



PREPARED FOR THE PLAN COMMISSION

Project Address: 203-215 North Blount Street and 710/712 East Dayton Street (District 6, Alder Mayer)

Application Type: Alteration to a Planned Development

Legistar File ID #: [90612](#)

Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Owner: Michael Matty; Renaissance Property Group, LLC; Madsion, WI 53703

Applicant & Contact: Carl Miller; Dimension IV Madison Design Group; 6515 Grand Teton Plaza, Madison, WI 53718

Requested Action: Consideration of an alteration to an approved Planned Development District-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) to allow:

- Construction of a three-story/40-foot, 16-unit multi-family dwelling in place of an approved three-story/35-foot, eight-unit multi-family dwelling (Note: The meeting agenda describes the project as a four-story building)
- Change in building material on an existing building from wood to engineered wood
- Conversion of an existing three-unit building into a two-unit building

Proposal Summary: The property is in a PD-GDP-SIP District. The PD-GDP-SIP District allows for 5 buildings on the property. This includes three, two-story buildings with two units and one, two-story building with three units. Those four buildings are currently on the site. It also allows for a three-story, 8-unit building that has not been built. The proposed alteration would allow for the following changes to the PD-GDP-SIP District:

- Allow a three-story/40-foot, 16-unit apartment building to replace the approved three-story/35-foot, 8-unit building. This includes minor changes to the approved site plan. The project plans show a 45-foot tall building. To comply with the 40-foot maximum building height in the PD-GDP-SIP District the applicant has indicated they can lower the height of the roof.
- Allow an engineered wood siding on the building at 710/712 East Dayton Street. The PD-GDP-SIP requires the building to be covered in a wood siding. The building is currently covered in a vinyl siding, which is not allowed per the approved PD-GDP-SIP District.
- Allow the three-unit building at 209/211 North Blount to be converted into a two-unit building. A building permit for the conversion was issued in 2021. This would be a retro-active approval.

Applicable Regulations & Standards: Approval standards for Planned Developments are in MGO Section 28.098. Major alterations may be approved by the Plan Commission if the requested alterations are consistent with the concept approved by the Common Council. The Director may refer any request for an alteration to the Urban Design Commission (UDC) for an advisory recommendation.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the proposed alteration is consistent with the Planned Development District-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) approved by the Common Council and the Planned Development approval standards and **approve** the request for an alteration to an approved PD-GDP-SIP at 203-215 North Blount Street and 710/712 East Dayton Street, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The property is 21,845 square feet (.5-acres). It is located at the corner of North Blount Street and East Dayton Street. The site is within Alder District 6 (Alder Mayer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is in a Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) District. It is also in the Transit Oriented Development (TOD) Overlay District. Per data from the Assessor's Office, the two-story, two-unit residential building at 213/215 North Blount Street was built in 1909. The two-story, two-unit residential building at 209/211 North Blount Street was built in 1925. It was converted from a three-unit into a two-unit in 2021. The two-story, unit residential building at 207 North Blount Street was built in 1925. The two-story, two-unit residential building at 710/712 East Dayton Street was relocated to the site. It was built in 1909.

Surrounding Land Use and Zoning:

North: One-story commercial building, three-story, 22-unit and three-story, 54-unit mixed-use buildings, zoned Neighborhood Mixed-Use (NMU) District; two story, single family and two-unit buildings, and private parking lot, zoned Traditional Residential – Varied 2 (TR-V2) District;

East: Across East Dayton Street; six-story, 43-unit building, zoned Planned Development (PD) District; three and four-story 188-unit building, zoned Planned Development (PD) District; two-story, 18-unit building, zoned Traditional Residential – Urban 2 (TR-U2) District; and

South: Across North Blount Street; two story, single family to four-unit buildings, zoned TR-V2 District; two-story townhomes, zoned PD District;

West: Across North Blount Street; two-story multifamily building complex, zoned PD District; two-story, 4-unit buildings, zoned TR-V2 District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2024) recommends Low Medium Residential (LMR) development for the property. Nearby properties are recommended for LMR, High Residential (HR), and Neighborhood Mixed-Use (NMU) development. The [Tenney-Lapham Neighborhood Plan](#) (2008) recommends Medium Density Residential (MDR) for the property, Nearby properties are recommended for MDR, High Density Residential (HDR), and Neighborhood Mixed-Use (NMU) development.

Zoning Summary: The property is zoned Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) District. It is also in the Transit Oriented Development (TOD) Overlay District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plan	As per submitted plan
Lot Width	As per approved plan	As per submitted plan
Front Yard Setback	As per approved plan	As per submitted plan
Side Yard Setback	As per approved plan	As per submitted plan
Rear Yard Setback	As per approved plan	As per submitted plan

Maximum Lot Coverage	As per approved plan	As per submitted plan
Maximum Building Height	As per approved plan	As per submitted plan

Site Design	Required	Proposed
Number Parking Stalls	As per approved plan	11 stalls
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Yes	1
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (16) 1 guest space per 10 units (2)	5 surface stalls See Comment #32
Landscaping and Screening	Yes	Yes See Comment #33
Lighting	Yes	Yes See Comment #34
Building Form and Design	As per approved plan	As per submitted plan

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

PD-GDP-SIP Zoning District

The property is in a PD-GDP-SIP District approved in 2017 (Legistar ID [46548](#)). The PD-GDP-SIP District establishes site specific zoning regulations for the property, this includes a zoning text, site plan, and building plans for each building on the site.

The zoning text states that a multifamily dwelling with more than eight units is a permitted use. The maximum building height is 3 stories/40 feet and additional height may be allowed with conditional use approval.

Five buildings were approved on the site. That includes a three-story/35-foot, eight-unit building that has not been built. It also includes three two-story buildings with two units and one two-story building with three units. Those four buildings are currently on the site.

The two-unit building at 710/712 East Dayton Street was relocated from East Johnson Street. The building plans for 710/712 East Johnson Street show wood siding. The conditions of approval for the PD-GDP-SIP District included the following, and are included in the recommended conditions of approval at the end of the report:

- **Porches:** The existing building has two porches; a front porch and a side porch located on what is currently the north side of the building. Original porches and features shall be retained and rehabilitated unless that is not possible. If replacements in whole or in part are necessary, the replacements porch(es) shall be constructed in a manner that is consistent and compatible with the historic vernacular architecture of its time and reflect the existing detailing.
- **Window Trim:** Window trim shall be in like and kind with regard to materials, and shall restore the historic window frame detailing that is present on many of the existing windows.

In 2021 a building permit was issued for 209/211 North Blount Street to convert the three-unit building into a two-unit building. A minor alteration to the PD-GDP-SIP District should have been approved before the unit was

removed. Staff recommend that the change be included in this alteration request. The applicant shall provide the floor plans prior to sign-off, as noted in the recommended conditions of approval.

Relationship with TOD Overlay District

The site is subject to the site standards in the TOD Overlay District (MGO Section 28.105). However, the changes to the permitted and conditional uses in the base Zoning Districts do not apply in this case.

Project Description, Analysis, and Conclusion

Project Description

The applicant proposes constructing a three-story/40-foot, 16-unit building at the corner of North Blount Street and East Dayton Street. The building would be constructed instead of the approved three-story/35-foot, eight-unit building. The project plans show a 45-foot tall building. To comply with the 40-foot maximum building height in the PD-GDP-SIP District, the applicant has stated they can lower the height of the hip roof by 5 feet. The revised plans would be submitted and reviewed at a later date. The review and approval would follow the procedure for an alteration to a Planned Development District as specified in MGO Section 28.098(6).

The basement level will have dwelling units. The basement level is exposed 6-feet-5-inches above ground (based on the average grade). As depicted in plans, it is not considered a story. A basement level is considered a story if the front exterior wall is exposed more than fifty percent (50%). The front exterior wall is exposed 49.5%. The project was previously described as a four-story building because upon an initial staff review, the exterior wall appeared to be exposed more than 50%.

The front of the building faces North Blount Street. There is a shared building entrance at the basement level at the front of the building. The shared building entrance at the rear of the building is located within an enclosed entry. There is a staircase to the basement along the East Dayton Street façade. The first floor units facing North Blount Street also have individual entries at the front porches. The porches are raised 6-feet-5-inches. There are two sets of stacked balconies on the front façade. The top balcony is covered by a gable roof structure.

The primary building material is a green engineered wood siding. A cream engineered wood siding is applied at the stacked balconies on the front façade and at the rear building entrance. The building trim is also a cream color. A tan split-face block veneer is applied at the basement level. The stacked balconies will be clad in an engineered wood and painted dark bronze.

The new building would require some changes to the site plan between the building and the existing building at 710/712 East Dayton Road. The 2017 site plan shows a ramp that provides access to the rear building entrance. There are also two stairs that provide access to the basement level. The ramp and stairs would be removed. One parking stall would be added and the stormwater basin expanded.

The landscape plan shows a mix of deciduous and evergreen trees and shrubs and ornamental grasses. The landscape plan does not show all of the proposed site plan changes. The changes would impact three plantings along East Dayton Street and six plantings in the parking area. Per the recommended conditions of approval, the applicant shall show the revised site plan on the landscape plan. The revised landscape plan shall show three deciduous shrubs along the base of the building at East Dayton Street and relocate the two deciduous shrubs and four ornamental grasses currently shown in the parking area.

The applicant also proposes changing the siding material on the building at 710/712 East Dayton Street. The PD-GDP-SIP District approved a wood siding. The property owner replaced the wood siding with red vinyl siding, which is not allowed per the approved PD-GDP-SIP District. In December 2019 the owner applied for an alteration to approve the use of vinyl siding (Legistar ID [45920](#)). At that time the owner stated that the siding was removed before the house was relocated, and the siding was rotting and had no insulation. The Urban Design Commission referred the request to a future meeting, and it did not return for a final decision. The property owner is now requesting to replace the vinyl siding with red engineered wood siding.

Conformance with Adopted Plans

Recommendations

The [Comprehensive Plan](#) (2024) recommends Low Medium Residential (LMR) development for the property. Nearby properties are recommended for LMR, High Residential (HR), and Neighborhood Mixed-Use (NMU) development. Low Medium Residential areas include small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings. LMR areas are largely characterized by what is sometimes referred to as the “Missing Middle” of housing development: the range of multi-unit or clustered housing types that fall between the extremes of detached single-family homes and large apartment buildings. Buildings in LMR areas are generally recommended to be one to three stories and 7-30 dwelling units per acre (du/ac)

In LMR areas buildings up to four stories and 70 du/ac may be appropriate in select conditions. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Map Note #1 on the Generalized Future Land Use Map in the [Comprehensive Plan](#) states, “Any redevelopment within this LMR area should generally add to the City’s Missing Middle housing stock while maintaining the current single-family/ two-flat/three-flat development rhythm.” Missing middle housing is defined in the [Comprehensive Plan](#) as a range of smaller multi-unit or clustered housing types compatible in scale with single-family homes.

Staff note that the City’s Comprehensive Plan from 2006 would have been in effect in 2017 when the PD-GDP-SIP District was approved

The [Tenney-Lapham Neighborhood Plan](#) (2008) recommends Medium Density Residential 1 (MDR1) for the property. Nearby properties are recommended for MDR1, High Density Residential (HDR), and Neighborhood Mixed-Use (NMU) development. Medium Density Residential 1 areas are recommended to include single-unit detached houses, two and three flats, row houses, and small apartment buildings (maximum of 4 units). The recommended density is generally between 16 and 25 du/ac. The design guidelines for replacement structures include maintaining small front yards and large back yards, limiting height to three stories, maintaining footprint-to-lot-size ratios, encouraging front porches and maintaining consistency in scale, spacing and architecture.

Analysis

The proposed building height is three stories/40-feet. The height is consistent with the adopted plans. Staff note that the City’s conventional zoning districts also limit 3 story buildings to 40 feet.

The allowed density in the PD-GDP-SIP District would increase from 34 to 48 dwelling units per acre. The building form and density recommendations in the City's adopted Plans differ. The proposed density exceeds the recommendation in the Neighborhood Plan but does address some of the design guidelines including the height, footprint-to-lot size ratio, and architecture. The depth of the building is similar to the other buildings on the property, but the building is about twice as wide. The bay windows and stacked balconies help the building reflect the character and rhythm of the neighborhood. The horizontal siding and asphalt shingles are consistent with nearby structures. The use of a hip roof is less common in the surrounding area.

The Comprehensive Plan states that large multifamily buildings up to four stories and 70 du/ac may be appropriate in select conditions in LMR areas. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. This block and adjacent blocks contain a mix of building types including two-story, one and three-unit buildings and three to six-story large multifamily buildings. Buildings are situated close to the street and adjacent buildings. The area provides access to services and transit. Two City parks are located within two blocks of the project. East Johnson Street is an arterial street and is located one block away.

Staff believe the proposed project is generally consistent with the adopted Plan recommendations.

Planned Development Standards

Requests to alter a Planned Development District shall be made to the Director of Planning and Community and Economic Development. Upon receipt of the request, the Director shall determine if the request constitutes a major or minor alteration to the Planned Development District. Major alterations may be approved by the City Plan Commission if the requested alterations are consistent with the concept approved by the Common Council. The Director may refer any request for an alteration to the Urban Design Commission (UDC) for an advisory recommendation.

The PD-GDP-SIP approved in 2017 allows the following:

- Three-story/35-foot building with an exposed basement level that counts for one-story
 - Eight units with a total of 12 bedrooms
 - 2,459 square-foot building footprint (approximately)
 - 55-foot-2-inch building width
 - Design with front porches, bay windows, two connected gable roofs

The proposed alteration would allow the following:

- Three-story/40-foot building (with a partially exposed basement level that does not count as a story)
 - 16 units with a total of 16 bedrooms.
 - 2,929 square-foot building footprint
 - 56-foot-4-inch building width
 - Design with stacked balconies, bay windows, and a hip roof
- Add one vehicle parking stall
- Allow engineered wood siding instead of wood siding on 710/712 East Dayton Road
- Approve conversion of 209/211 North Blount from a three-unit building into a two-unit building that occurred in 2021

The alteration was referred to the UDC by the Director of Planning and Community and Economic Development. The UDC Secretary prepared a [Staff Report for the December 3, 2025](#) UDC meeting (Legistar ID [89581](#)). On

December 3, 2025, the UDC provided an advisory recommendation, recommending approval with no conditions.

Staff believe the proposed alteration is generally consistent with the concept approved by Common Council in 2017. The PD-GDP-SIP District allows up to 3 stories/40 feet. Multi-family buildings with more than eight units are a permitted use. The building footprint and the setbacks are similar to the 2017 approval, and changes to the site plan are minor. The building continues to provide basement units and walk-up units. The building has stacked balconies along North Blount Street. While the buildings share some architectural elements, staff acknowledge that adding an additional floor does impact the overall architectural style of the building, including the application of building materials and the design of the balconies and roof.

See the Conformance with Adopted Plans section for an analysis of the adopted Plan recommendations.

Public Input

The Plan Commission has received public comments regarding the project. Comments received after this report is published are not reflected in the report. There is a comment from the Development Chair of the Tenney-Lapham Neighborhood Association that summarizes comments from the December 8, 2025, neighborhood meeting and comments sent to them by email. There are comments in favor of and against the proposal, and comments regarding the building design.

Conclusion

Staff believe the proposed alteration is generally consistent with the concept approved by Common Council in 2017. The project is also generally consistent with the adopted Plans, but staff acknowledge that the more contemporary Comprehensive Plan recommends more intense development than the older Tenney-Lapham Neighborhood Plan. Staff believe the project meets some but not all of the design recommendations in the Tenney-Lapham Neighborhood Plan. The project also meets the conditions that are identified in the Comprehensive Plan that indicate a higher density project may be appropriate in this location.

Staff recommend that the alteration be approved by the Plan Commission, subject to the recommended conditions of approval, and input at the public hearing.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find that the proposed alteration is consistent with the Planned Development District-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) approved by the Common Council and the Planned Development approval standards and **approve** the request for an alteration to an approved PD-GDP-SIP at 203-215 North Blount Street and 710/712 East Dayton Street, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Lisa McNabola, 243-0554)

1. The applicant shall reduce the building height to 40 feet or less. Review of the revised building plans shall follow the procedure for an alteration to a Planned Development District as specified in MGO Section 28.098(6). If the request is found to be a major alteration it may be referred to the Urban Design Commission. If the building height exceeds 3 stories or 40 feet then conditional use approval shall be required. Note, should the building height not be reduced below 40 feet, the applicant will be required to apply for conditional use consideration by the Plan Commission.
2. This alteration approves the conversion of 209/211 North Blount Street from a three-unit building into a two-unit building. Applicant shall provide floor plans.
3. The applicant shall show the revised site plan on the landscape plan. The revised landscape plan shall show three deciduous shrubs along the base of the building at East Dayton Street and relocate the two deciduous shrubs and four ornamental grasses currently shown in the parking area.
4. Revise the labels on the exterior elevations to reflect that the stacked balconies will be painted "urbane bronze" per the materials list.
5. The building at 710/712 East Dayton Street shall be subject to the following:
 - Porches: The existing building has two porches; a front porch and a side porch located on what is currently the north side of the building. Original porches and features shall be retained and rehabilitated unless that is not possible. If replacements in whole or in part are necessary, the replacements porch(es) shall be constructed in a manner that is consistent and compatible with the historic vernacular architecture of its time and reflect the existing detailing.
 - Window Trim: Window trim shall be in like and kind with regard to materials, and shall restore the historic window frame detailing that is present on many of the existing windows.

Engineering Division (Contact Gretchen Aviles Pineiro, 266-4089)

6. The relocated building on E. Dayton Street calls for installing a lateral that connects to an abandoned lateral. The live 6" diameter PVC lateral is located 29' away from the east property line.
7. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public Right-of-Way. The permit application is available on the City Engineering Division website at www.cityofmadison.com/development-services-center/land-development/public-right-of-way/excavate-in-right-of-way-utilities. As a condition of the permit a deposit to cover estimated City expenses will be required. The plan used by the applicant to apply for this permit shall include a plan and profile of the existing public sidewalks along both N Blount Street and E Dayton Street. The plan shall also clearly identify the sections of public sidewalk that are to be replaced.
8. 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))

9. 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))
10. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
11. 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.
12. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
13. 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.
14. 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)
15. The area adjacent to this development is subject to backwater flooding from Lake Monona. Minimum entrance elevations for ramps to underground parking and to entrances to buildings shall be set at elevation 852.00. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
16. 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>

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.

17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to 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>.
18. The Storm Water Management Plan & Report shall include compliance with the following:

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

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

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

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

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

19. 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).

Traffic Engineering (Contact Sean Malloy, 266-5987)

20. 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.
21. 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.
22. The City Traffic Engineer may require public signing, marking and street lighting related to the development; the Developer shall be financially responsible for such signing, marking and street lighting.
23. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

24. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.
25. The applicant shall provide a clearly defined accessible 5' walkway from the building entrance to the public sidewalk. The walkway shall be 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.
26. "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.
27. 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.
28. Applicant shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
29. 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 Andrew Oliver, (267-1979, aoliver@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.

Zoning (Contact Jenny Kirchgatter, 266-4429)

30. Submit an updated Zoning text for review and approval.
31. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)
32. (g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 16 long-term resident bicycle stalls are required plus a minimum of 2 short-term guest stalls. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
33. Submit an updated 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.

34. 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 product that will be used. Provide the window and door schedule to verify the sizes of the glazed areas.
35. Work with Zoning staff to establish a project completion date. 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.

Parks Division (Contact Brian Kowalski, 263-6850)

36. 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(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25088. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.

Forestry Division (Contact Bradley Hofmann, 267-4908)

37. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist 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.
38. 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 (diamater 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.
39. 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.
40. 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.

41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. 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)

47. This property is in a Wellhead Protection District–Zone (WP-24). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

48. Update utility plan to show abandoning the existing 1-Inch copper service by shutting off corporation stop at the water main.

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

Metro Transit (Contact Tim Sobota, 261-4289)

50. Metro Transit operates daily all-day transit service along East Johnson and East Gorham Streets near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day rapid transit service along East Washington Avenue near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

51. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 219 Weekday & 130 Weekend. Please contact Metro Transit if additional analysis would be of interest.

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, 266-4097)

52. The existing conditions plan shall be updated to show the site improvements that have been since completed, show the Driveway Easement per Doc No 5346569 and change the legal description to the current Lot 1 of CSM 14572.

53. The site plan shall fully dimensioned and labeled. The improvements to be constructed shall clearly be shown to differentiate from the improvements that have been already constructed and exist. Provide a clear phase of construction limits line.

54. The landscape plan shall be updated to current and proposed conditions.

55. Remove the text that references the 8 unit within the building footprint on all sheets.
56. 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 Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Parking Utility (Contact Trent Schultz, 246-5806)

57. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required for the proposed development, based on the site parking ratio (0.46 parking stalls per dwelling unit - 24 total dwelling units; 11 parking stalls).

The following agencies reviewed the request and recommended no conditions of approval: Fire Department, Assessor's Office.