



**Project Address:** 5409 Femrite Drive (16<sup>th</sup> Aldermanic District – Ald. Tierney)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [54843](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant/Contact:** James Spahr; Lionshare Group, LLC; 7818 Big Sky Dr. #216; Madison, WI 53719

**Owner:** Michael Johns; 2135 Linden Ave; Madison, WI 53704

**Requested Action:** Approval of a demolition permit to raze a single-family residence at 5409 Femrite Drive to construct a distribution center building in the Industrial - Limited (IL) zoning district and Urban Design District 1. The proposed use is a permitted use.

**Proposal Summary:** The applicant is seeking the approvals to demolish a single-family residence at 5409 Femrite Drive and construct a distribution center with office, showroom, and parking lot.

**Applicable Regulations & Standards:** Section 28.185 M.G.O. provides the process for demolition and removal permits. The regulations regarding Urban Design District 1 are found in Section 33.24(8) M.G.O.

**Review Required By:** Plan Commission and Urban Design Commission.

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a residence and construct a distribution center at 5409 Femrite Drive in Urban Design District 1 subject to input at the public hearing and the conditions from reviewing agencies in this report.

## Background Information

**Parcel Location:** The subject site is a 4.8-acre parcel located on the southwest corner of Femrite Drive and Marsh Road, approximately 300 yards east of Agriculture Drive. It is within Aldermanic District 16 (Ald. Tierney), the Madison Metropolitan School District, and Urban Design District 1.

**Existing Conditions and Land Use:** 5409 Femrite Drive is currently occupied by a two-story single-family residence and several outbuildings. The site is zoned IL (Industrial - Limited District).

### Surrounding Land Uses and Zoning:

Northeast: Parking lot zoned IL (Industrial-Limited district);

North: Across Femrite Drive, a one-story office building zoned IL;

East: Across Marsh Road, a truck terminal zoned IL;

South: Vacant, zoned CN (Conservancy district); and

West: A warehouse and office complex zoned IL.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Industrial land uses for the site.

**Zoning Summary:** The subject property is zoned IL (Industrial - Limited District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	209,088
Lot Width	75 ft	342 ft
Front Yard Setback	None	80 ft
Side Yard Setback	None	10 ft, 90 ft
Rear Yard Setback	30 ft	225 ft
Maximum Lot Coverage	75%	<75%
Maximum Building Height	None	30 ft

Site Design	Required	Proposed
Number Parking Stalls	1 per employee maximum	50
Accessible Stalls	2	2
Loading	1	7
Number Bike Parking Stalls	1 per 5 employees	8 (3)
Landscaping	Yes	Yes
Lighting	Yes	Yes

Other Critical Zoning Items	
	Urban Design District 1, Utility Easements, Wetlands

*Table prepared by Jacob Moskowitz, Assistant Zoning Administrator*

**Environmental Corridor Status:** A mapped environmental corridor encompasses the southernmost 80 feet of the property, an area of approximately three-quarters acre.

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

## Project Description

The applicant is seeking a demolition permit to raze a small single-family residence at 5409 Femrite Drive in order to construct a single-tenant distribution center with office, showroom, and parking lot. The existing single-family residence on the property is vacant, and the City Assessor does not have a current record for it. [Photos](#) provided by the applicant show an older house with some wear, but not one that is dramatic visible disrepair. There are no current pending Building Inspection actions or orders on the property, though in the past few years, there is documentation of overgrown vegetation and outbuildings in disrepair, all of which have been remedied. Several additional accessory buildings exist or have existed (and been previously removed) on site, including a well house, two detached garages, and two greenhouses. Planning Division Staff have not inspected the property.

The applicant intends to remove the primary residence, all existing accessory buildings, and remove the existing driveway and walkways. After demolition and removal of the existing structures, the applicant plans to build a 40,000-square-foot distribution center with office and showroom for a wholesale electrical supply company. The

building is to be constructed of 30-foot-tall pre-cast concrete walls, with primary entrance and office/showroom aluminum storefront door and window system facing Femrite Drive on the north façade. The building also features small portions of metal wall panel, concrete masonry, and metal flashing and trim. Seven loading docks face Marsh Road on the east. Signage is shown on the submitted materials and will not be reviewed by the Plan Commission, but be approved through the standard sign review process. A parking lot for 43 vehicles on the north side of the building is accessed via two driveways on Marsh Road and wraps around to the east side of the building with space for five large vehicles. A driveway onto Marsh Road provides access to the loading docks and a large paved area on the east allows for maneuvering near the docks. A stormwater management basin is planned for the east side of the property, directly south of the loading docks. No construction or improvements are intended for the environmental corridor in the southernmost portion of the property.

## Analysis & Conclusion

This request is subject to the standards for demolition permits. This section begins with adopted plan recommendations, analyzes demolition standards, and finally reviews the action of the Urban Design Commission. Motor freight terminals are a permitted use in the IL district per MGO §28.088(2).

### Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject site for industrial uses, which includes distribution centers. It is not within any neighborhood or special area plans.

### Demolition Permit

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the IL (Industrial - Limited) Zoning District. Per MGO §28.088(1), the Industrial - Limited district “provides for a mix of light manufacturing uses, offices, warehousing, flex-space, limited storage and warehousing, and limited retail and service uses that primarily serve the industrial uses, designed with adequate landscaping and screening, to ensure compatibility with adjoining uses. Industrial districts typically require relatively direct access to the regional highway system, and may require rail or air transportation service.” The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Staff notes that a mapped environmental corridor encompasses the southernmost 80 feet of the property, an area of approximately three-quarters acre. No construction or other improvements are shown for this area of the parcel. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). The [Comprehensive Plan](#) (2018) identifies the subject site for industrial uses, which includes distribution centers. The demolition standards also state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its December 3, 2018 meeting, the Landmarks Commission found that the existing building at 5409 Femrite Drive has no known historic value.

### Urban Design Commission

While the use is permitted in the IL zoning district, this property is within Urban Design District 1. At its April 10, 2019 meeting, the Urban Design Commission granted final approval to the proposal with no conditions.

## Conclusion

The Planning Division believes that the Plan Commission can find the standards for demolition met with the request to raze the existing building to construct a distribution center. The proposal removes an existing non-conforming use and the proposed development is consistent with the City's adopted plans for the area.

Alder Tierney has provided comments supporting the demolition and construction of the planned building. A time of report writing, staff has received no other written comments.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a vacant single-family residence to build a distribution center at 5409 Femrite Drive, subject to input at the public hearing and the following conditions:

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

### Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

1. Pursuant to Sec. 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.
2. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.
3. Bicycle parking for the project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 1 short-term bicycle parking stall per 5 employees located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
4. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than eight (8) feet.
5. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
6. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

7. Section 28.185(9)(a): A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

10. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
11. All outstanding 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.
12. The site plan shall be revised 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.
13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
14. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
15. The site plans shall be revised to show the location of all rain gutter down spout discharges.
16. The plan set shall be revised to show more information on proposed drainage for the site. Specifically provide first floor elevations and additional information on the grades near the loading dock. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours.
17. This site shows wetlands and wetland indicators. Provide a copy of the wetland delineation to City Engineering. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland flood plain issues. A permit for those matters shall be required and provided to the City Engineer prior to building permits being issued.
18. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital

CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

19. The applicant shall 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](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. PDF submittals shall contain the following information:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

20. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc
- d) Sediment loading calculations.

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.

21. 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. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com), or Daniel Olivares at [DAOlivares@cityofmadison.com](mailto:DAOlivares@cityofmadison.com) final document and fee should be submitted to City.
22. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
23. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>
24. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
28. Complete an erosion control plan and 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.
29. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to treat for oil and grease per MGO 37.09 (3)

30. The proposed plans show floodplains to be filled with FEMA approval - a copy of the submittal shall be provided to the City Engineer for review and comment.
31. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

32. Remove the dual property lines shown on the plans and only show the correct boundary.
33. Show the Official Map street reservations adjacent to the existing right of ways. 7 feet wide adjacent to Femrite Drive and 27 feet wide adjacent to Marsh Road.
34. The site plan shall include a full and complete legal description of the site or property being subjected to this application. Also provide exterior dimensions of the property.
35. The address of the proposed building is 5305 Femrite Dr. 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.

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

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| 36. The applicant shall be limited to one driveway on the Femrite Drive frontage of their site. |
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37. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
  38. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
  39. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
  40. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
  41. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.



42. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
43. 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.
44. "Stop" signs shall be installed at a height of seven (7) feet 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.
45. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
46. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
47. Per MGO 10.08 (4)(a)3. A Class III has a maximum permitted entrance width of 30 feet. The applicant shall provide turning movement templates and satisfactory justification in order to obtain an exemption for a wider driveway.

**Fire Department** (Contact Bill Sullivan, 261-9658)

48. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.
49. Provide a clear unobstructed path from all exit discharges from the building out to the public way. The west elevation shows an exit door; however, the site plans do not indicate any sidewalk from this door out to the parking lot or public way.

**Forestry Department** (Contact Brad Hofmann, 267-4908)

50. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
51. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

52. City Forestry will issue a removal permit for two Crabapple street trees (ID#112338 & 112333) due to driveway installation. Please contact Brad Hofmann – [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or 266-4816 to obtain the street tree removal permit.

**Water Utility** (Contact Adam Weiderhoeft, 266-9121)

53. Prior to commencing with demolition of any structures on this property, the existing private well must be properly abandoned according to the requirements of the Wisconsin Administrative Code, Chapter NR 812, which includes proper filling and sealing of the well. All wells located in the City of Madison or on premises served by the Madison Water Utility shall be abandoned by the owner of the property if there is no valid well operation permit issued by the Madison Water Utility (MGO 13.21 (4)). The purpose of the ordinance is to prevent unused and improperly abandoned wells from contaminating Madison's drinking water aquifer.

As specified in the ordinance, your responsibilities include:

- Contact a licensed well driller or pump installer and schedule the well abandonment.
- Contact the Water Utility, at least 48 hours prior to the abandonment, and provide the scheduled date and time of the abandonment. The contact number is (608) 266-4654.
- Pay for the cost of the abandonment.
- Ensure that a completed copy of the Wisconsin DNR Abandonment Form is provided to the Madison Water Utility within ten (10) days of the completion of the well abandonment. This form will be completed by the well driller or pump installer who performs the abandonment.

The responsibilities of the Water Utility include:

- Witness the abandonment to ensure that the private well is properly filled and sealed.

Contact Madison Water Utility once you confirm date of the abandonment and the licensed well driller or pump installer performing the work. If you have any questions, contact the Madison Water Utility Water Quality Department at 266-4654.

54. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

55. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

56. Any outstanding water main assessments or water main connection charges shall be paid by the Developer prior to connecting to the existing water distribution system – contact Adam Wiederhoeft of Madison Water Utility ([awiederhoeft@madisonwater.org](mailto:awiederhoeft@madisonwater.org) or 608-266-9121) to determine if outstanding fees exist for the subject parcels.
57. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.