



Project Address: 1212 Huxley Street (12th Aldermanic District – Ald. Abbas)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [57807](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Mark Hammond; MSP Real Estate, Inc.; 1295 Northland Drive, Ste 220; Mendota Heights, MN 55120

Property Owner: Heritage Credit Union; 1212 Huxley Street; Madison, WI 53704

Requested Action: Approval of a demolition permit to raze a commercial building and conditional uses for a mixed-use building and an apartment building at 1212 Huxley Street. Multi-family dwellings with greater than eight (8) units; mixed-use buildings with greater than 24 dwelling units; and multi-tenant buildings exceeding 40,000 square feet floor area are conditional uses in the Commercial Corridor-Transitional (CC-T) District. Additionally, conditionally uses are requested for a building with street-facing width greater than forty (40) feet, in which less than seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, is non-residential; and buildings in which less than seventy-five percent (75%) of the ground floor area is a non-residential use(s), per 28.151 M.G.O.

Proposal Summary: The applicant is seeking approval to demolish a credit union building and construct a four-story 55-unit apartment building and a four-story mixed-use building with 55 dwelling units and 2,000 square feet of commercial space, both with underground parking.

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.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional uses to construct a four-story, 55-unit apartment building and four-story mixed-use building with 55 units and 2,000 square feet of commercial space at 1212 Huxley Street subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is 2.51-acre parcel located at west side Huxley Street, between Aberg Avenue on the north and Roth Street on the south. It is within Aldermanic District 12 (Ald. Abbas) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is currently occupied by a one-story 9,871-square-foot concrete and brick credit union building built in 1975. The site also includes a credit union drive through and two parking lots serving the building. The entire site is zoned CC-T (Commercial Corridor - Transitional District).

Surrounding Land Uses and Zoning:

North: A small one-story office building and surface parking lot zoned CC-T (Commercial Corridor-Transitional district);

West: A multi-tenant commercial building zoned CC-T;

South: A manufacturing building and storage yard zoned IL (Industrial Limited district); and

East: Across Huxley Street, a tavern and the North Transfer Point bus station, both zoned IL.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) identifies the subject as Industrial (I) use. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) identifies this as a redevelopment area, and suggests both employment and commercial mixed-use for the site. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) includes no recommendations for this site.

Zoning Summary: The subject property is zoned CC-T (Commercial Corridor - Transitional District):

Requirements	Required	Proposed
Lot Area (sq. ft.): For exclusive residential use	750 sq. ft./ d. u. (41,250 sq. ft.)	109,335 sq. ft.
Front Yard Setback	25' maximum	6.7' (see zoning comment 3)
Side Yard Setback: For exclusive residential use	10' (Senior building)	20.0' north side yard Adequate south side yard
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	Two-story or higher: 6' (Family building)	23.5' north side yard Adequate south side yard
Rear Yard Setback	The lesser of 20% of lot depth or 20'	34.0'
Usable Open Space	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units (25,920 sq. ft.)	27,149 sq. ft. (see zoning comment 7)
Maximum Lot Coverage	85%	Less than 85%
Maximum Building Height	5 stories/ 68'	4 stories/ less than 68'

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	75 underground, 48 surface (123 total)
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 (117), 1 guest space per 10 units (11) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (128 total)	77 underground 9 surface (86 total) (see zoning comments 8 & 9)
Landscaping and Screening	Yes	Yes (see zoning comments 10 & 13)
Lighting	Yes	Yes
Building Forms	Yes	Senior building: Large multi-family building Family building: Flex building (see zoning comments 11 & 12)

Other Critical Zoning Items	Utility Easements, Barrier Free (ILHR 69)
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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 a demolition permit to raze the credit union building that currently exists on the site. [Photos](#) provided by the applicant and the application materials do not indicate specific deficiencies with the structure, and staff have not physically inspected the property. The applicant is also requesting conditional use approval to construct two apartment buildings, both four stories tall with underground parking, one with a small commercial space. The 2.52 acre subject site is located on the west side of Huxley Street, between the Northgate Shopping Center and former Oscar Mayer campus.

The building to the northwest on the site is proposed to have 55 dwelling units and be age-restricted to 55 years and older. The building is proposed to include 36 one-bedroom units and 19 two-bedroom units. The southeasterly building will contain 55 dwelling units and 2,000 square feet of commercial space in the southeast corner of the first floor. The first two floors of this building, intended for families, are predominantly two-story three-bedroom townhouses. The third and fourth floors are a mix of one- and two-bedroom units. This building includes 15 three-bedroom units, 18 two-bedroom units, and 22 one-bedroom units.

The northwesterly age-restricted building includes 35 underground stalls and the southeasterly family building includes 40 underground stalls. In addition to the 75 underground vehicle parking stalls, the site plan shows 46 surface stalls for a total of 121 stalls. While some of the surface parking is between the two buildings, most of it is located along the southern lot line.

The buildings share a similar architecture. Both are four stories with flat roofs, parapets, and fiber cement and aluminum balconies. The predominant cladding materials are a dark brick, a light gray fiber cement siding, and a light board and batten cement fiber siding. Additional accent materials include fiber cement trim, fascia, siding, and panels, and precast stone, all of which appears primarily in shades of gray. The townhouse units all have exterior entrances and stoops. Both buildings have drop off drives covered by a drive-through canopy. The commercial space at the southeast corner of the site is enclosed by a conventional glass and aluminum storefront assembly.

Landscaping includes grass across much of the site, shrubs and other low plantings around the bases of both buildings, and trees around the edge of the site and within parking lot islands. The first-floor community rooms in each building open onto exterior patios. A play area is located near the north lot line, between the two buildings.

No tenant has been selected for the commercial space at this time. Depending on the proposed use, the tenant may require additional conditional use approval.

The approximately 33 southernmost feet of the site will be reserved for a future extension of Stephens Street between its current terminus at the southwest corner of the site and Huxley Street. A CSM, which has been submitted by the applicant, is required to dissolve the original underlying lot lines and reserve the necessary right of way for Stephens Street.

The applicant intends to begin construction in early 2021, with completion planned for summer 2022. The applicant has also applied for funding through the City's Affordable Housing Fund to construct the project. The resolution awarding Affordable Housing funds for the project was approved by the Common Council on October 15, 2019.

Analysis & Conclusion

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

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends the subject area for Industrial (I) use, though the lands directly north and west are all identified as Community Mixed Use (CMU). The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) identifies this as a redevelopment area, and suggests both employment and commercial mixed-use development for the site. Other recommendations include street-oriented, pedestrian-friendly building and streetscape design and transit-oriented, mixed-use development. The plan anticipated the ongoing operation of the Oscar Mayer plant, and made several recommendations regarding the Oscar Mayer-supporting activities at this and surrounding sites that are no longer applicable. The plan also recommends that a "main street" system is created to connect existing streets and that new streets are created to enhance connectivity. While Stephen and Ruskin Streets are specifically mentioned, the plan includes two conceptual redevelopment scenarios that also depict a one block extension of O'Neill to Aberg Avenue. The site is also within the boundary of the [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015), but this plan makes no recommendations for the site, referring to the recommendations of the [Northport-Warner Park-Sherman Neighborhood Plan](#) instead. While draft development concepts shown at public meetings recommend medium residential (2-5 stories, 20-90 dwelling units/acre), the [Oscar Mayer Special Area Plan](#) process is still underway and the plan has not been adopted and therefore should not be referenced in regards to plan consistency for this request.

Demolition Permit Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the CC-T (Commercial Corridor - Transitional) Zoning District. Per MGO §28.067(1), the CC-T district is intended established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- Improve the quality of landscaping, site design and urban design along these corridors.
- Maintain the viability of existing residential uses located along predominantly commercial corridors.
- Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- Structured parking is encouraged.

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. The proposed four story apartment and mixed-use buildings is not consistent the Comprehensive Plan's employment recommendation, but could be found consistent with the redevelopment recommendations for mixed use in the Northport-Warner Park-Sherman Neighborhood Plan.

The demolition standards also 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 submitted by the Landmarks Commission. At the September 16, 2019, meeting, the Landmarks Commission found the structure at 1212 Huxley Street has no known historic value. The Planning Division believes that the Plan Commission could find the standards for demolition met with the request to raze the existing buildings to construct a four-story apartment building and four-story mixed-use building in its place.

Conditional Use Standards

There are five conditional use requests before the Plan Commission. 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 M.G.O. §28.183(6) are met. Multifamily dwellings with more than eight units and mixed-use buildings with more than 24 dwelling units in a CC-T district are a conditional use per 28.061(1) M.G.O. Conditional uses are also requested for a building with street-facing width greater than forty (40) feet, in which less than seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, is non-residential, and a building in which less than seventy-five percent (75%) of the ground floor area is a non-residential use(s).

Staff believes that a key consideration for approval of this conditional use request is the "due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans." As noted above, the Comprehensive Plan (2018) identifies the subject as Industrial (I) use. The Northport-Warner Park-Sherman Neighborhood Plan (2009) identifies this as a redevelopment area, and suggests both employment and commercial mixed-use for the site. Related recommendations from the neighborhood plan include street-oriented, pedestrian-friendly building and streetscape design and transit-oriented, mixed-use development. The plan anticipated the ongoing operation of the Oscar Mayer plant, and made several recommendations regarding the Oscar Mayer-supporting activities at this and surrounding sites that are no longer applicable. Due to the changing character and use of the Oscar Mayer site and the subject site's adjacency to a Community Mixed Use area to the north and west, staff believes the Plan Commission could find this request generally consistent with the recommendations of adopted plans.

Staff provides the following comments related to the conditional use standards of approval.

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." In order to establish a site and urban design consistent with the intended character of the area, staff has requested the applicant shift the southeasterly building between five and ten feet further south to emphasize street presence along future Stephens Street. The plans before the Commission have been adjusted in response to Staff's comments.

Additionally, the Northport-Warner Park-Sherman Neighborhood Plan recommends that a “main street” system is created to connect existing streets and new streets to enhance connectivity within and through the site. While Stephen and Ruskin Streets are specifically mentioned, the plan includes two conceptual redevelopment scenarios also depict a possible extension of O’Neil to Aberg Avenues. After multiple discussions with staff from several agencies, the applicant has agreed to provide a right-of-way reservation on the south side of the property, for the northern half of Stephen Street extension. In order to construct the street, further dedications/reservations would be needed from the property to the south. As staff understands that that long-standing use is not currently proposing redevelopment, the timing on implementing this connection is unknown. However, this reservation helps to ensure the subject redevelopment does not preclude such a connection, should the City ultimately decide to make this extension. In regards to a possible one-block extension of O’Neill Avenue to Aberg through the subject site, this would result in significant changes to the site plan. In reviewing with Engineering, Traffic, and Planning, this was seen as a less critical connection. North of the site, O’Neill Avenue only extends one block beyond Aberg Avenue. Conversely, Huxley and Ruskin Streets extend much further north of Aberg. While not adopted, staff notes that the current draft of the more detailed Oscar Meyer Special Area Plan does not include an extension of O’Neill Avenue. Staff believes that the with the right-of-way reservation shown, this would be consistent with the “normal and orderly” development standard.

Approval standard 5 states, in part, that “Adequate...internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.” Staff has discussed with the applicant to provide pedestrian access from both buildings south across the parking lot to set up future connections to Stephens Street. However, details concerning the connection to a Stephens Street sidewalk will necessarily be determined at the time in which those improvements are designed and built.

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.” In discussions with the applicant, staff identified several design related issues. Among the site and design changes discussed were:

- capping both buildings with a cornice of a darker color or different material;
- breaking up the large blank walls on the north and west ends of the family building with additional windows; and
- providing additional articulation on the 3rd and 4th floors of the long southern façade of the family building.

If the applicant proposes individual wall-mounted HVAC packs serving units, these must be shown on submitted elevations. If the HVAC units are on facades that face either Huxley Street or future Stephens Street, the louvres must be either adequately screened, or the units must be placed on a wall perpendicular to the street. Based on feedback from staff, the applicant has adjusted the plans with revised drawings before the Plan Commission.

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

Conclusion

On balance, Staff believes that the Plan Commission could find the demolition approval standards and conditional use approval standards can be found to be met.

The Sherman Neighborhood Association has provided a letter of support for the proposal addressed to WHEDA. At time of report writing, staff is unaware of any other public comment.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** demolition permit and conditional uses to construct a four-story 55-unit apartment building and four-story 55-unit mixed-use building at 1212 Huxley Street subject to input at the public hearing and the following conditions:

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. The applicant shall either include additional window openings on the north ends of the family building or expand the vertical darker material banding, with details to be approved by staff.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. The proposed development must comply with the maximum front yard setback for the CC-T zoning district. A Zoning Text Amendment has been introduced to address the maximum front yard setback when more than one principal building is developed on a zoning lot.
4. 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 at streets@cityofmadison.com.
5. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
6. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
7. Clearly show that the development will satisfy the useable open space requirement excluding the area identified as future Stephen St. ROW. Identify the qualifying at-grade usable open space areas and structured useable open space at roof decks, porches, and balconies. Usable open space at ground level in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet and pervious pavement may be included as usable open space. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
8. Provide the minimum required number of bicycle parking spaces distributed as both Short Term and

Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 117 resident bicycle parking spaces are required plus 11 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. 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. A minimum of two (2) short-term bicycle stalls shall be required for the commercial use. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bike rack design.

9. Confirm whether a bicycle parking reduction will be sought for the proposed senior apartment building. The amount of required bicycle parking may be reduced by the Zoning Administrator per Section 28.141(5). A request for a bicycle parking reduction may be submitted with the final plan verification including information to support the request. Factors to be considered by the Zoning Administrator include but are not limited to: availability, proximity, and use characteristics of public bike parking in the public right of way within two hundred (200) feet of the subject property; existing or potential shared parking agreements; proximity to transit routes and/or multi-use paths; characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street bicycle parking, and whether the use is existing or is an addition to an existing use.
10. On the landscape plan, label and number the proposed trees and plantings with the planting code in addition to the identification symbol. The landscape plan and landscape worksheet shall be 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.
11. Submit detailed basement parking plans, floor plans, and roof plans for both buildings.
12. Provide details showing that the primary street façades of both buildings meet the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.
13. Submit rooftop plans showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
14. 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.
15. 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 Brenda Stanley, 261-9127)

16. The public area surrounding this site has limited drainage capacity and includes large enclosed depressions that flood to elevation 856.00 at a minimum. In reviewing the area and the site plan, Engineering staff believes the minimum elevation prior to allowing a down gradient to underground parking access should be set at 858.00. The developer is strongly recommended to review this minimum elevation and confirm they are comfortable with the risk they are accepting and consider a higher elevation if they deem it prudent. Further, the site plan shall provide for a surface overflow to the adjacent public right of way.
17. Provide a defined safe overflow route for runoff during large storm events.
18. This property appears to share a private storm system with lands to the South. An interlot drainage agreement/easement shall be provided to the City documenting this arrangement.
19. 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)
20. Construct sidewalk to a plan as approved by City Engineer along Huxley Street.
21. 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))
22. 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))
23. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
24. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
25. 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.
26. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
27. 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.

28. 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)
29. 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.
30. 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.
31. 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.

32. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

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

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

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

33. 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.
34. 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 Jeffrey Quamme, 266-4097)

35. The Applicant shall reserve the 33 foot wide strip of Right of Way along the south side of this property as shown on the site plan for the future public right of way extension of Stephen Road. The area is to be conveyed to the City of Madison for public street purposes at a later date upon request by the City of Madison. Until it is conveyed, the area shall be restricted for use as private open space and recreation. Buildings and improvements shall not be permitted. Contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate the City of Madison Real Estate project to prepare the final document.

36. The Landscaping plan shows overstory trees proposed within the gas and electric easement to MG&E per Doc No. 1420724. Planting of trees is prohibited without consent within the easement per the terms

of the document. Either move the trees out of the easement or contact MG&E or provide a copy of consent from MG&E granting permission for the placement of the trees within the easement.

37. Provide a recorded easement / agreement permitting the parking lot encroachment from north onto this site.
38. The address of 1212 Huxley St will be inactivated and archived with the demolition of the credit union. The base address of the family apartment building is 1244 Huxley St. Commercial address(es) TBD. The base address of the senior building is 1222 Huxley St. 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.
39. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.

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

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

40. The applicant shall work with Traffic Engineering, Engineering and Forestry Divisions to construct a mid-block crossing and pedestrian refuge island across Huxley Street to facilitate access to the North Transfer Point for which they will be financially responsible for.
41. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' 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.
 42. 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.
 43. 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.

44. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
45. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
46. 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.
47. 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.
48. 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.
49. The applicant shall provide a clearly defined 5' walkway 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.
50. "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.
51. One way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the Exit.
52. 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.
53. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
54. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.

Fire Department (Contact Bill Sullivan, 261-9658)

55. Provide fire apparatus access in accordance with MGO Chapter 34 & the IFC.
56. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact

MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

Parks Division (Contact Kathleen Kane, 261-9671)

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 that is not exempted. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 19049 when contacting Parks about this project.

Forestry Division (Contact Brad Hoffman, 267-4908)

58. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction.

Metro Transit (Contact Timothy Sobota, 261-4289)

59. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian connection between the proposed residential unit entrance(s) and the existing public sidewalk and passenger platform of the City transit facility, that is located across Huxley Street.

60. 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 that would be oriented to the residents and visitors of the proposed development.

61. Metro Transit currently operates daily, all-day service on multiple routes using the North Transfer Point facility - on the east side of Huxley Street, south of Aberg Avenue.

Water Utility (Contact Jeff Belshaw, 261-9835)

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