonus story and has partially address the recommendations regarding landscaping and material simplification. Staff does not believe the applicant has addressed the other issues identified by the UDC and recommends the applicant make the requested changes prior to final sign off.

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). The proposed lot will meet the minimum lot width and area requirements in the DR2 district, and staff believes that the proposal is consistent with the recommendations for the site in the Comprehensive Plan, Downtown Plan, and Mifflandia Plan.

Conclusion

When the recommendations of the adopted plans are considered, the scale and use of the proposed building, recommendation of the UDC, and the proposed conditions of approval 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 that the Plan Commission find the standards met and **approve** the demolition permits and conditional uses to demolish nine residential building and construct a six-story 140-unit residential building at 519-547 West Washington Avenue. The Planning Division also recommends that the Plan Commission forward the associated Certified Survey Map to Common Council with a recommendation to **approve**. Both recommendations are subject to input at the public hearing and the recommended conditions from reviewing agencies in this report.

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

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.
2. Per the recommendation of the Urban Design Commission, make the following changes to the building design for review by staff prior to final sign off:
 - Simplify the material and color palette.
 - Modify the fenestration with more consistent detailing and proportions.
 - Incorporate additional plantings into the bare areas of landscape beds and widen beds to accommodate additional plantings

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Provide electric vehicle stalls per Section 28.141(8)(e) *Electric Vehicle Charging Station Requirements*. A minimum of 10% of the residential parking stalls (17 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (3 stalls) must be electric vehicle installed. One (1) of the electric vehicle installed stalls must be an accessible stall. Identify the locations of the electric vehicle ready and installed stalls on the plans. Add the electric vehicle stall count to the vehicle parking summary.
5. 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.
6. On the building elevations, show the height of the ground story as measured from the sidewalk to the second story floor. The minimum ground story height is twelve (12) feet and the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor.
7. Provide details showing that the street-facing façade meets the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story residential uses, ground story window and door openings shall comprise a minimum of fifteen percent (15%) of the façade area. Upper story openings shall comprise a minimum of fifteen (15%) of the façade area per story.
8. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify

which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment that will be used.

9. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment except for solar and wind equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.071(3)(h) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
10. Exterior lighting shall be provided in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.
11. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

13. This site has a public stormwater pipe and easement running through the site and draining other private property. The applicant will be required to relocate the public facilities and grant new easements as needed. Additionally the new storm sewer shall be reviewed to determine that the revision is not increasing flooding on adjacent properties sharing the storm line.
14. 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)
 15. Construct sidewalk, terrace, drive apron, curb & gutter & pavement to a plan as approved by City Engineer.
 16. 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))
 17. 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))
 18. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
 19. 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.

20. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
21. 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.
22. 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)
23. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
24. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances. This standard is not intended to be protective in all cases. The Developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by City Engineering. (POLICY).
25. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
26. 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.
27. 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.

28. 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: Reduce peak discharge during the 10 -year storm event by 15% compared to existing conditions.
- TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.
- Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to 95% of the existing discharge volume as calculated using the 10-year storm event.
29. 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.
30. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

31. Grant a Public Storm Sewer Easement(s) to the City on the face of the pending Certified Survey Map to facilitate the rerouting and replacement of existing Public Storm Sewer within this proposed site plan. Contact Julius Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required easement language.
32. The existing Public Storm Sewer Easements per Document No's 3192818 and 3192816 shall be released by separate document prepared by City Office of Real Estate Services and recorded upon the removal, reroute or abandonment of the current storm sewer facilities as part of this redevelopment. Provide necessary map exhibit and legal descriptions to release the Easements. Contact Julius Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the Real Estate project, and associated information and fees required.
33. Existing dry utilities lines are shown running over and thru the parcel. Specifically multiple fiber optic lines along the southwesterly line of the parcel and overhead lines along the southeasterly line of the parcel. Owner / Applicant are advised to coordinate and request from the utility companies serving this area the easements required to serve this development and surrounding properties.

34. The pending CSM application 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 or early start permit.
35. The address of the proposed building is 531 W Washington Ave. 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.
36. 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 Addressing Plan shall be included in said 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. For any changes or updates, the final approved Addressing Plan shall be submitted by the applicant to Zoning.

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

37. 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.
38. 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.
39. 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.
40. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
41. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
42. 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.
43. 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.

44. 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.
45. 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.
46. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
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. "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.
50. 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.
51. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
52. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on West Washington Avenue will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
53. 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)

54. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
55. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Fire Department (Contact Bill Sullivan, 866-4691)

56. As currently designed, there are a number of elements that concern MFD, the aerial access lane is required to be a maximum of 30-ft from the face of the building but is shown at 70-ft. Additionally, with the proposed set backs, MFD would not be able to ladder the roof during fire operations. All exterior portions of the building are required to be within 250-ft a fire lane, currently, our hoses would barely reach the rear of the building. Stair C, the second means of egress from the roof terrace does not discharge to the exterior but back into the building which is not permitted by the building code. The roof terrace elevation above the fire access lane identified as W Washington Ave appears to be relatively close to classifying the building as a high-rise per the building code. Additional details are necessary to show the proposed building means the minimum safety standard set by the building and fire codes.

Parks Division (Contact Ann Freiwald, 243-2848)

57. 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# 22011 when contacting Parks about this project.

Forestry Division (Contact Brad Hoffman, 267-4908)

58. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
59. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
60. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
61. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space

away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

62. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
63. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
64. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
65. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
66. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
67. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Water Utility (Contact Jeff Belshaw, 261-9835)

68. 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. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
69. Update site utility plan to indicate how the proposed building will be provided water service.

70. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. 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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

71. The City of Madison has designated a vehicle travel lane on the south side of W Washington Avenue as a fixed guideway facility for transit operations with the Federal Transit Administration. This official designation, and the associated travel restrictions against general traffic usage, allows the City of Madison to receive annual Federal funding that goes towards the operation and maintenance of these lane facilities for transit operations.
72. Any closure of the designated transit travel lane along W Washington Avenue, that may be approved by City Traffic Engineering to facilitate construction of this project, may require that the applicant post a deposit or otherwise reimburse Metro Transit and the City of Madison for the potential loss of Federal funding - for any period of time where scheduled transit trips might be required to detour off this fixed guideway facility.
73. 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 adjacent this property.
74. Metro Transit operates daily all-day transit service along W Washington Avenue adjacent this property - with trips at least every 60 minutes.