



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 5317 Wayne Terrace  
**Application Type:** Demolition Permit and Conditional Use  
**Legistar File ID #** [39826](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant:** Ron Klaas, D’Onofrio, Kottke & Associates, Inc.; 7530 Westward Way; Madison.

**Property Owner:** T&T Investment Properties, LLC; 5317 Wayne Terrace; Madison.

**Requested Actions:** Approval of a demolition permit and conditional use to allow demolition of two commercial buildings and construction of a second building for an existing auto body shop at 5317 Wayne Terrace.

**Proposal Summary:** The applicant and property owner have submitted a revised request to demolish 2 commercial/ agricultural buildings containing approximately 10,366 square feet of floor area and accessory silos on land addressed as 5301 Wayne Terrace to allow construction of a one-story, 10,835 square-foot building and additional parking for the existing Gates Auto Body facility located at 5317 Wayne Terrace. The applicant wishes to commence demolition as soon as all regulatory approvals have been granted, with completion anticipated this fall.

**Applicable Regulations & Standards:** Table 28D-2 in Section 28.061 of the Zoning Code identifies auto body shops as a conditional use subject to supplemental regulations in Section 28.151 of the Zoning Code; the same section also identifies outdoor storage as a conditional accessory use in CC zoning subject to supplemental regulations in Section 28.151. Section 28.141(6) provides the regulations for parking in excess of the maximum number of spaces allowed. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of buildings at 5301 Wayne Terrace and construction of a second building and additional parking for an existing auto body shop at 5317 Wayne Terrace subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

## Background Information

**Parcel Location:** An approximately 2.5-acre site located at western end of Wayne Terrace, approximately 300 feet west of Lancaster Drive; Aldermanic District 17 (Baldeh); Sun Prairie Area School District.

**Existing Conditions and Land Use:** The buildings to be demolished include 2 one-story barn-style buildings of 5,758 square feet and 4,608 square feet located on a 1.44-acre parcel addressed as 5301 Wayne Terrace. The

auto body shop occupies an 11,200 square-foot, one-story metal building on a 1.06-acre parcel addressed as 5317 Wayne Terrace. Both sites are zoned CC (Commercial Center District).

**Surrounding Land Uses and Zoning:**

North: US Highway 151; American Center, zoned SEC (Suburban Employment Center District) across highway;

South: Russ Darrow Mazda, zoned CC (Commercial Center District); High Crossing Boulevard;

West: [Former] Eastgate Cinemas, zoned CC;

East: East Madison Toyota, Russ Darrow Chrysler-Dodge-Jeep, zoned CC.

**Adopted Land Use Plans:** The Comprehensive Plan and East Towne-Burke Heights Neighborhood Development Plan both recommend that the subject site and nearby properties along High Crossing Boulevard be developed with General Commercial uses.

**Zoning Summary:** The site is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard	100' maximum	Less than 100'
Side Yards	5' – one-story; 6' – two-story	Will comply
Rear Yard	The lesser of 20% of lot depth or 20'	22'
Maximum Lot Coverage	Maximum 85%	88% (See Zoning conditions)
Maximum Building Height	5 stories / 68'	1 story
Auto Parking: Auto body shop	1 per 1,000 sq. ft. of floor area ex. service bays: (TBD); 2 spaces per service bay (44); 1 per 250 sq. ft. of regular office (38) = 82 total stalls	90 stalls (See Zoning conditions)
Bike Parking	1 per 5 employees	(See Zoning conditions)
Loading	N/A	---
Building Forms	Freestanding Commercial Building	Will comply
<b>Other Critical Zoning Items</b>		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Wetlands	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

**Public Utilities and Services:** The site is served by a full range of urban services. Metro Transit operates daily transit service nearby along High Crossing Boulevard.

**Previous Request & Hearing**

On November 16, 2015, the Plan Commission referred a request by the same applicant for approval of a demolition permit and conditional use for parking in excess of the maximum number of spaces allowed to allow demolition of the two commercial buildings and construction of additional parking lot the existing Gates Auto Body facility located at 5317 Wayne Terrace.

## Project Description

Gates Auto Body is seeking approval of a demolition permit to allow 2 buildings totaling 10,366 square feet of floor area to be razed. Both of the buildings to be demolished are one-story barn-style structures of 5,758 square feet and 4,608 square feet of floor area with 2 accessory silos located in between and are located on a 1.44-acre parcel addressed as 5301 Wayne Terrace. The former "Cheese Barn" buildings were constructed in 1958 and 1961 according to City records and were last used for retail purposes, although they have been vacant for at least the last decade. Photos of the interior and exterior of the buildings have been provided with the demolition request.

Following demolition, the applicant proposes to construct a second building for their existing auto body shop located on the adjacent parcel addressed as 5317 Wayne Terrace. The new building will contain 10,835 square feet of floor area and will be used in conjunction with the existing auto body shop building to the south, housing customer reception, vehicle estimating, and loaner/ rental car pick-up and drop-off functions for the overall site on the first floor, and 3,250 square feet of office space on a partial second floor. The floorplans included with the revised application materials also show spaces for auto body repair and painting in the new building. The proposed metal-clad building will face to the north and the cul-de-sac at the western end of Wayne Terrace, a local public street that generally parallels the adjacent US Highway 151 right of way and provides access to the various commercial business located northeast of the subject site. A canopy will extend from the easterly wall of the proposed building adjacent to the main entrance at the northeastern corner to provide covered pick-up and drop-off of loaner/ rental cars. The new building will be built in two phases, with a second phase shop extension proposed to extend south into a portion of what will initially be developed as surface parking for the complex. An optional separate commercial tenant space may also be created at the southeasterly corner of the new building, although no information on potential users of that space (and their parking needs) was provided. No changes to the existing 11,200 square-foot auto body shop at 5317 Wayne, which includes 17 repair bays, are proposed at this time.

Between the existing and proposed buildings, the revised plans call for 60 new stalls to be constructed in the first phase, which will join 14 existing stalls located at the front of the existing shop and 16 new stalls to be located between the northerly façade of the new building and US Highway 151, for a total of 90 stalls on the site. Access to the site will be provided from 2 existing driveways from the Wayne Terrace cul-de-sac.

## Supplemental Regulations

The supplemental regulations (excerpted) applicable to **auto body shops** in the CC zoning district are:

- (a) All automobile servicing and repair activities shall either:
  1. Be carried on within an enclosed building; or
  2. Be screened along any property line that abuts a residential zoning district with:
    - a. A minimum of 6-foot high masonry or decorative wood fencing; and
    - b. An area with a minimum width of 8 feet, planted with a minimum of 1 shade tree per 50 linear feet and 1 shrub per 4 linear feet.
- (c) The following activities and equipment are allowed only in the rear yard and at least 50 feet from a residential zoning district:
  1. Storage of vehicle parts and refuse.
  2. Temporary storage of vehicles during repair and pending delivery to the customer.
  3. Vacuuming and cleaning.

- (d) The following activities and equipment are allowed only within an enclosed building:
1. Lubrication equipment.
  2. Motor vehicle washing equipment.
  3. Hydraulic hoists and pits.
  4. Body work and painting.
  5. Storage of motor vehicles not in safe operating condition.
- (e) Outside storage or parking of any disabled, wrecked, or partially dismantled vehicle is not allowed for a period exceeding 10 days during any 30-day period.
- (f) No building, structure, canopy, gasoline pump, or storage tank shall be located within 25 feet of a residential zoning district.

The supplemental regulations for **outdoor storage** in the CC zoning district in Section 28.151 are:

- (a) Outdoor storage shall be located outside of the front yard setback and shall not be placed between the principal building and the abutting street.
- (b) Except in the IG District, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park.
- (c) Outdoor storage shall be screened from abutting residential uses with a building wall or solid, commercial-grade fencing, wall, evergreen hedge, or equivalent material. All screening shall be at least six (6) feet in height and no more than eight (8) feet in height. Screening along district boundaries, where present, may provide all or part of the required screening.

## Analysis and Conclusion

Auto body shops are conditional uses in the CC (Commercial Center) zoning district. The existing shop was developed and operated under the former C3 (Highway Commercial) zoning district under the 1966 Zoning Code, which identified auto repair and auto body businesses as permitted uses. Upon the effective date of the current Zoning Code on January 2, 2013, the existing business became non-conforming. As part of the consideration of the pending application, the applicant is seeking to reestablish conforming status for the existing auto body shop as well as receive conditional use approval for the new building that will be part of the expanded complex. An existing screened area adjacent to the south wall of the original auto body building is classified as outdoor storage, which is a conditional accessory use in CC zoning and also requires approval with this request.

In reviewing the proposed demolition permit and conditional use requests, the Planning Division believes that the standards for approval can be met. Amy Scanlon, the City's Preservation Planner, indicates that the 2 barn-like structures have no known historic value. The buildings have been subject to occasional Building Inspection Division enforcement actions since the Cheese Barn closed, and the buildings appear to be in below average condition based on Planning staff's experience. Planning staff was modestly supportive of the project in its earlier incarnation as an oversized parking facility for the existing auto body shop due to its removal of potential nuisance buildings and relative consistency with the heavily auto-oriented development pattern present between High Crossing Boulevard and US Highway 151. Staff is considerably more supportive of the revised plans to add a second building and the overall site improvements proposed to the 1.44-acre site.

Upon initial submittal of the revised conditional use plans, it was believed by Planning and Zoning staff that a specific conditional use to exceed the maximum number of spaces allowed by Section 28.141(6) of the Zoning Code was still required for this project despite the addition of the second building. However, based on information recently provided by the project team regarding the use of space in both the new and existing buildings, staff does not believe that the 90 parking stalls proposed to serve the auto body shop complex reaches the threshold of requiring Plan Commission approval (an increase of more than 20 parking spaces that is also more than 10% of the maximum parking requirement). The Zoning Administrator has determined that a maximum of 82 parking stalls are allowed to serve this project by right. The Zoning Code allows the Zoning Administrator to approve up to 20 spaces above the maximum requirement administratively following consideration of the criteria in Section 28.141(6)(c) of the Zoning Code.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of buildings at 5301 Wayne Terrace and construction of a second building and additional parking for an existing auto body shop at 5317 Wayne Terrace subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

1. The applicant shall revise the elevations of the proposed building as necessary prior to issuance of building permits to demonstrate compliance with Table 28D-1 in Section 28.060(2)(g), which allows metal panels to be used in conjunction with a palette of materials; be a heavy gauge metal, and; be non-reflective.
2. The final floorplans shall clearly identify areas classified as “office” distinct from areas dedicated to the auto body use for the purposes of making a final determination of the parking required for the overall complex. In the event that the tenant space on the first floor of the elevations dated May 14, 2016 is created, the parking requirements for the complex will require re-approval.
3. Work with Planning and Zoning staff prior to final sign-off and issuance of permits to provide a clearer depiction of the phasing of the new building, including showing a phase line on the site plans, floorplans, and elevations, and providing project data by phase. Revise the floorplans and site plans to show the same general building layout and parking configuration near the canopy in the first phase.
4. The applicant shall submit a conceptual site plan for approval by Planning, Zoning and Traffic Engineering staff prior to issuance of permits that shows a general parking layout and site circulation for the second phase building. Additional information, such as revised grading and landscaping plans, may be required to be approved prior to issuance of building permits for the second phase addition.
5. The proposed development is a Planned Multi-Use Site as defined in the City’s Zoning Code. Prior to final staff approval, the applicant shall receive approval of the reciprocal land use agreements, access easements and shared parking agreements sufficient to govern the proposed development. Any new or amended agreement(s) and easement(s) shall be recorded with the Dane County Register of Deeds following approval by the City Engineer, Traffic Engineer, and Director of the Department of Planning and Community and Economic Development and prior to issuance of building permits.

**The following conditions have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Brenda Stanley, 261-9127)

6. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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.
7. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
8. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). 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. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
9. 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.; and 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.
10. 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 8.5 x 14" 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 has 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. The draft SWMA document can be emailed to Tim Troester (west) at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com), or Jeff Benedict (east) at [jbenedict@cityofmadison.com](mailto:jbenedict@cityofmadison.com). The final document and fee should be submitted to City Engineering.

11. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
12. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 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.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 80% TSS off of the proposed development when compared with the existing site.
14. 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 Madison General Ordinances.
15. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
16. All damage to the pavement on Wayne Terrace adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria
17. All work in the public right of way shall be performed by a City-licensed contractor.
18. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
19. Because 5317 Wayne Terrace is the only building connected to the City sanitary sewer (located 17 feet southeast of the building) and the City has no intention to connect additional customers to the sewer, the City considers this sewer to be privately owned. The applicant shall take over ownership of the sewer as a condition of approval maintenance, cleaning and potential repairs. The applicant shall provide an email to Mark Moder, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com), stating that they will take over ownership of the lateral.
20. The applicant shall add an access gate so that City sewer maintenance crews can access the City sanitary sewer manholes located on the property.
21. 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.

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

22. The address of the proposed building is 5303 Wayne Terrace. All of the existing addresses for the existing buildings will be retired with their demolition.
23. The applicant has stated that the two lots affected by this application are intended to be considered separate site lots. The applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management and surface drainage that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to building permit issuance.
24. Show the Public Sanitary Sewer Easement at the southeast end of the site per CSM 4956.
25. Per Main Office Engineering comments, the sanitary sewer immediately adjacent to the existing building at 5317 Wayne Terrace shall become a private lateral that only serves that building.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

26. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.
27. 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.
28. 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.
29. All parking facility design shall conform to the standards in MGO Section 10.08(6).
30. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

31. Submit the following information required to determine the maximum parking requirement and the amount of parking in excess of the maximum that the applicant is requesting. Submit the following information: number of service bays and square footage of the floor area excluding the service bays.
32. Submit documentation in support of the request to exceed the maximum amount of parking. Approval of surface parking exceeding the maximum shall be granted only after considering the following:
- a.) Documentation regarding the actual parking demand for the proposed use.



- b.) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- c.) Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- d.) The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.
- e.) Structured parking, rain gardens or other bioretention facilities, additional landscaping, pervious pavement, or other mitigation measures may be required as conditions for an exception.
- f.) Whether the proposed use is new or is an alteration, addition or expansion of an existing use.

33. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
34. This approval is subject to the supplemental requirements in MGO Section 28.151 for auto body shops and outdoor storage.
35. Provide the calculation and a detail of lot coverage for the entire zoning lot. The maximum lot coverage is 85% of the zoning lot. Lot coverage is the total area of all buildings measured at grade and all paved areas as a percentage of the total area of the lot, with the exception of sidewalks or paved paths no wider than 5 feet, pervious pavement, green roofs and decks.
36. Identify and provide a count for the various parking lot areas on the site plan (i.e. customer parking, employee parking, temporary vehicle storage).
37. Provide a detail of the screening for the outdoor storage area. Outdoor storage areas shall be screened with a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of 6 feet and not greater than 8 feet.
38. Bicycle parking shall comply with MGO Table 28I-3 (General Regulations) and Section 28.141(11). Provide the minimum number of required bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. A minimum of 1 bicycle stall is required per 5 employees (2 bicycle stalls minimum). NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area. Submit a detail showing the model of bike rack to be installed.
39. Per Section 28.142 (3), submit a landscape plan and landscape worksheet stamped by the registered landscape architect. Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect. Show the existing and proposed landscaping for the existing parking lot as well as the proposed parking lot addition. Landscaping must be brought up to compliance for the entire development site.
40. Submit a detail showing that the landscape islands contain a minimum of 75% vegetative cover. Per Sections 28.142(3)(c) and 28.142(4)(e) of the Zoning Code, planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

41. Exterior lighting shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
42. 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.
43. 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.

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

44. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Captain Jerry Buechner of the MFD Training Division to discuss this possibility at 516-9195.

**Water Utility** (Contact Dennis Cawley, 261-9243)

45. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.
46. All public water mains and water service laterals shall be installed by a standard City subdivision contract. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency submitted a response with no comments or conditions for this request.

**Parks Division** (Contact Janet Schmidt, 261-9688)

This agency submitted a response with no comments or conditions for this request.