

PLANNING DIVISION STAFF REPORT

June 1, 2026

PREPARED FOR THE PLAN COMMISSION



Project Address: 2017-2029 Fisher Street
Application Type: Demolition Permit, Conditional Use, and Certified Survey Map
Legistar File ID # [92855](#), [92840](#) and [92841](#)
Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Dr. Birl Lowery; MTZ Charitable Organization, Inc.; 2019 Fisher Street; Madison, WI 53713
Contact: Adam Watkins; Wyser Engineering; 300 East Front Street; Mount Horeb, WI 53572

Requested Actions: There are three requests before the Plan Commission:

- ID [92855](#) – Consideration of a demolition permit to demolish a commercial building at 2019 Fisher Street
- ID [92840](#) – Consideration of a conditional use in the TR-C4 (Traditional Residential-Consistent 4) District for a building or structure exceeding 10,000 square feet in floor area; and consideration of conditional use in the TR-C4 District for a community center, to allow construction of an addition to Mount Zion Baptist Church at 2017-2029 Fisher Street.
- ID [92841](#) – Approving a Certified Survey Map of property owned by Mount Zion Baptist Church located at 2017 and 2029 Fisher Street.

Proposal Summary: Mt. Zion Baptist Church proposes to the demolish two structures on the site – the older, western portion of the existing Mt. Zion Baptist Church structure located at 2019 Fisher Street and a one-story building located at 2029 Fisher Street, which houses a community food pantry. Only the demolition of the portion of the church at 2019 Fisher Street requires Plan Commission approval. Once the demolitions are conducted, to the southwest of the remaining portion of the church, the applicant plans to construct a roughly 21,350-square-foot addition which will have various spaces including a multi-purpose hall, classrooms, full kitchen, behavioral health clinic, and church administration offices.

Applicable Regulations & Standards: The proposal is subject to the process and standards of approval for conditional use permits (MGO Section 28.183) as Table 28C-1 in MGO Section 28.032 identifies both a *Community Center* and a *Building or structure with floor area exceeding 10,000 sq. ft. in floor area* as a conditional use in the TR-C4 (Traditional Residential-Consistent 4) District. Furthermore, *Buildings with a floor area over 10,000 square-feet* in residential districts are also subject to additional supplemental regulations as listed in MGO Section 28.151. MGO Section 28.185 provides the process and standards for the approval of demolitions and MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

Review Required By: Landmarks Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish the older, western portion of the Mt. Zion Baptist Church at 2019 Fisher Street and recommends that the Plan Commission finds that all applicable standards of approval for conditional uses are met and **approve** the requests for the proposed building addition at 2017-2029 Fisher Street. Finally, the Planning Division recommends that the Plan Commission forward the Certified Survey Map, to combine the parcels at 2017 and 2029 Fisher Street, to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 10** of this report for the land use requests, and on **page 17** for the CSM.

Background Information

Parcel Location: The subject site extends across two existing parcels – to the north, the larger, roughly 61,380-square-foot (1.41-acre) parcel at 2019 Fisher Street, which contains the Mt. Zion Baptist Church, and to the south, the 11,571-square-foot (0.26-acre) 2029 Fisher Street parcel which contains a one-story building which houses a community food pantry. These two parcels are proposed to be combined via Certified Survey Map (CSM) as part of this proposal. The resulting site would be located at the south end of the block defined by Fisher, Dane, Baird, and Bram Streets and have frontage along Fisher, Dane and Baird. The site is located within Aldermanic District 14 (Ald. Lieberman), Madison Metropolitan School District, Wellhead Protection District 18, and the Transit-Oriented Development (TOD) Overlay District.

Existing Conditions and Land Use: The 2019 Fisher Street parcel contains the Mt. Zion Baptist Church and large surface parking lot which serves it while the 2029 Fisher Street parcel contains a one-story structure which houses a community food pantry. Both parcels are zoned TR-C4 (Traditional Residential – Compact 4).

Surrounding Land Use and Zoning:

North: Single-family residences zoned TR-C2 (Traditional Residential – Compact 2) and small, Community Development Authority (CDA)-owned, multi-family buildings zoned TR-C4 (Traditional Residential – Compact 4);

East: Across Baird Street, a single-family residence zoned TR-C2 and small, CDA-owned, multi-family buildings zoned TR-C4;

South: Small, CDA-owned, multi-family buildings zoned TR-C4, beyond which, across Dane Street, is City of Madison Penn Park, zoned Conservation (CN); and

West: Across Fisher Street are the two multi-family buildings (the Quaker Housing development), zoned SR-V2 (Suburban Residential – Varied 2) and One City Schools facility, zoned TR-V1 (Traditional Residential – Varied 1 District).

Adopted Land Use Plan: The 2024 update to the [Comprehensive Plan](#) and the 2022 [South Madison Plan](#) both recommend the subject site and surrounding properties for Low Density Residential (LDR) uses.

Zoning Summary: The subject property is zoned TR-C4 (Traditional Residential - Consistent 4).

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,800 sq. ft.	72,690 sq. ft.
Lot Width	40'	>40'
Front Yard Setback	20'	20.0'
Max. Front Yard Setback: TOD	20'	20.0'
Side Yard Setback	5'	9.0'
Reverse Corner Side Yard Setback	20'	20.0'
Rear Yard Setback	Equal to building height but at least 30'	32.8'
Maximum Lot Coverage	65%	65% (See Comment #40)
Minimum Building Height	No minimum required	<35' (See Comment #45)
Maximum Building Height	35'	<35' (See Comment #45)
Maximum Building Coverage	50%	40%

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: TOD	41
Electric Vehicle Stalls	Not required	None

Accessible Stalls	Yes	4 (See Comment #41)
Loading	Not required	None
Number Bike Parking Stalls	As per Zoning Administrator based on similar uses	16 (See Comment #42)
Landscaping and Screening	Yes	Yes (See Comments #43 & #44)
Lighting	Yes	No (See Comment #47)
Building Form and Design	Yes	Civic or Institutional Building (See Comment #46)

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free (ILHR), Wellhead Protection (WP-18)
No:	Urban Design Historic District; Floodplain, Wetlands, Adjacent to Park, TOD Overlay

Tables 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 first requesting approval by the Plan Commission to demolish the older, western portion of the Mt. Zion Baptist Church at 2019 Fisher Street. The submitted materials note that this portion of the church (i.e. roughly the western half) was originally constructed in 1960-1961 and had a major addition constructed in 1981. The newer portion of the church, which will remain, was constructed in 2003/2004 and is roughly 7,750 square-feet in size. Photos of both portions of the church can be viewed [here](#), under Legislative file [92855](#).

Once the older half of the church along with the building at 2017 Fisher Street which houses a community food pantry (whose demolition permit staff note is being reviewed administratively given a finding of ‘no known historic value’ by the Landmarks Commission at their meeting on May 4, 2026) are demolished, the applicant is proposing to construct a roughly 21,350-square-foot addition to the southwest of the remaining portion of the church building.

The rectangularly-shaped addition will be one story but will vary in height. At the center is a multi-purpose hall, which the applicant notes will be used for sports, fitness, banquets, community events, voting, health clinics, etc. This portion of the building will have roughly 22-foot-tall walls and a hip roof which will reach roughly 26 feet in height (one portion of the room along the Fisher Street façade will reach roughly 30 feet in height). Surrounding the multi-purpose hall on the south, east and north sides is a shorter building mass with 10-foot-tall walls and a hip roof which tops out at roughly 18 feet in height. Inside this portion of the addition are various spaces, which the applicant describes in the submitted materials as:

- Classrooms for K–6 tutoring, STEM education, digital literacy, financial literacy, and adult education
- Full kitchen for community meals, cooking classes, and catering partnerships
- Food pantry with grocery-store-model layout, walk-in refrigeration, and dedicated loading access
- Behavioral Health Clinic with separate exterior entrance (operated in partnership with Anesis Therapy)
- Church administrative suite (retained in existing building portion)
- Landscape and equipment storage

Regarding exterior materials, the bottom roughly three feet of the building will be clad with a light grey masonry, reddish-brown brick will clad up to roughly the 10-foot mark, and tan EIFS paneling will clad the upper portion. The colors of the materials will match those of the remaining portion of the church.

As for site changes, while the surface parking will remain in its current location on the northern half of the site, the number of automobile stalls will drop one to 41 in order to accommodate the required parking lot landscaping. Visitors arriving via automobile will not only continue to be able to access the site via the existing access off Baird Street but will also will now have the ability to access the parking from Fisher Street via a two-way drive aisle which will run between the northern façade of the addition and the property line.

Analysis

The proposal is subject to the process and standards of approval for conditional use permits (MGO Section 28.183) as Table 28C-1 in MGO Section 28.032 identifies both a *Community Center* and a *Building or structure with floor area exceeding 10,000 sq. ft. in floor area* as a conditional use in the TR-C4 (Traditional Residential-Consistent 4) District. Furthermore, *Buildings with a floor area over 10,000 square-feet* in residential districts are also subject to additional supplemental regulations as listed in MGO Section 28.151. MGO Section 28.185 provides the process and standards for the approval of demolitions and MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps. This section starts with an analysis of the consistency of the proposal with adopted plans.

Consistency with Adopted Plans

The 2024 update to the [Comprehensive Plan](#) and the 2022 [South Madison Plan](#) both recommend the subject site and surrounding properties for Low Medium Residential (LMR) uses. While LMR areas are typically made up of such types of housing as small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings, the Plan notes that a limited amount of nonresidential uses may also be located within residential categories. It then specifically notes that nonresidential uses within residential areas may include places of assembly and worship (if at a scale compatible with other existing or planned uses) and small civic facilities (such as libraries and community centers), among others.

Given the language in the Comprehensive Plan that a limited amount of nonresidential uses, specifically mentioning both places of assembly and worship and community centers, may be located in areas recommended for Low Medium Residential uses, Staff believe the Plan Commission can find the proposal consistent with plan recommendations.

Regarding the note about places of worship being appropriate if at a scale that is compatible with other existing uses, Staff believe the building's mass respects the surroundings, namely the adjacent residential to the north and east. Staff note that the tallest portion – the multi-purpose hall – has been pulled up near to and centered on the Fisher Street frontage (see Image 1 below), with the rest of the mass stepping down to the north, east and south (i.e. to the adjacent residences) (see Images 1 and 2).



Image 1: View from Fisher Street Looking East

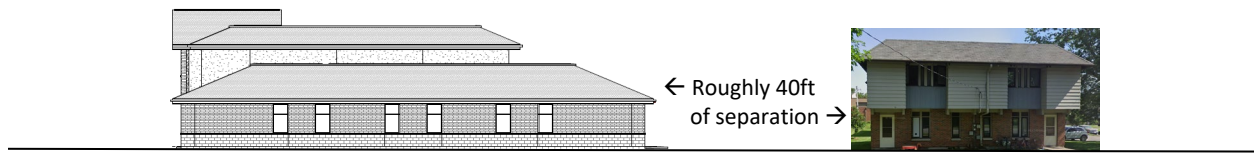


Image 2: View from Dane Street Looking North

Demolition Standards

In February 2025, the Common Council adopted Ordinance 25-00010 (ID [86649](#)) to change the demolition review process and approval standards. When a demolition application is submitted, it is first reviewed by the Landmarks Commission. The Landmarks Commission assigns Category A, B, or C to each principal building. Category A buildings have historic value based on architectural significance, cultural significance, or historic significance. Category B buildings have historic value, but the building itself is not historically, architecturally or culturally significant. Category C buildings have no known historic value. The demolition of a Category C building may be approved by the Director of Building Inspection. The demolition of a Category A or B building requires review and approval by the Plan Commission following a public hearing.

On May 4, 2026, the Landmarks Commission reviewed the demolition applications for the two existing buildings that occupy the subject site. The Landmarks Commission found that the building at 2025-2029 Fisher Street, which currently houses a Community Food Pantry, had “no known historic value” (a Category C finding), and so the demolition permit for this structure will be handled administratively by City Staff. However, for the commercial building at 2019 Fisher Street, the Landmarks Commission recommended (to the Plan Commission) a Category B finding because the building “*has historic value related to Madison’s cultural practices, specifically the African-American heritage of Madison, but this portion of the building is not historically, architecturally, or culturally significant because the ongoing cultural use of the property is what is significant to this site.*” (Materials related to that review from the May 4, 2026 meeting can be found here: the [Staff Report to the Landmarks Commission](#) and the [Meeting Report](#).)

Pertaining directly to the findings of the Landmarks Commission noted above, the [Underrepresented Communities Historic Resources Survey](#), which is part of the City’s [Historic Preservation Plan](#), contains the following passage regarding the Mount Zion Baptist Church and its history in Madison:

Mount Zion Baptist Church was established in 1911 as a Baptist mission and was located on the second floor of a non-extant building at 118 East Washington Avenue. The church was eventually formed and recognized by the National Baptist Convention and purchased a property for a new church building in 1925. The non-extant church, located at 548 West Johnson Street, was led by Reverend Joseph Washington, who worked closely with Willie Lou Harris and others to establish Mother’s Watch, the Madison NAACP chapter, and the South Madison Neighborhood Center. In 1955, Reverend Joe Dawson took on the leadership of the church, which was becoming increasingly involved in the civil rights movement. Mount Zion had become one of the leading social and religious organizations for the African American community in Madison.

In 1960, the University of Wisconsin purchased the church and demolished it. That same year, Mount Zion moved to Bram’s Addition neighborhood, near where many of the church’s parishioners lived. A new contemporary style building was constructed for the church at 2019 Fisher Street. An adjacent minimal traditional style parsonage house was also constructed that year at 2025-2029 Fisher Street.

In 1982, the church established a food pantry and constructed a small ranch style building at 2025 Fisher Street, adjacent to the parsonage and church, to serve as a community center. In 2004, the church constructed a new addition for a 500-seat sanctuary to accommodate a rapidly growing membership.

Mount Zion Baptist Church is locally significant to the African American community in the area of Religion from 1911 to the present. During this time, there were several resources associated with the church: the non-extant building at 118 East Washington Avenue where the congregation met from 1911-1925, its non-extant 1925-1960 church at 548 West Johnson Street, its 1960- present day church at 2019 Fisher Street and the 1960-present parsonage and the 1982-present community center at 2025-2029 Fisher Street. This church is potentially eligible for designation as a City of Madison Landmark.

Now with the demolition permit for the older portion of the church at 2019 Fisher Street before the Plan Commission, the standards of approval state that the Plan Commission shall not approve the demolition unless it finds that the two approval standards are met.

Standard 1 states: *“Demolition of the existing building(s) is consistent with or will aid in the implementation of adopted plans or with the purpose statement of this section. The Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans.”*

Per the discussion in the preceding subsection of this report, staff believe the proposed project is consistent with the City's adopted plans.

Standard 2 states: *“There are factors that are found to outweigh the public interest in preserving historic resources. Such a finding may include, but is not limited to:*

- i. The building is found to be in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.*
- ii. If the building has historic value, the building has been so altered that it cannot convey its historical association or architectural significance.*
- iii. There is a structural or fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern that supports demolition as provided in reports from the Madison Fire Department, Police Department, and/or Building Inspection Division.”*

Planning staff believes that the Plan Commission may find that standard 2 is met. Staff is unaware of any evidence that the older portion of the church is in deteriorated condition and further, that there are no structural or fire hazards, unlawful uses, or public nuisances present on the property. However, staff believes that factors exist that outweigh the public interest in preserving the historic resource, which should be considered by the Plan Commission.

As noted above, Mount Zion Baptist Church, and its relocation to and presence on the Fisher Street site, is significant for the African-American history of Madison. However, Staff note that the Landmarks Commission's finding of historic value was related not to the portion of the building itself being historically, architecturally, or culturally significant but because the ongoing cultural use of the property being what is significant to this site. In other words, it is because of the significance to the African-American community rather than the building itself. That said, Planning Division staff point to the Staff Findings in the [May 4, 2026 report](#) to the Landmarks Commission from City Preservation Planner Heather Bailey,

"The property continues its historic use and the largely African-American congregation of Mount Zion Baptist Church continues to grow and reshape this property to suit its needs. This is very much a living community and they have continued to grow and change the structures on this property. The proposal is a technical demolition and the church building will remain. The older portions of the building are what the congregation is proposing to remove. The history cited by the applicant in the Underrepresented Communities Historic Resources Survey talks about the changes to the property over time as the congregation continues its use of the site. In this instance the changes to the property highlight the ongoing cultural use of the property by this African-American religious community. Not all of the structure will be demolished and the new construction will contribute to the story of their ongoing use of this site."

The applicant themselves note, in their letter of intent, that the proposed demolition *"is not an erasure of history. It is a reinvestment in the same community, by the same community, on the same site. The story of 2019 Fisher Street is not ending — it is expanding and evolving."* Regarding the documentation of the history of the site, the applicant notes that the church building committee overseeing the project, *"has expressed a strong commitment to ensuring that the legacy of the older adults who built this organization is visible and felt in the new building — not merely stated. The design program includes a legacy corridor or wall feature that will incorporate the history, ministries, and services of the organization."*

In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. Conditions may include plans to mitigate the loss of the building to include relocation, salvage of historic materials, adaptive reuse of portions of existing structures, interpretive installations at the site, or other creative mitigation measures. In its Category B finding, the Landmarks Commission recommended no conditions regarding reuse of or historic documentation for 2019 Fisher Street.

Conditional Use Standards

A conditional use is defined in the Zoning Code as "a use which, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular district." The Plan Commission shall not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]." Before granting a conditional use, the Plan Commission may stipulate conditions and restrictions on the establishment, location, construction, maintenance and operation of the conditional use. Additionally, 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.

Section 28.183(6), M.G.O. lists sixteen approval standards, of which not all are applicable to every conditional use. For this request, Conditional use standards 1–6 and 8 are applicable. Standards 7, 9, 10-16 do not apply. Staff believes that the Plan Commission can find standards are met and this report provides additional staff analysis regarding standards 3, 5, and 6. Staff provide the following discussion:

Standard 3 states:

"The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner."

Staff note that the majority of the uses which will be housed within the proposed addition have existed on the subject site for years, such as the community center, the food pantry, and the drop-in mental health clinic. As noted by the applicant, *"the new Family Life Center will house all of the programs currently operating from this site — and significantly expand their capacity."* It will allow them to continue supporting the community members for years to come. Given the fact that the various functions which will be housed in the new addition already exist on the site or else do not represent a substantial departure from past programming on the site, Staff believe the Plan Commission can find this standard met.

Standard 5 states:

"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."

Staff note that Parking Staff are not requiring a Transportation Demand Management Plan to be reviewed and approved prior to final sign off. Furthermore, staff note that the Traffic Engineering Division is not recommending any conditions of approval related to the traffic operations in and around the subject site. Planning staff believe this standard can be found met.

Standard 6 states:

"The conditional use conforms to all applicable regulations of the district in which it is located."

Staff note that the applicant has worked with Staff to adjust the site plan since the initial submittal so that the proposed addition complies with the Transit-Oriented Development (TOD) Overlay requirements, particularly the requirement that at least 30 percent of primary street-facing building facades – in this case both the Fisher and Dane Street façades – be setback no more than twenty (20) feet from the primary street. With the various conditions recommended by reviewing agencies, Planning staff believe this standard can be found met.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for Buildings or Structures Exceeding Ten Thousand (10,000) Square Feet in Floor Area:

- a) In any residential district, building floor area, bulk, height and massing may be limited as part of the conditional use approval in order to ensure compatibility with surrounding uses.
- b) In any residential district, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

As noted above, Staff believe the proposed massing of the addition and how it steps down to the north, east and west (i.e. towards the adjacent residences) satisfies this transition requirement.

Criteria for Certified Survey Map

Finally, the Plan Commission may find that the proposed one-lot Certified Survey Map to combine the underlying lots that comprise the subject parcel meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report.

Public Input

At time of writing, Staff have not received any public comments regarding this proposal.

Conclusion

Mt. Zion Baptist Church proposes to the demolish two structures on the site – the older, western portion of the existing Mt. Zion Baptist Church structure located at 2019 Fisher Street and a one-story building located at 2029 Fisher Street, which houses a community food pantry. Only the demolition of a portion of the church at 2019 Fisher Street requires Plan Commission approval. Once the demolitions are conducted, to the southwest of the remaining portion of the church, the applicant plans to construct a roughly 21,350-square-foot addition which will have various spaces including a multi-purpose hall, classrooms, full kitchen, behavioral health clinic, and church administration offices.

Regarding the demolition of the older, western portion of the church, at their May 4, 2026 meeting, the Landmarks Commission recommended (to the Plan Commission) a Category B finding because the building *“has historic value related to Madison’s cultural practices, specifically the African-American heritage of Madison, but this portion of the building is not historically, architecturally, or culturally significant because the ongoing cultural use of the property is what is significant to this site.”* However, staff believes that factors exist that outweigh the public interest in preserving the historic resource, which should be considered by the Plan Commission.

Staff note that the Landmarks Commission’s finding of historic value was related not to the portion of the building itself being historically, architecturally, or culturally significant but because the ongoing cultural use of the property being what is significant to this site. In other words, it is because of the significance to the African-American community rather than the building itself. It is this same community which is proposing to demolish the portion of the building. The applicant themselves note, in their letter of intent, that the proposed demolition *“is not an erasure of history. It is a reinvestment in the same community, by the same community, on the same site. The story of 2019 Fisher Street is not ending — it is expanding and evolving.”* As such, staff believe the Plan Commission can find the demolition standards met.

Regarding the conditional use and certified survey map requests, Staff believes, with the conditions of approval recommended by reviewing agencies, that the Plan Commission can find the conditional use approval standards and land division standards met.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish the older, western portion of the Mt. Zion Baptist Church at 2019 Fisher Street and recommends that the Plan Commission finds that all applicable standards of approval for conditional uses are met

and **approve** the requests for the proposed building addition at 2017-2029 Fisher Street. Finally, the Planning Division recommends that the Plan Commission forward the Certified Survey Map, to combine the parcels at 2017 and 2029 Fisher Street, to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning below, for the land use requests, and on **page 17** of this report for the CSM.

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

1. A new storm sewer easement shall be dedicated over the relocated storm main that is proposed with this project.
2. Enter into a City / Developer agreement for the required public storm sewer relocation. Construction plans for the storm sewer relocation shall be approved by the City Engineer. Agreement to be executed prior to sign off. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(7)c).
3. Make improvements to public storm sewer system. The improvements shall consist of relocation of existing storm sewer cutting across the block in an existing easement. The new alignment shall convey the 100 year storm in the pipe or shall provide for a safe overflow through the site. (MGO 16.23(9)(d)(6))
4. 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))
5. 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))
6. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
7. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
8. 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.
9. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
10. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

11. 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)
12. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
13. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24 hour design storm when the storm sewer is at capacity. Public Stormwater shall be contained to public right of way, easements or public lands for the 100-year 24-hr design storm for new development. (POLICY)
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 and therefore will be regulated to meet a higher standard.
15. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
16. 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.

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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.

17. 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 Julius Smith, (608) 264-9276)

18. Coordinate and request from the utility companies serving this area the easements required to serve this development.
19. Grant a Public Storm Sewer Easement(s) to the City on the face of the concurrent Certified Survey Map for the new location of the Public utility that is being displaced with this project. The Easement shall be at width and location as approved by City Engineering.
20. There are large trees and a portion of the existing parking lot lying within the City of Madison Easement for all public purposes other than street per Doc No. 1256562, a Consent to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate with Jule Smith at jsmith4@cityofmadison.com
21. The proposed new building crosses an underlying platted lot line. Proceed with the concurrently submitted Certified Survey Map (CSM) to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building or early start permit.
22. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat.

Release the 4 Storm Sewer Easements per Document Nos. 847828, 847829, 847830 and 913239 for the public utility that is being rerouted with this project. The easement shall be released when the existing utility has been removed and/or abandoned.
23. Move the proposed storage shed outside of the limits of the 20' wide Easement for all Public Purposes other than Street per Document No. 1256562

24. Remove the Royal Prince Oak and State Street Maple from the limits of the final location of the proposed Storm Sewer Easement. Additionally the assumed benches shown at the sidewalk connection near the drive entry to Fisher Street shall be removable. If constructed by concrete or stone they may require a Consent to Occupy Agreement if permitted by City Engineering to remain in the final Storm sewer easement limits.

Traffic Engineering Division (Contact William Putnam, (608) 267-8713)

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| 25. Parking is not fully dimensioned and as such not reviewable at this time; Traffic Engineering reserves the right to make any comment up to and including comments that may require a redesign and cause the applicant to return to Plan Commission for approval. |
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26. 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.
27. The Applicant 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, marking and street lighting related to the development; the Developer shall be financially responsible for such signing, marking and street lighting.
29. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
30. "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.
31. 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.
32. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. Terrace shall be restored and seeded with grass.
33. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.
34. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks shall have a 5' backup space.

35. 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.
36. The applicant shall provide a clearly defined 5' walkway from their entrances to the public sidewalk clear of all obstructions to assist people 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.
37. An ADA Accessible hard surface route shall be provided from the ADA Accessible parking stalls to the building entrance. Permeable interlocking block pavers do not constitute a hard surface suitable for ADA accessible routes.
38. 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.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process. Note that the vision triangle at the Fisher Street Driveway is reversed from its correct orientation.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

39. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of approving the proposed site changes, based on the proposed building square footage and parking stalls on site. Future site changes could require the property to meet TDM Ordinance requirements, including the submittal and approval of a TDM plan, per MGO 16.03(3).

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

40. Provide a calculation and plan exhibit for lot coverage with the final submittal. The lot coverage maximum is 65%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
41. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e) which includes all applicable State accessible requirements.
 - a. Provide a minimum of two (2) accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8 foot wide striped access area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

42. Bicycle parking for the community center shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Work with Zoning staff to determine the bicycle parking requirement for the community center. The bicycle parking requirement will be based on the various uses within the community center. Provide the floor area for the office areas, the capacity for the multi-purpose area, and the proposed number of students for the classrooms.
43. 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.
44. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it 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. Submit a detail of the trash enclosure if provided outside the building. Note that City issued trash containers are not required to be screened.
45. Show the height of the proposed building on the elevations measured to the highest point on the roof. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district. Height shall be measured from the natural grade prior to redevelopment.
46. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide the window and door schedule to verify the sizes of the glazed areas and mullions. Provide details of the specific bird-safe glass treatment product that will be used.
47. Verify whether new parking lot or site lighting will be installed. New parking lot lighting must comply with City of Madison General Ordinances Section 29.36 outdoor lighting standards. If parking lot site lighting is provided, submit a lighting photometric plan and fixture cut sheets with the final plan submittal.
48. Work with Zoning staff to establish a project completion date. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval.
49. 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.

Forestry Section (Contact Zachary Eckberg, (608) 266-4816)

50. 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.

51. City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). 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.
52. 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.
53. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within (tree DBH) 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.
54. 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 (tree DBH) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
55. 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 (tree DBH) 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.
56. 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.
57. 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.
58. 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.

59. 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)

60. This property is in a Wellhead Protection District–Zone (WP-18). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

61. Metro Transit operates daily all-day transit service along Fisher Street adjacent this property - with trips at least every 60 minutes. Metro Transit operates additional daily all-day rapid transit service on South Park Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).
62. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 84 Weekday & 64 Weekend. Please contact Metro Transit if additional analysis would be of interest.

The following agencies reviewed this request and had recommended no conditions of approval:

Planning Division, Fire Department, Parks Division, Assessor's Office

Certified Survey Map – Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

1. The CSM proposes a new relocated route for an existing stormwater pipe to be installed through the site. No proposal has been made to City Engineering staff regarding the pipe relocation. This CSM shall NOT be approved until meetings regarding relocation of the storm pipe has taken place including pipe sizing calculations and overflow routes. After those discussions and Engineering approval of the new route and pipe calculations the CSM may be recorded (assuming the route has not changed as a result of those discussions).

2. Enter into a City / Developer agreement for the required public storm sewer relocation. Construction plans for the storm sewer relocation shall be approved by the City Engineer. Agreement to be executed prior to sign off. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(7)c).
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)
5. 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))
6. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

7. Grant a Public Storm Sewer Easement(s) to the City on the face of this Certified Survey Map to replace the existing easement that is being rerouted in this development. The final location and width shall be approved by City Engineering. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required easement language.
8. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division.

Show the locations of the new and existing Storm Sewer easements in relation to the overall parcel or Lot 1 of this CSM boundary. The underlying parcels are being platted over and difficult to retrace in based off of old plat lines. Additionally show distance to proposed Storm Easement centerline on both East and West side of parcel.
9. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

10. 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 Jule Smith, City Engineering (jsmith4@cityofmadison.com)
11. In accordance with Section s. 236.18(8), Wisconsin Statutes, 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.
12. 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 Jule Smith (jsmith4@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.
13. Label adjacent public road (Center St) located east and west of subject CSM.
14. Verify the recorded as information as shown along Dane Street and the rear of lots 7-10 of Bram's Addition.
15. Submit to Jule Smith, 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.

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

16. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-18). 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.

The following agencies reviewed this request and had recommended no conditions of approval:

Planning Division, Traffic Engineering, Parking, Zoning, Fire Department, Parks Division, Forestry, Metro Transit, Assessor's Office