



PREPARED FOR THE PLAN COMMISSION

**Project Addresses:** 521 E Washington Avenue

**Application Type:** Demolition Permit, Conditional Uses, and Certified Survey Map Referral

**Legistar File ID #** [83525](#), [83526](#), and [83530](#)

**Prepared By:** Chris Wells, Planning Division

## Addendum

Below are submitted agency comments from the Parks Division related to the Land Use review of the proposed development. For this review, the staff report, dated July 8, 2024, incorrectly noted that the Parks Division “reviewed this request and has recommended no conditions of approval.”

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

*The following conditions shall be added to those in the staff report dated July 8, 2024:*

**Parks Division** (Contact Adam Kaniewski, [akaniewski@cityofmadison.com](mailto:akaniewski@cityofmadison.com))

1. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 24029 when contacting Parks about this project.
2. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
3. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.