

PLANNING DIVISION STAFF REPORT

June 23, 2025

PREPARED FOR THE PLAN COMMISSION



Project Address: 501 East Washington Avenue (District 6 – Alder Mayer)
Application Type: Demolition Permit, Conditional Use, Certified Survey Map
Legistar File ID # [88203](#), [88204](#), [88209](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Nick Orthmann; Bear Development, LLC; 4011 80th St; Kenosha, WI 53142

Surveyor: Todd Buhr, PLS; JSD Professional Services, Inc.; 507 W Verona Ave, Ste 500; Verona, WI 53593

Owner: The WMC Foundation, Inc.; 501 E Washington Ave; Madison, WI 53703

Requested Action: The applicant is seeking approval of:

- A demolition permit for one office building;
- A certified survey map creating one developable lot; and
- Two conditional uses in UMX (Urban Mixed Use district):
 - A multifamily dwelling with more than eight (8) dwelling units per §28.072(1) MGO
 - A new building greater than twenty thousand (20,000) square feet or greater than four (4) stories per §28.076(4) MGO

Proposal Summary: The applicant is seeking approvals to demolish an office building and build a 223-unit seven-story multifamily residential building on a new lot to be created by CSM.

Applicable Regulations & Standards: Standards for demolition permits are found in §28.185(6) MGO. Standards for conditional uses are found in §28.183(6) MGO. Standards for land divisions are found in §16.23 MGO.

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

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 501 East Washington Avenue. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 6.

- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the building at 501 East Washington Avenue; and
- That the Plan Commission find that the standards for conditional uses are met and **approve** the conditional uses for the proposed seven-story multifamily building; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**.

Background Information

Parcel Location: The 40,772-square foot subject site is located primarily on East Washington Avenue between South Franklin Street and South Blair Street. The site is within Alder District 6 (Alder Mayer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel is currently developed with a two-story 19,600-square foot office building constructed in 1986 and a surface parking lot.

Surrounding Land Uses and Zoning:

Northeast: Across South Blair Street, a two-story commercial building and small multifamily residential buildings, all zoned CC-T (Commercial Corridor – Transitional district);

Northwest: Across East Washington Avenue, office buildings, mixed-use buildings, and small multifamily residential buildings all zoned UMX;

Southwest: Across South Franklin Street, One-, two-, and three-family residences zoned DR1 (Downtown Residential 1 district) and PD (Planned Development district) and a mixed use building zoned UMX; and

Southeast: One- and two-family residences, small multifamily buildings, and a church, all zoned DR1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Downtown Core (DC) for the site. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-use for the site.

Zoning Summary: The subject property is zoned UMX (Urban Mixed Use district):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	40,782 sq. ft.
Lot Width	30'	164.97'
Front Yard Setback	Residential buildings: 5'	6.6'
Max. Front Yard Setback	10'	6.6'
Side Yard Setback: Street side yard	0' or 5'	5.4' west street side yard 10.0' east street side yard
Side Yard Setback: Interior side yard	0'	10.0'
Rear Yard Setback	10'	10.0'
Maximum Lot Coverage	90%	83%
Minimum Building Height	2 stories	7 stories/<116'
Maximum Building Height: Downtown Height Map	8 stories/116'	7 stories/<116'
Stepback: Downtown Stepback Map	None	None

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	68 underground
Electric Vehicle Stalls	10% EV ready: 7	11 EV ready 2 EV installed (Zoning comment 8)
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 (223) 1 guest space per 10 units (22) (245 total)	223 interior 22 surface (245 total) (Zoning comment 9)
Landscaping and Screening	Yes	Yes (Zoning comments 10-11)
Lighting	Yes	Yes
Building Form and Design	Yes	Large multi-family building (Zoning comments 12-14)

Other Critical Zoning Items	Urban Design (UDD 4), Landmarks Review (Adjacent to Local Landmark), Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District (WP-17)
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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 approvals to demolish an office building and conditional uses to construct a seven-story, 223-unit multifamily residential building on a new lot to be created by CSM.

The [demolition photos](#) submitted by the applicant show an office building consistent with its date of construction. There appears to be standard wear and corresponding upkeep, but no significant structural issues. Planning Division staff have not inspected the structure.

Following demolition, the applicant intends to construct a seven-story apartment building with 196 one-bedroom units and 27 two-bedroom units for a total of 250 bedrooms. There are 68 underground structured vehicle parking stalls in one lower level. Access to the lower-level parking garage located away from the intersection of East Washington and South Franklin. Active ground floor spaces, including a lobby, management office, fitness center, and community room are located along East Washington Avenue. Three residential units, the co-working space, and the lobby also front along South Franklin Street. Internal to the first floor are resident storage lockers and 223 indoor long-term bicycle parking stalls in a single large bicycle room. Floors 2-7 are predominantly residential units.

Most of the mass occupies the quarter of the block at the intersection of East Washington Avenue and South Franklin Street. A seven-story wing along the back side of the building reaches out to South Blair Street, effectively encompassing the under-construction Porchlight building at the corner of East Washington Avenue and South Blair Street. Above the first floor is a green roof structured courtyard approximately 120 feet deep and 24 feet wide opening to the southeast, creating a U-shaped mass. The U-shaped portion of the building is oriented open up towards the First Settlement District along the southeast elevation of the building. A small stepback is located above the first floors of the building, and again above the 6th floor, to pull the upper floors of the building away from the adjacent landmark and First Settlement neighborhood. Primary façade materials are gray brick on the first floor and white, beige, and gray fiber cement lap siding on the six upper floors. Trim and accent materials include gray metal panel, corrugated metal panels, gray fiber cement panels, brown fiber cement lap siding, gray metal awnings and balcony railings, tan brick, precast lintels and sills, and concrete landscape planters.

The structured courtyard includes green roof, decorative plantings and an approximately 7200 square foot sedum tray greenroof is shown above the 7th floor roof. Street-level plantings include deciduous and evergreen shrubs along the back side that borders the First Settlement neighborhood. A variety of deciduous and evergreen shrubs, perennials, and grasses are shown around the base of the building, with ornamental trees between the proposed building and the adjacent Porchlight building. Additional overstory deciduous trees are located along the building's Franklin Street frontage.

In the submitted plans, the applicant is requesting a dedicated loading zone in the public right of way along South Franklin Street. The loading zone is intended to facilitate package drop off and resident move-ins and move-outs.

If approved, the applicant intends to start construction in January 2026, with completion by January 2028.

Analysis

This request is subject to the standards for demolition permits, conditional uses, and land divisions. This section begins with a summary of adopted plan recommendations, and includes sections for demolition permit standards, conditional use standards, land divisions, and Urban Design Commission action.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Downtown Core (DC) for the site. Downtown Core represents the nucleus of downtown and accommodates a wide variety of employment, service, retail, government, residential, and other uses in large scale buildings that comprise the most intensely developed parts of the city. The [Downtown Plan](#) (2012) recommends Downtown Core Mixed-use and recommends a height limit of 8 stories.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove approval of the proposed future use as a factor in approving demolition requests. In order to approve a demolition request under those standards, the Plan Commission shall consider seven approval standards in §28.185(9)(c) MGO when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. As reference, the Common Council has since adopted Ordinance 25-00010 (ID [86649](#)) on February 25, 2025, which allows for demolition and removal permits to be approved administratively in cases in which the Landmarks Commission finds the building proposed for demolition has no known historic value. This proposal, however, was initiated prior to full adoption of the newer ordinance and process, and will be considered under the 2021 ordinance.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, *“That the Plan Commission has received and considered the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”* At its December 9, 2024 meeting, the Landmarks Commission found that the existing building proposed for demolition at 501 East Washington Avenue has no known historic value. When giving careful consideration to the report of the Landmarks Commission, Staff believes that the Plan Commission can find the applicable standards met and approve the requested demolition permits.

Conditional Use Standards

Regarding conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.

The two specific conditional uses requested for construction of the proposed building are for a multifamily dwelling with more than eight (8) dwelling units and a new building greater than twenty thousand (20,000) square feet or greater than four (4) stories.

Staff's primary question regarding the conditional use standards relates to standard 5: "Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided." In the application, the applicant requests a dedicated loading zone in the public right of way along South Franklin Street (shown on sheet C300 of the submitted plans). The loading zone is intended to facilitate package drop off and resident move-ins and move-outs. Traffic Engineering Division staff note that items in the Right-of-Way are not approvable through the site plan approval process. The public Right-of-Way is the sole jurisdiction of the City of Madison and is subject to recommendations and plans of the Traffic Engineering and City Engineering Divisions. However, Traffic Engineering staff have discussed this request with the applicants and it will be pursued through the appropriate review and approval processes. Further, staff have recommended condition requiring that the applicant submit a management and operations plan in the format required by the Zoning Administrator for administrative review and approval. In consultation with Traffic Engineering staff, and with the recommended conditions of approval, Planning Division staff believe that standard 5 can be found to be met.

Staff also raises this issue in the context of conditional use standard of approval 8, which requires, in part, that "the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with existing or intended character of the area." Related to standard 8, HVAC louvers often found on multifamily residential buildings, are not shown on this proposal. Staff recommend that the if added later, "wall packs" on street-facing walls will require approval of an alteration to the conditional use. Other issues related to standard 8 are further discussed in the Urban Design Commission section below, but staff believe that if the conditions of approval recommended by UDC are addressed satisfactorily, the Plan Commission can find standard 8 to be met.

Certified Survey Map

Staff believes that the Plan Commission may find the standards for land divisions (16.23 MGO) approval met for the proposed Certified Survey Map with the staff-recommended conditions. The proposed lot will meet the dimensional requirements in the UMX district, and staff believes that the proposal is consistent with the recommendations for the site in the Comprehensive Plan.

Urban Design Commission

Staff provide the following comments regarding Condition Use approval standard eight (8): "...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 order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission (UDC) for comment and recommendation." As the site is within Urban Design District 4 the UDC is also an approving body for this request. During initial discussions with the applicant team, Planning and UDC Staff raised concerns about building design, massing, and composition, especially as it pertains to its size; materials, including the appropriateness of lap siding; as well as long views of the building, landscaping, and lighting. The applicant team did make some design and architectural changes in response to these concerns. At its June 11, 2025 meeting, the Urban Design Commission granted final approval to the proposal, with the following recommended conditions, to be approved administratively by the Secretary of the Urban Design Commission:

- Revise the landscape plan to incorporate some different plantings in addition to sedum trays within the courtyard, looking for opportunities to have additional height.

- Revise the landscape plan to increase the height of plantings, including the addition of trees, at building corners to anchor the architecture.
- Modify the planters revise the cladding to better reflect building masonry. Add planter(s) or reconfigure planters near the building entrance to introduce greenery and texture against the foundation of the building near the bike rack.
- The UDC provided an advisory recommendation to the Development Team to study wind impacts in the courtyard space.

Please see Legislative [ID 87243](#) for more information about the UDC review and action.

Public Comment

A neighborhood meeting regarding this proposal was held on April 3, 2025. At time of writing, Staff is not aware of any written public comment regarding this land use request.

Conclusion

When considering the proposed uses and building design, the recommendations of the Comprehensive Plan, and the findings of the Landmarks and Urban Design Commissions, Staff believes that the standards of approval for demolition permits, conditional uses, and land divisions can be found to be met.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 501 East Washington Avenue. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies below.

- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the building at 501 East Washington Avenue; and
- That the Plan Commission find that the standards for conditional uses are met and **approve** the conditional uses for the proposed seven-story multifamily building; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve**.

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

Land Use (demolition permit and conditional uses)

Planning Division (Contact Colin Punt, 243-0455)

1. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
2. That the applicant submit a management and operations plan in the format required by the Zoning

Administrator for review or approval by the Zoning Administrator, Planning Director, or their assigns.

Urban Design Commission (Contact Jessica Vaughn, 267-8740)

3. Revise the landscape plan to incorporate some different plantings in addition to sedum trays within the courtyard, looking for opportunities to have additional height.
4. Revise the landscape plan to increase the height of plantings, including the addition of trees, at building corners to anchor the architecture.
5. Modify the planters revise the cladding to better reflect building masonry. Add planter(s) or reconfigure planters near the building entrance to introduce greenery and texture against the foundation of the building near the bike rack.
6. The applicant is advised to study wind impacts in the courtyard space.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

7. Every applicant for a demolition approval is required to obtain approval for a reuse and recycling plan from the City Recycling Coordinator, Bryan Johnson (streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan shall submit documents showing compliance with the plan within sixty (60) days of completion of the demolition. A demolition or removal permit is valid for two (2) years from the date of approval.
8. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (7 stalls) must be electric vehicle ready. Add the count of electric vehicle ready and installed stalls to the dwelling unit and parking summary table.
9. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 223 resident bicycle stalls are required plus a minimum of 22 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Show the dimensions for the interior bicycle parking room including typical bicycle stall dimensions and access aisles. 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.
10. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
11. Screening is required adjacent the Zoning district boundary along the southeast property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
12. Provide the dimensions of the parking garage opening. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet.

13. Provide details showing that the street-facing façades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the façade area, and upper story openings shall comprise a minimum of fifteen (15%) of the façade area per story.
14. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129 Bird-Safe Glass Requirements. Provide a window and door schedule including the mullion widths. Under Section 28.129, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows.
15. 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.
16. 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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

City Engineering Division (Contact Rebecca Qureishi, 608-266-4089)

17. There are no sanitary sewer capacity concerns as long as sanitary sewer service is taken off of S. Blair St. If this changes and sanitary sewer service is taken off of E. Washington Ave. or S. Franklin St., applicant will be required to submit projected wastewater flow calculations to Mark Moder, mmoder@cityofmadison.com in order to determine whether offsite sewer improvements will be required by the developer as a condition for development.
18. 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)
 19. Construct sidewalk, terrace, curb and gutter, and pavement along East Washington Avenue, South Franklin Street, and South Blair Street to a plan as approved by the City Engineer
 20. 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))
 21. 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))
 22. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

23. 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.
24. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
25. 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.
26. 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)
27. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
28. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be directed to drain to public Right of Way (ROW). (POLICY)
29. 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.
30. 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.
31. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

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

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

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

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

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

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

32. 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 Jeff Quamme, 608-266-4097)

33. Grant a Public Sidewalk Easement to the City on the face of the pending Certified Survey Map along S Blair St to provide the required terrace as required by City of Madison Traffic Engineering. Show the easement area on all site plan Also show and label the existing Public Sidewalk adjacent to this site within the adjacent site at 4 S Blair St.
34. Coordinate the release of the MG&E Easement per Document No 1919866 along S Franklin St. Provide a copy of the recorded release or provide written documentation confirming the future release to occur upon the removal of the facilities upon their removal.
35. Coordinate with MG&E the proposed planter within the easement per Document No 1928001. Also clearly label this easement on the site plans. Any private structure within the easement requires approval by MG&E. Provide confirmation of coordination with MG&E. This MG&E easement will also encumber the required public sidewalk easement necessary along S Blair St. Applicant shall coordinate with MG&E needed to accommodate the public sidewalk required along S Blair Street
36. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly granted, shown, dimensioned and labeled on the pending CSM. Note, it is shown on the plans to remove an underground communications line along the southerly side of this site. Confirm with the subject Utility Company if this serves other properties or not. If it does, provide any necessary easement(s) required to be granted to the Utility in conjunction with the removal of this facility. Provide the recorded document.

37. The site plan shall include the correct and current improvements proposed on the adjacent 4 S Blair St development. The private and public improvements along S Blair Street do not correctly reflect the most recent plans.
38. There is an MG&E transformer at the northerly corner of this site not shown on the existing conditions and shall be shown and labeled on the site plans. Coordinate with MG&E any needs regarding this transformer per the Easement of Doc No 1919866 allowing for the required construction of the required public sidewalk along S Blair Street.
39. The address of 501 E Washington Ave will be retired and archived with the demolition of the existing building. The address of the proposed apartment building is 1 S Franklin 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.
40. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
41. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Mally, 608-266-5987)

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| <ol style="list-style-type: none">42. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Washington Avenue and South Blair Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review prior to final signoff.43. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Blair Street. |
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44. Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The public Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Divisions. No items shown on this plan in the Right of Way are permanent and may need to be removed at the applicant's expense upon notification by the City.

45. 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.
46. 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.
47. 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.
48. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
49. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
50. 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.
51. 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.
52. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
53. 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.
54. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate

inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

55. 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.
56. "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.
57. 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.
58. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
59. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
60. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

Fire Department (Contact Matt Hamilton, 608-266-4457)

61. The proposed building appears to be a high rise building based on IBC 202 and the proposed height between the highest floor level and the fire dept access being greater than 75' (shown as approx 80' based on drawing elevations). Revise building design to include high rise requirements.

62. IFC 905.3.7 Standpipe hose connection to be provided for landscaped / vegetative roofs. The roof top access from the stairwell with a standpipe connection will be acceptable for the high roof vegetative area.
63. Based on the main entry orientation MFD would assume that the address for the building will be off of Franklin Street not East Washington.

Parks Division (Contact Morgan Matthews, 608-266-6517)

64. 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 East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25028. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.

Forestry Section (Contact Brad Hofmann, 608-267-4908)

65. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following:

location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

66. 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.
67. City Forestry will issue a street tree removal permit for one tree 9" diameter Hackberry tree due to poor condition & construction conflicts at 4th tree on S Franklin St from E Washington Ave. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.
68. 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.
69. 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.
70. 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.
71. 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.
72. 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.

73. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
74. 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.
75. 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, 608-261-9835)

76. 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 Timothy Sobota, 608-261-4289)

77. Metro Transit operates daily all-day rapid transit service along East Washington Avenue adjacent this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).
78. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 132 Weekday & 96 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 608-246-5806)

79. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, as part of project resubmittal following Plan Commission, Urban Design Commission, and Common Council approval. TDM Plan review fees will be required as part of final site plan review sign off.

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Land Division (certified survey map)

City Engineering Division (Contact Rebecca Qureishi, 608-266-4089)

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
2. Construct sidewalk, terrace, curb and gutter, and pavement along East Washington Avenue, South Franklin Street, and South Blair Street to a plan as approved by City Engineer
3. 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))
4. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

City Engineering Division – Mapping Section (Contact Jeff Quamme, 608-266-4097)

5. The required tie to a Quarter line per statutes shown on this CSM is not compliant with statutory requirements. There are many erroneous items involved with this tie, particularly using a line between meander corners does not legally represent a quarter line. Provide a proper and statutory compliant tie referenced to corners of the public land survey with section corners properly referenced to meander corners. Also correct the legal description upon this being accomplished.
6. Grant a Public Sidewalk Easement to the City on the face of the pending Certified Survey Map along S Blair St to provide the required terrace as required by City of Madison Traffic Engineering. Also show and label the existing Public Sidewalk Easement adjacent to this site per CSM 16620.
7. The MG&E Easement per Document No 1919866 is proposed to be released as part of the proposed redevelopment of this site. The easement shall be released and removed from this CSM, or if not released at time of recording, add a note to the CSM that the easement is to be released by separate recorded instrument.
8. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
9. The Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from

City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.

10. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
11. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.
12. The header on each sheet and for the legal description shall include the location of the land by government lot, quarter-quarter section, section, township and range noted.
13. Correct the spelling of "Buildings" on Sheet 3.
14. All notes shall be consecutively numbered throughout the Certified Survey map. The note numbers between sheets shall not be duplicated.
15. Depict the area and label Document No 1852491 along S Blair Street for the street acquisition made by the City of Madison.
16. Provide required recorded as data for courses included in the Line Table on sheet 1.
17. Courses L-1 and L-2 of the line table do not match the bearings in the legal description. Rectify the discrepancy.
18. Abbreviate the predirectional on the street names. S. Blair Street, E. Washington Avenue, S. Franklin Street.
19. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
20. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

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

Traffic Engineering Division (Contact Sean Mally, 608-266-5987)

21. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Blair Street.

Parks Division (Contact Morgan Matthews, 608-266-6517)

22. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

23. The Parks Division shall be required to sign off on this CSM.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

24. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-17). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments separately. If you have any questions, please contact Heidi Radlinger at (608) 266-6558 for more information.

25. Prior to approval sign-off by the Office of Real Estate Services, the Owner's Certificate on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a).

26. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that may become due prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Any special assessments shall also be paid in full pursuant to MGO Section 16.23(5)(g)1.

27. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.